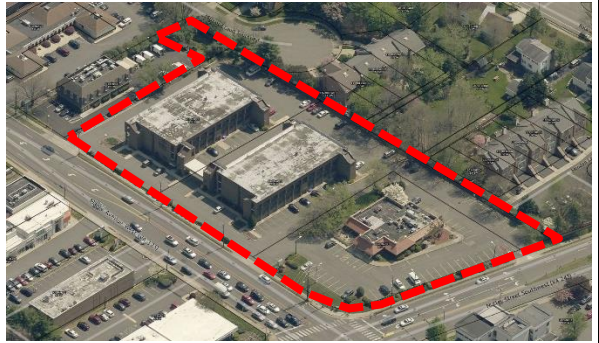




STAFF REPORT COVER SHEET

June 13, 2018

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|--|--|--|---|
| Addresses: | 430-444 Maple Avenue West | Case Number: | PF-08-18-MAC |
| Public Meeting Date: | 6/13/2018 | Applicant: | Sara Mariska, Attorney/Agent |
| Board/Commission: | Planning Commission | Owners: | Vienna Development Associates, LLC, James C. and Lucy C. Meng |
| Existing Zoning: | C-1, RS-16 | Existing Land Use: | Commercial |
| Brief Summary of Request: | Recommendation to Town Council for rezoning to the Maple Avenue Commercial (MAC) zoning district. A request for approval of three modifications of requirements for landscaping has been withdrawn by the applicant. Applicant proposes a 4-story mixed-use building (with retail space on the ground floor and multi-family rental units above) fronting Maple Avenue West and Nutley Street Southwest. |  | |
| Site Improvements: | Redevelopment of existing site to include approximately 20,000 square feet of commercial/retail space and 160 multi-family rental units. Improvements also include at-grade structured parking, underground parking and covered outdoor seating. | | |
| Size of Property: | 120,091 sf/2.76 acres | | |
| Staff Recommendation: Recommend Approval to Town Council for the Rezoning | | | |
| Brief Analysis | | | |
| PROPERTY HISTORY The subject properties currently consist of a 3-story, 119-room hotel and a 1-story, 5,280 square foot freestanding restaurant. The Wolf Trap Hotel was built in 1974 and the restaurant was built in 1979. | | | |
| COMPATIBILITY WITH THE COMPREHENSIVE PLAN The Future Land Use Plan in the Comprehensive Plan 2015 Update shows the site as mixed-use. The mixed-use land category was added to the plan to reflect the vision for the existing commercial areas to redevelop as mixed-use projects. The Comprehensive Plan promotes a mix of housing types, which this proposal will help to further expand. | | | |
| COMPATIBILITY WITH THE ZONING ORDINANCE The proposal is compatible with the Zoning Ordinance, through the rezoning process, as conveyed in Article 13.1 MAC Maple Avenue Commercial Zone Regulations of Chapter 18 of the Town Code . The site is eligible for the MAC zoning district and the applicant is voluntarily opting-in for the rezoning to the MAC zoning district. | | | |
| Attachments: | Application <input checked="" type="checkbox"/> Renderings and Elevations <input checked="" type="checkbox"/> | | |
| Author: Michael D'Orazio, AICP, Deputy Director | | | |

ITEM NO. 1:

Recommendation by the Planning Commission to the Town Council on a proposed rezoning for 444 Maple, a mixed-use building with ground floor retail and multi-family rental units, located at 430 to 444 Maple Avenue West, in the C-1 Local Commercial and RS-16 Single-Family Detached Residential zoning districts (Requested zoning is MAC Maple Avenue Commercial). Application filed by Sara Mariska of Womble Bond Dickinson on behalf of Vienna Development Associates, LLC and James C. and Lucy C. Meng.

(Request for site plan modifications of requirements for landscaping related to off-street surface parking has been withdrawn by the applicant.)

Summary of May 23, 2018 Public Hearing:

Public Comments

The Planning Commission held a public hearing on the proposed rezoning for 430-444 Maple Avenue West on May 23, 2018. The Planning Commission voted to continue the public hearing to the regularly scheduled meeting on June 13, 2018. At the May 23 meeting, the public had various comments in regards to the proposed project;

A summary of the comments is provided below:

1. The building is too monolithic, too long without appropriate breaks in scale, and the massing is not compatible with Vienna's small town character;
2. The building's height does not vary enough;
3. The proposed streetscape along Nutley Street SW, which is a minor arterial road, is too narrow and does not provide enough space for the pedestrians;
4. There is not enough landscape screening along the rear property line adjacent to the townhouses and single family home;
5. There is a concern about traffic increasing on neighboring local streets;
6. The renderings should include all utility poles that will not be undergrounded and should include the traffic signal.

Staff has also included a full summary of the comments received at the public hearing.

Since the Planning Commission voted to continue the public hearing for the rezoning, the request for modifications of requirements was deferred to the June 13, 2018 meeting.

Proposed Changes to Project:

The applicant for the rezoning is proposing multiple changes to the project in response to the comments made at the public hearing and the Board of Architectural Review meeting. (The Board of Architectural Review meeting was held on May 17, 2018. The chair's recommendation is included with this report). The applicant has provided a letter, which lists the changes, and has provided a set of elevations and renderings showing the proposed changes. Staff has listed some of the more significant proposed changes below:

1. Sections of the top floor of the building are setback by 6 feet;
2. Segments of the façade are recessed by 5 feet instead of 2 feet;
3. A portion of the elevated walkway along Nutley Street SW is removed and landscaping is proposed on either side of the sidewalk;
4. The elevated courtyard in the rear is eliminated;
5. A 10' wide planting buffer with evergreens is placed along the property line shared by the townhouses and single family home. With the landscape strip and evergreens, a request for modifications of requirements is no longer required.

The applicant has also provided revised proffers, a revised rezoning affidavit, and a list of community benefits associated with the project.