



Town of Vienna

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

Legislation Details (With Text)

File #: 16-119 **Version:** 1 **Name:**
Type: Action Item **Status:** Agenda Ready
File created: 4/25/2016 **In control:** Town Council Meeting
On agenda: 5/9/2016 **Final action:**
Title: Public hearing to consider a Rezoning and Site Plan for Flagship Carwash Center for Maple Avenue Commercial (MAC) zone.

Sponsors:

Indexes:

Code sections:

Attachments: 1. TCSTAFF_REPORT_5-9-2016 Public Hearing_Flagship2, 2. Flagship Carwash - TIA Addendum (W+A 4.20.16) (2), 3. Flagship Carwash - Traffic Impact Analysis (W+A 4.6.16), 4. Flagship Carwash Appendix (4.6.16), 5. Maple & JM - Concept Ped Imp 12-22-15, 6. Site Plan_04272016, 7. Vienna Carwash Bond Estimate 160427, 8. 540 Maple Ave W_Final Signed Proffers_5-2-2016, 9. Proffers - 5-9-2016

Date	Ver.	Action By	Action	Result
5/9/2016	1	Town Council Meeting	approved	Pass

Subject:

Public hearing to consider a Rezoning and Site Plan for Flagship Carwash Center for Maple Avenue Commercial (MAC) zone.

EXPLANATION AND SUMMARY :

The attached staff report describes a proposed rezoning and site plan for Flagship Carwash, a 1.19-acre parcel located at 540 Maple Avenue West, in the C-1 Local Commercial, C-2 General Commercial zones and RS-16 Single Family Detached Residential. Requested zoning is MAC (Maple Avenue Commercial). Application filed by Sarah E. Hall of Blankingship & Keith, P.C. on behalf of Vienna Car Wash LLC, owner.

Departmental Recommendation : On balance, staff believes that the project is a significant improvement to the site and meets the majority of MAC criteria. Staff recommends approval of the rezoning and site plan. Note: The Planning Commission also recommended approval, subject to elimination of a left turn lane exiting the drive-thru. The applicant has amended his application to remove the left turn and service drive as requested.

Finance Recommendation : N/A

Purchasing Recommendation : N/A

Town Attorney Recommendation : Pursuant to state and Town code provisions, the Town Attorney recommends that Town Council conduct a public hearing to consider the proposed application for rezoning.

Town Manager's Recommendation : I recommend the Town Council close the public hearing and approve the rezoning to the MAC and site plan for Flagship Carwash as presented.

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.

AND

"I further move to approve rezoning to MAC and site plan for Flagship Carwash, a 1.19-acre parcel located at 540 Maple Avenue West, in the C-1 Local Commercial, C-2 General Commercial zones and RS-16 Single Family Detached Residential."

And

"I further move that the Acceptance of any cash proffers is conditioned upon the approval and enactment of amendments to Sec. 18-249.1 of the Towns Zoning Ordinance to allow for cash proffers."

Or

Other action deemed necessary by Council.