



Town of Vienna

127 Center Street South
Vienna, Virginia 22180
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Meeting Agenda Planning Commission

Wednesday, April 24, 2019

8:00 PM

COUNCIL CHAMBERS-VIENNA TOWN HALL

Call to Order

Roll Call

Communication from Citizens and/or Commissioners

Regular Business - None

Public Hearing

[PC19-068](#)

Recommendation by the Planning Commission to the Town Council to extend the temporary suspension of the Maple Avenue Commercial (MAC) Zone, set to expire on June 27, 2019, to November 15, 2019

[PC19-070](#)

Recommendation by the Planning Commission to the Town Council on a proposed rezoning for Sunrise Assisted Living mixed-use building with ground floor retail and senior assisted living facility, located at 100 to 112 Maple Avenue East, from the C-2 General Commercial Zone and C-1A Special Commercial Zone to MAC Maple Avenue Commercial Zone. Application filed by Sara Mariska of Womble Bond Dickinson on behalf of Sunrise Development Inc.

AND

Recommendation by the Planning Commission to the Town Council on a request for site plan modifications of requirements

- 15 foot wide loading space, a reduction of 38 feet from the required 53 foot wide loading space
- 7 bike spaces, a reduction of 20 spaces from the required 27 bike spaces
- Proposed fence to be 8 feet in height, 2 feet greater than the maximum height of 6 feet
- Building awnings to extend 6 feet from the building face, an increase of 3 feet to the maximum 3 feet permitted.

Application filed by Sara Mariska of Womble Bond Dickinson on behalf of Sunrise Development Inc.

AND

Recommendation by the Planning Commission to the Board of Zoning Appeals on a request for a conditional use permit to allow an assisted living facility for seniors per Section 18-95.5.J. Application filed by Sara Mariska of Womble Bond Dickinson on behalf of Sunrise Development Inc.

Attachments:

[Sunrise - Planning Commission Staff Report - 04.24.19](#)

[Sunrise - Application and Rezoning Affidavit](#)

[Sunrise - Existing Conditions Conceptual Plans Renderings 04.08.19](#)

[Sunrise - Statement of Support 04.10.19](#)

[Sunrise - Statement of Purpose and Intent 09.26.18](#)

[Sunrise - MAC Incentives Checklist](#)

[Sunrise - Traffic Impact Analysis 09.21.18](#)

[Sunrise - Parking Assessment rev 03.22.19](#)

[Sunrise - Parking Assessment and TIA Reviews](#)

[Sunrise - Public Engagement Summary 04.16.19](#)

[Sunrise - BAR Recommendation 02.21.19](#)

Report of the Director of Planning & Zoning

Old Business

New Business

Approval of Minutes - None

Meeting Adjournment

THE TOWN OF VIENNA IS COMMITTED TO FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS. TRANSLATION SERVICES, ASSISTANCE OR ACCOMMODATION REQUESTS FROM PERSONS WITH DISABILITIES ARE TO BE REQUESTED NOT LESS THAN 3 WORKING DAYS BEFORE THE DAY OF THE EVENT. PLEASE CALL (703) 255-6304, OR 711 VIRGINIA RELAY SERVICE FOR THE HEARING IMPAIRED.