



Legislation Text

File #: PC22-186, **Version:** 1

Subject:

Presentation on proposed 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 office condominium property located at 127-133 Park Street NE, would like to provide a presentation on, and respond to questions about, the proposed rezoning of the property from T Transitional Zone to RM-2 Multi-family, Low Density Zone. The purpose of the rezoning is to construct 30 single-floor residences in 15 individual buildings.

OVERVIEW :

The current Vienna Courts office condominiums 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 T, Transitional, which allows professional office uses. Adjacent to the site are commercial properties facing Maple Avenue East and single-family residential properties along Church Street NE and Park Street NE.

The Future Land Use Plan (page 38) of the Town's Comprehensive Plan shows the subject site as mixed-use, which, on p. 37 of the Plan, has the "vision for the existing commercial areas to redevelop as mixed-use projects (versus just commercial projects). This will not only give developers more options but will encourage more active pedestrian-friendly streets in the downtown."

The RM-2 zoning district allows up to three-story multi-family buildings, which may include townhouses, two-family dwellings (which require a 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 applicant has requested this opportunity to present an introduction of the project, in particular to the new members of the Planning Commission, as well as share updated renderings with the rest of the Commission. A public hearing is scheduled for the Planning Commission to formally review the application on September 14, 2022 for recommendations to Town Council.