



Town of Vienna

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Town Hall
127 Center Street South
Vienna VA, 22180

Legislation Text

File #: 20-1922, **Version:** 1

Subject:

Discussion of Potential Redevelopment of 117-121 Courthouse Road SW

BACKGROUND SUMMARY :

JDA Custom Homes has recently submitted an application for a 3-lot subdivision for 2 lots located at 117-121 Courthouse Road SW (Town Council will consider the subdivision at its December 7 Town Council meeting). As part of that application the developer rezoned a narrow parcel from C-1A/C-2 to RS-10. The adjoining larger lot is also zoned RS-10.

OVERVIEW :

The developer is interested in potentially redeveloping the site as a cottage housing style development, as opposed to a traditional 3-lot single-family detached subdivision. Doing so will require the developer to rezone the two parcels to another zoning district, potentially the RM-2 zoning district. The developer would like to discuss two such concepts with Town Council.

SUMMARY/STAFF IMPRESSIONS:

Staff notes that any rezoning requires public hearings held by both the Planning Commission and Town Council. The Planning Commission is tasked with making a recommendation to Town Council on proposed rezonings.