



STAFF REPORT

Planning Commission Meeting Date:	April 18, 2023
Agenda Title:	SUP 2023-01 St John the Evangelist
Requested Action:	Hold a Work Session
Department / Agency Lead:	Community Development
Staff Lead:	Denise Harris, Planning Manager

EXECUTIVE SUMMARY

The Applicant, The Catholic Diocese of Arlington, is requesting a Special Use Permit (SUP) Amendment to allow for the demolition of an existing office building and construction of a new office building at 271 Winchester Street. Currently, the church utilizes the existing administration building, but would like to demolish and re-build the administrative office to allow for ADA access, central HVAC, and reconfiguration for additional space. The office building, as an accessory use to the church, requires an SUP per article 3-4.2.3 of the Zoning Ordinance. The parcel is approximately 11.0664 acres, zoned Residential (R-10), and is located within the Historic District.

BACKGROUND

Town Council Meeting Minutes from June 3, 1986, indicate St. John Catholic School and Church at 271 Winchester Street obtained SUP approval in two phases with the condition of resolution of the street right-of-ways. The Arlington Diocese owned to the centerline of Winchester and King (now John E. Mann) streets.

Since the SUP was approved, the church and school have both been expanded. The Town worked with the Applicant during the intervening years until the latest expansion when it was noted that any further activities on the property would require a comprehensive site plan update to ensure the total uses on the property are compiled on one approved master site plan. While it appears the right-of-way to the centerline of King Street was addressed previously, the property line still extends to the centerline of Winchester Street.

The existing structure that the Applicant would like to demolish has been deemed non-contributing on the last Historic District survey inventory record. Therefore, there is no requirement for Architectural Review Board (ARB) demolition approval but will require Town Council approval. While the Applicant proceeded

to the ARB for a work session on the project, they requested the demolition permit be placed on hold August 25, 2022, until such time as the legislative land use application is completed.

STAFF RECOMMENDATION

Hold a work session. The Applicant is in receipt of agency comments relating to SUP Criteria for Consideration, including whether stormwater management can be provided; if specific zoning requirements like building height, setbacks, and parking can be met; and landscaping. At this time, the Applicant's Representative, Jim Carson of Carson Land Consultants, has declined to provide information with the SUP submission stating the requested information will be provided at site plan.

Service Level / Policy Impact

The proposed use is designated as Live Work Neighborhood in Plan Warrenton 2040.

Legal Impact

Conditions of Approval run with the land so as to bind future property owners. Any party or officer identified by title shall mean and include any successor to that person or entity's powers or responsibilities.

ATTACHMENTS

1. Statement of Justification
2. Addendum to the Statement of Justification
3. March 23, 2023 SUP Plan Sheets 1-4
4. Applicant Representative's March 23, 2023 Comment Response Letter
5. March 27, 2023 Applicant Representative's Proposed Conditions of Approval and Town Council Meeting Minutes from June 3, 1986.