



Legislation Details (With Text)

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On agenda: 6/3/2019 **Final action:** 6/3/2019

Title: Continuation of public hearing on 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 requirement.

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
6/3/2019	1	Town Council Meeting	deferred	Pass

Subject:

Continuation of public hearing on 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 requirement.

EXPLANATION AND SUMMARY :

The subject site is approximately 0.84 acres and is located at the intersection of Maple Avenue W and Wade Hampton Drive SW. A three-story office building, built 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 is proposing 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 previously presented the application with 39 units.

The applicant also is addressing comments/questions from the continued public hearing held on May 13, 2019. Staff has included applicant's changes in response to these comments/questions in italicized text below.

Comments from May 13, 2019 Continuation of Public Hearing

1. Revise all plans showing correct impervious surface calculations. *Applicant has revised impervious surface calculations so that they no longer include the green roof, which was included with last submission.*
2. Include a serpentine wall for the bio-retention facility in the rear. *Concept and architectural plans show a serpentine wall for the bio-retention facility.*
3. Look into removing the proposed 6-foot tall wall along Glen Avenue SW. *Concept and architectural plans no longer show a 6-foot wall. Green space also is fully landscaped with understory trees and native pollinators.*
4. The auto-turn exhibit needs to be revised to show a truck backing into the loading dock. *Auto-turn exhibit has been revised to show proper truck movements.*
5. Anything not required by the MAC should be included in a signed proffer sheet and said sheet should be submitted with any revisions. *A signed proffer sheet has been submitted.*
6. Provide refuge for pedestrians walking along Wade Hampton and crossing the loading dock area. *A 6-foot wide refuge area has been provided.*
7. Please address whether or not any Transportation Demand Management (TDM) measures will be

implemented for this project. *A TDM plan has been included with the proffers.*

8. Please coordinate with Public Works to address concern about sidewalk ramps at intersections. *Final design of sidewalk ramps will be determined during site plan review.*

9. Please indicate if utilities fronting the subject site will be undergrounded, per the Comprehensive Plan 2015 Update, page 109. *Undergrounding of utilities is addressed in the proffers.*

Departmental Recommendation : Staff finds that the application meets zoning ordinance requirements and is generally consistent with the Comprehensive Plan 2015 Update. As part of the Town's goal to provide residents with reliable and efficient services and infrastructure, the Comprehensive Plan states that "new and existing public utilities should be placed underground during new development/redevelopment (page 109)." The applicant is now committing to underground overhead utility lines in between the two existing utility poles in front of the proposed building along Maple Avenue.

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 may receive additional public comment at this continued public hearing, take into consideration recommendations and comments from the Planning Commission as well as any proposed amendments (if any) as a result of the public hearing, and 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 : I recommend that Town Council close the public hearing and consider the proposed rezoning for consistency with the Town's Comprehensive Plan and Zoning Ordinance.

Cost and Financing: N/A

Account Number: N/A

Decision Needed by This date: N/A

PROPOSED/SUGGESTED MOTION

"I move to close the public hearing."

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

And

"I further move to approve the requested 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.”

Or
Other action deemed necessary by Town Council.