



Legislation Text

File #: 20-1704, **Version:** 1

Subject:

Public hearing to repeal or extend the temporary suspension of the Maple Avenue Commercial (MAC) Zone to June 30, 2022

EXPLANATION AND SUMMARY :

At its April 27, 2020 meeting, Town Council set a public hearing for June 1, 2020 to either repeal or extend the temporary suspension of the Maple Avenue Commercial (MAC) Zone to June 30, 2022. The MAC Zone suspension is currently set to expire on June 30, 2020. Council also referred the matter to the Planning Commission for consideration. The Planning Commission held two public hearings on the matter on May 13, 2020. Separately, the Commission voted 6-3 to recommend that Town Council repeal the MAC Zone, and 8-1 to recommend that Town Council extend the temporary suspension of the MAC Zone to June 30, 2022.

Previously, at its September 17, 2018 meeting, Town Council voted to temporarily suspend the Maple Avenue Commercial (MAC) Zone for 270 days in order to provide staff time to develop design guidelines, along with related amendments, to MAC Zone regulations. It went into effect September 30, 2018 and was set to end June 27, 2019.

On May 13, 2019, Town Council voted to extend temporary suspension of MAC Zone regulations to November 15, 2019 to allow time for development of design guidelines and to incorporate potential recommendations of the Maple Avenue Corridor Multimodal Transportation and Land Use Study in MAC amendments.

At its August 19, 2019 meeting, Town Council directed staff to draft amendments to MAC Zone regulations as its top priority and simultaneously to consider amendments to the regular commercial code (C-1, C-1A, C-1B, and C-2 in chapter 18 of the Town Code) that affect the MAC. At its November 4, 2019 meeting, Town Council voted to extend temporary suspension of MAC Zone regulations to June 30, 2020.

At its December 9, 2019 meeting, Town Council voted to direct planning and zoning staff to expand the scope of the MAC Zone and other proposed commercial zone amendments, as directed by Council to date, to include:

- request for proposal preparation for comprehensive reorganization and update of Chapters 17 and 18 of the Town Code
- consultant interviews and selection recommendations for consulting firms with national and Virginia experience
- determination of a realistic moratorium period for the MAC Zone based upon the scope of work identified

- all pertinent work accomplished to date by staff, committees, commissions, boards, and Council as well as relevant results from public comments, surveys, and workshops shall be retained and shared with the winning consulting firm for use in development of the aforementioned reorganization and update.

Award of the consultant contract to clarify, simplify, reorganize, and update the subdivision and zoning ordinances is scheduled for the June 15, 2020 Town Council meeting.

Strategic Plan Initiative: *Vienna as an economically prosperous community.*

Departmental Recommendation : Staff recommends Town Council either repeal or extend the temporary suspension of MAC Zone regulations to allow time for a consultant-led process to clarify, simplify, reorganize, and update the Town’s subdivision and zoning ordinances.

Finance Recommendation : N/A

Purchasing Recommendation : N/A

Town Attorney Recommendation : Town Council may conduct a public hearing on the proposed amendment to Article 13.1 of Chapter 18 in its discretion.

Town Manager's Recommendation : I recommend the Town Council move to repeal or extend the temporary suspension of Article 13.1 - MAC Maple Avenue Commercial Zone Regulations of Chapter 18 of the Town Code to June 30, 2022, as presented.

Cost and Financing: N/A

Account Number: N/A

Decision Needed by This date: June 30, 2020

PROPOSED/SUGGESTED MOTION

"I move to close the public hearing."

And

"I move to repeal Article 13.1 - MAC Maple Avenue Commercial Zone Regulations of Chapter 18 of the Town Code. I further move to direct the Town Clerk to advertise a Notice of Intent to Adopt."

Or

"I move to extend temporary suspension of Article 13.1 - MAC Maple Avenue Commercial Zone Regulations of Chapter 18 of the Town Code to June 30, 2022. I further move to direct the Town Clerk to advertise a Notice of Intent to Adopt."

Or

Other action deemed necessary by Council.