



Town of Vienna

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Town Hall
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Legislation Text

File #: 21-2529, **Version:** 1

Subject:

Conference session on potential rezoning of 127-133 Park Street NE (Vienna Courts Condos) from T Transitional Zone to RM-2 Multi-Family, Low Density Zone

BACKGROUND SUMMARY :

Steve Bukont of BFR Construction, the contract purchaser of the Vienna Courts condo property located at 127-133 Park Street NE, would like to discuss the potential rezoning of the property from T Transitional Zone to RM-2 Multi-family, Low Density Zone to construct 30 single-floor residences in 15 individual buildings.

OVERVIEW :

The Vienna Courts condos consists of four separate three-story office buildings on a 72,173 square foot site. The existing buildings were built in 1973 with approximately 24,000 square feet of gross floor area of office space. According to the original site plan, the site also contains 80 surface parking spaces.

The site is currently zoned Transitional, which allows professional office uses. The site is surrounded by commercial properties facing Maple Avenue East and single-family residential properties along Church Street NE.

The Future Land Use Plan (page 38) of the Town's Comprehensive Plan shows the subject site as mixed-use.

The RM-2 zoning district allows up to three-story multi-family buildings, which may include townhouses, two-family dwellings (which require minimum of 8,000 square foot lots), or traditional multi-family buildings. The maximum number of units allowed under the RM-2 zoning ordinance is 36 units (based on a minimum of 2,000 square feet of lot area per unit).

The contract purchaser has provided a conceptual site plan and project narrative.

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.