



Town of Vienna

Meeting Agenda

Planning Commission

127 Center Street South
Vienna, Virginia 22180
p: 703.255.6341
TTY 7111

Wednesday, May 8, 2019

8:00 PM

COUNCIL CHAMBERS-VIENNA TOWN HALL

Roll Call

Communication from Citizens and/or Commissioners

Public Hearings

See page below

[PC19-071](#)

Continued Public Hearing - Sunrise Assisted Living Rezoning, Site Plan Modifications and Conditional Use Permit

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 - Application and Rezoning Affidavit](#)
- [Sunrise - BAR Recommendation 02.21.19](#)
- [Sunrise - Existing Conditions_Conceptual Plans_Renderings_04.08.19](#)
- [Sunrise - MAC Incentives Checklist](#)
- [Sunrise - Parking Assessment and TIA Reviews](#)
- [Sunrise - Parking Assessment rev 03.22.19](#)
- [Sunrise - Public Engagement Summary 04.16.19](#)
- [Sunrise - Statement of Purpose and Intent 09.26.18](#)
- [Sunrise - Statement of Support 04.10.19](#)
- [Sunrise - Traffic Impact Analysis 09.21.18](#)
- [Sunrise - Planning Commission Staff Report - 04.24.19](#)
- [ZA Determination - Definition of Mezzanine as Provided for in the MAC Zone Regulation](#)
- [Sunrise - Revised Ambulance and Bicycle Parking_04-29-19](#)
- [Sunrise - Updated Proffers 05.01.19](#)
- [Sunrise - Fiscal Impact](#)

Regular Business

[PC19-072](#) Recommendation by the Planning Commission to the Board of Zoning Appeals for conditional use permits for outdoor dining and live entertainment for a restaurant use, located at 133 Maple Avenue East, in the C-2 General Commercial and RM-2 Multifamily, Low Density zoning districts. Application filed by Adam Lubar of Speakeasy Restaurants LLC.

Attachments:

- [Bear Branch - PC STAFF REPORT - 05-08-2019 - 133 MAPLE AVE EAST - CUP](#)
- [Bear Branch Tavern - CUP Application](#)
- [Bear Branch Tavern - Supporting Statement](#)
- [Bear Branch Tavern - Site Plan with Proposed Improvements](#)
- [Bear Branch Tavern - Live Music Schedule & Description](#)
- [Bear Branch Tavern - Surrounding Properties List](#)
- [Bear Branch Tavern - Clerk Certification Letter - Parking variance](#)

New Business

Planning Director Comments

Approval of the 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.