



Town of Vienna

Charles A. Robinson Jr. Town
Hall
127 Center Street South
Vienna VA, 22180

Legislation Details (With Text)

File #:	18-945	Version:	1	Name:	
Type:	Action Item	Status:		Agenda Ready	
File created:	6/25/2018	In control:		Town Council Meeting	
On agenda:	7/9/2018	Final action:			
Title:	Request to set a public hearing August 20, 2018 regarding proposed text amendments to Sec. 18-95.1. - Statement of purpose and intent, Sec. 18-95.3. - Procedure for MAC Zone designation, Sec. 18-95.4. - Permitted uses, Sec. 18-95.9. - Height limit, Sec. 18-95.14. - Site development standards, and Sec. 18-95.16. - Neighborhood compatibility of Article 13.1. - MAC Maple Avenue Commercial Zone Regulations of Chapter 18 - Zoning, and to Sec. 18-4. - Definitions. Finished lot grade.				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed MAC Text Amendments 7-6-18, 2. Zoning Code Review - 8-21-17_Definition, 3. WIB Report to Council 4-17-17_PM, 4. Dwelling Units per Acre 6-22-18

Date	Ver.	Action By	Action	Result
7/9/2018	1	Town Council Meeting	approved	Pass

Subject:

Request to set a public hearing August 20, 2018 regarding proposed text amendments to Sec. 18-95.1. - Statement of purpose and intent, Sec. 18-95.3. - Procedure for MAC Zone designation, Sec. 18-95.4. - Permitted uses, Sec. 18-95.9. - Height limit, Sec. 18-95.14. - Site development standards, and Sec. 18-95.16. - Neighborhood compatibility of Article 13.1. - MAC Maple Avenue Commercial Zone Regulations of Chapter 18 - Zoning, and to Sec. 18-4. - Definitions. Finished lot grade.

EXPLANATION AND SUMMARY :

At the direction of the mayor, an ad hoc committee was formed in spring 2018 to research and develop potential amendments to the Maple Avenue Commercial (MAC) zone district that would ensure that future mixed-use developments would not result in a loss of commercial activity along the corridor, but rather provide a balanced mix of housing, office, and retail uses as was envisioned when the MAC district was formed.

The committee met five times on April 3, 18, 30, May 15, and June 12. Based on analysis and discussion, the committee proposed several text amendments to the MAC, which were discussed at two joint work sessions with Town Council and the Planning Commission on May 23 and June 27.

With regard to finished lot grade, several work sessions and a public hearing were held by the Planning Commission in spring 2017 to amend the definition along with several other text amendments. The Commission recommended approval of all text amendments at its April 17, 2017 meeting. Following a public hearing on August 21, 2017, Town Council approved the recommended text amendments with the exception of the definition of finished lot grade.

Departmental Recommendation : Staff recommends setting a public hearing on August 20, 2018 related to proposed amendments of several sections of the MAC Maple Avenue Commercial Zone Regulations and the definition of finished lot grade of Chapter 18 of the Town Code.

Finance Recommendation : N/A

Purchasing Recommendation : N/A

Town Attorney Recommendation : It is anticipated that the Planning Commission will have completed its review, public hearing, and submitted recommendations to Town Council prior to August 20; accordingly, Town Council may set a public hearing on the proposed Zoning Code edits and amendments in its discretion.

Town Manager's Recommendation : I recommend the Town Council set a public hearing on August 20, 2018 regarding proposed text amendments to Sections referenced in this agenda item, as presented.

Cost and Financing: N/A

Account Number: N/A

Decision Needed by This date: N/A

PROPOSED/SUGGESTED MOTION

"I move to set a public hearing on August 20, 2018 regarding proposed text amendments to Sec. 18-95.1. - Statement of purpose and intent, Sec. 18-95.3. - Procedure for MAC Zone designation, Sec. 18-95.4. - Permitted uses, Sec. 18-95.9. - Height limit, Sec. 18-95.14. - Site development standards, and Sec. 18-95.16. - Neighborhood compatibility of Article 13.1. - MAC Maple Avenue Commercial Zone Regulations of Chapter 18 - Zoning, and to Sec. 18-4. - Definitions. Finished lot grade."

And

"I further move to direct the Town Clerk to advertise a Notice of Public Hearing."

Or

Other action deemed necessary by Council.