



Legislation Details (With Text)

File #: 19-1317 **Version:** 1 **Name:**

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File created: 6/4/2019 **In control:** Town Council Meeting

On agenda: 6/17/2019 **Final action:** 6/17/2019

Title: Consideration of rezoning of 374-380 Maple Avenue W from C-1 Local Commercial zone and RS-16 Single-Family Detached Residential zone to Maple Avenue Commercial (MAC) zone for 380 Maple, a mixed-use building with ground floor retail and multifamily residential condominium units.
AND
Consideration of a request for a related modification of requirements.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 380 Maple Ave West - Architectural Drawings - Final - 6-17-19, 2. 380 Maple Ave West - Existing Conditions and Concept Plan - Final - 6-17-19, 3. 380 Maple Ave West - Signed Proffer Statement - 6-17-19, 4. 380 Maple Ave West - Town Council Staff Report - 6-3-2019, 5. 380 Maple Ave West - Traffic Impact Study - Final, 6. 380 Maple Ave West - Traffic Impact Study Appendix - Final, 7. 380 Maple Ave West - Rezoning Affidavit - 3-27-19, 8. 380 Maple Ave West - Planning Commission Memo - 4-12-19, 9. 380 Maple Ave West - Board of Architectural Review Recommendation - 3-27-19, 10. 380 Maple Ave West - Fairfax County Public Schools Review - 3-27-19, 11. 380 Maple Ave West - Revised Proffer Statement from 6-3-19 Town Council Meeting (for reference only), 12. 380 Maple Ave West - Existing Conditions and Concept Plan - 6-3-19 (for reference only), 13. 380 Maple Ave West - Architectural Drawings - 6-3-19 (for reference only), 14. 380 Maple Ave West - Signed Proffer Statement - 6-3-19 (for reference only), 15. 380 Maple Ave West - Reference - Wade Hampton ROW Option 1 (2019-05-21), 16. 380 Maple Ave West - Reference - Wade Hampton ROW Option 2 (2019-05-21), 17. 380 Maple Avenue West MAC Rezoning April 29, 2019 Public Hearing Follow Up, 18. 380 Maple Ave West - Town Council Staff Report - 4-29-19, 19. 380 Maple Ave West - Architectural Drawings - 5-13-19 (for reference only), 20. 380 Maple Ave West - Existing Conditions and Concept Plan - 5-13-19 (for reference only), 21. 380 Maple West Revisions from 4-29-19 TC Public Hearing to 5-13-19 Submission, 22. Old Version of Drawings Showing Glen & Wade Hampton without wall (for reference only), 23. 380 Maple Ave West - Existing Conditions and Concept Plan - 4-29-19 (for reference only), 24. 380 Maple Ave West - Architectural Drawings - 4-29-19 (for reference only), 25. 380 Maple Ave West - Pedestrian View Renderings - 4-29-19 (for reference only), 26. 380 Maple Ave West - Street Parking Exhibit 4-29-19 (for reference only), 27. 380 Maple Ave West - WRA Traffic Impact Study Review Comments - 4-10-19, 28. 380 Maple Ave West - MAC Incentives Checklist - 3-27-19, 29. 380 Maple Ave West - Statement of Purpose and Intent Narrative - 3-27-19, 30. 380 Maple Ave West - Modification Request - Awning - 3-27-19, 31. 380 Maple Ave West - Neighbor Contact Map - 3-27-19, 32. 380 Maple Ave West - Community Outreach Program Letter - Sep 26, 2018 - 3-27-19, 33. 380 Maple Ave West - Neighbor Outreach Address Labels - Sep 2018 - 3-27-19, 34. 380 Maple Ave West - Planning Commission Staff Report - 3-27-2019, 35. 380 Maple Ave West - PC Submission (for reference only) - Existing Conditions and Concept Plan - Option 1, 36. 380 Maple Ave West - PC Submission (for reference only) - Architectural Drawings - Option 1, 37. 380 Maple Ave West - PC Submission (for reference only) - Existing Conditions and Concept Plan - Option 2, 38. 380 Maple Ave West - PC Submission (for reference only) - Architectural Drawings - Option 2, 39. 380 Maple Ave West - BAR Submission (for reference only) - Architectural Drawings - Jan 2019, 40. 380 Maple Ave West - BAR Submission (for reference only) - Existing Conditions and Concept Plan - Jan 2019, 41. 06-10-19 feedback from neighbors, 42. Emails received from public by June 10, 2019 updated

Date	Ver.	Action By	Action	Result
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6/17/2019

1

Town Council Meeting

approved

Pass

Subject:

Consideration of rezoning of 374-380 Maple Avenue W from C-1 Local Commercial zone and RS-16 Single-Family Detached Residential zone to Maple Avenue Commercial (MAC) zone for 380 Maple, a mixed-use building with ground floor retail and multifamily residential condominium units.

AND

Consideration of a request for a related modification of requirements.

EXPLANATION AND SUMMARY :

The subject site is approximately 0.84 acres and located at the intersection of Maple Avenue W and Wade Hampton Drive SW. A three-story office building, constructed in 1970, currently occupies the site. Associated surface parking is located in front and in the rear of the building. A 6-foot tall masonry wall borders the rear property line (along Glen Avenue SW). Two single-family dwellings are located across Glen Avenue SW from the site. Commercial properties (including office buildings and a restaurant) surround the site on all other sides. The applicant proposes redeveloping the site under Maple Avenue Commercial (MAC) zoning regulations.

The applicant proposes a mixed-use development, which includes 7,500 square feet of ground floor retail/commercial space and 37 residential condominium units on the second, third, and fourth floors.

The applicant has submitted a revised proffer statement.

Departmental Recommendation : Staff finds that the application meets zoning ordinance requirements with the request for modification of requirements and is consistent with the Comprehensive Plan 2015 Update.

Finance Recommendation : N/A

Purchasing Recommendation : N/A

Town Attorney Recommendation : The Planning Commission completed its review of the proposed rezoning and conducted a public hearing. Town Council received additional public comment at its continued public hearing and may take into consideration recommendations and comments from the Planning Commission as well as any proposed amendments (if any) as a result of the public hearings. Council may review the proposed rezoning for consistency with the Town's Comprehensive Plan and Zoning Ordinance, specifically, Town Code Sections 18-95.1 - 18-95.20 (MAC provisions), 18-249 (rezonings), and 18-249.1 (Conditional zoning and proffers).

Town Manager's Recommendation : The Planning Commission completed its review of the proposed rezoning and conducted a public hearing. Town Council received additional public comment at its continued public hearing and may take into consideration recommendations and comments from the Planning Commission as well as any proposed amendments (if any) as a result of the public hearings. Council may review the proposed rezoning for consistency with the Town's Comprehensive Plan and Zoning Ordinance, specifically, Town Code Sections 18-95.1 - 18-95.20 (MAC provisions), 18-249 (rezonings), and 18-249.1 (Conditional zoning and proffers).

Cost and Financing: N/A

Account Number: N/A

Decision Needed by This date: N/A

PROPOSED/SUGGESTED MOTION

"I move to approve rezoning of the subject property located at 374-380 Maple Avenue W from the C-1 Local Commercial and RS-16 Single-Family Detached Residential zoning districts to the Maple Avenue Commercial (MAC) zoning district."

And

"I further move to approve the requested modification of requirements for encroachment of an awning fronting Maple Avenue in conjunction with the rezoning application."

Or

Other action deemed necessary by Town Council.