



## Legislation Text

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**File #:** 20-1965, **Version:** 1

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### **Subject :**

Request approval of final plat for subdivision of 601 Marshall Road SW and 1011 Ware Street SW into six lots on property located in the RS-16, single-family detached residential zone.

### **EXPLANATION AND SUMMARY :**

The subject site is located along the 600 block of Marshall Road SW and 1000 block of Ware Street SW. The site consists of two lots, currently addressed as 601 Marshall Road SW and 1011 Ware Street SW. The lots are zoned RS-16 single-family detached residential. Both lots contain single-family detached dwellings that have been used for institutional purposes, serving as a pre-school (the Parkwood School), since the 1950s. An adjacent lot, 1009 Ware Street SW, also contains a single-family dwelling that was utilized by the pre-school.

The subject lots are heavily wooded and also include play areas utilized by the pre-school. Figure 2 on the next page shows the layout of the school and designated play area. In terms of grading, the lots slope upward toward Marshall Road SW, with a high point of 376 feet near Marshall Road and a low point of 360 near the out lot.

The site is surrounded by residential properties to the north and south and the Vienna Aquatic Club to the east. Vienna Baptist Church is located across Ware Street SW. The Parkwood School had a parking agreement with Vienna Baptist Church to use some of its parking spaces for school operations.

The developer of the requested subdivision also purchased abutting lots this past year (lots 5E, 5D, and 5C) from the same owner of the subject lots and currently is building new single-family dwellings on those lots. As part of the development of those lots, the developer adjusted the boundary lines of the 601 Marshall Road property and lots 5D and 5C (reference Figure 2 and Figure 3). Boundary line adjustments, if part of the same subdivision, are completed administratively, as allowed by the Code of Virginia.

The applicant proposes to re-subdivide the two existing lots into six lots. Four of the lots would be accessed from Ware Street SW and two would be accessed from Marshall Road SW. The six lots meet the required lot area and width requirements for the RS-16 single-family detached residential zoning district. The lots also meet the lot shape factor requirement.

**Strategic Plan Initiative:** *Vienna is a complete community.*

**Departmental Recommendation :** The proposed subdivision meets all requirements in Chapter 17 and Chapter 18.

**Finance Recommendation :** N/A

**Purchasing Recommendation :** N/A

**Town Attorney Recommendation :** In accordance with Town Code Section 17-29 and Chapters 17 and 18 of the Town Code and after receipt of recommendations from the Planning Commission, Town Council may approve, modify, or disapprove a subdivision plat to ensure that it complies with general requirements and minimum standards of design in accordance with the Zoning Code.

**Town Manager's Recommendation :** I recommend the Town Council approve the final plat for a six-lot Parkwood Oaks subdivision, located at 601 Marshall Road SW and 1011 Ware Street SW.

Cost and Financing: N/A

Account Number: N/A

Decision Needed by This date: December 27, 2020

**PROPOSED/SUGGESTED MOTION**

"I move to approve the final plat for a six-lot Parkwood Oaks subdivision, located at 601 Marshall Road SW and 1011 Ware Street SW."

Or

Other action deemed necessary by Council.