



# Town of Vienna

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Hall  
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## Legislation Details (With Text)

<b>File #:</b>	PC19-065	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Planning Agenda Item	<b>Status:</b>		Agenda Ready	
<b>File created:</b>	4/3/2019	<b>In control:</b>		Planning Commission	
<b>On agenda:</b>	4/10/2019	<b>Final action:</b>			
<b>Title:</b>	Recommendation by the Planning Commission to the Town Council on a proposed rezoning for 380 Maple, a mixed-use building with ground floor retail and multi-family residential condominium units, located at 374 to 380 Maple Avenue West, in the C-1 Local Commercial and RS-16 Single-Family Detached Residential zoning districts (Requested zoning is Maple Avenue Commercial (MAC))				
	AND				
	Recommendation by the Planning Commission to the Town Council On Related Requests for modifications of requirements				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. 380 Maple Ave West - Existing Conditions and Concept Plan - Option 2 - Revised 4-10-19, 2. 380 Maple Ave West - Architectural Drawings - Option 2 - Revised - 4-10-19, 3. 380 Maple Ave West - Planning Commission Staff Report - 3-27-2019, 4. 380 Maple Ave West - Existing Conditions and Concept Plan - Option 1 - 3-27-19, 5. 380 Maple Ave West - Existing Conditions and Concept Plan - Option 2 - 3-27-19, 6. 380 Maple Ave West - Architectural Drawings - Option 1 - 3-27-19, 7. 380 Maple Ave West - Architectural Drawings - Option 2 - 3-27-19, 8. 380 Maple Ave West - Traffic Impact Study - Revised - 3-27-19, 9. 380 Maple Ave West - Traffic Impact Study Appendix - Revised - 3-27-19, 10. 380 Maple Ave West - Traffic Impact Study - Original - 3-27-19, 11. 380 Maple Ave West - Traffic Impact Study Appendix - Original - 3-27-19, 12. 380 Maple Ave West - Original Traffic Impact Study Review Comments - 3-27-19, 13. 380 Maple Ave West - MAC Incentives Checklist - 3-27-19, 14. 380 Maple Ave West - Statement of Purpose and Intent Narrative - 3-27-19, 15. 380 Maple Ave West - Rezoning Affidavit - 3-27-19, 16. 380 Maple Ave West - Modification Request - Awning - 3-27-19, 17. 380 Maple Ave West - Modification Request - Number of Stories - 3-27-19, 18. 380 Maple Ave West - Neighbor Contact Map - 3-27-19, 19. 380 Maple Ave West - Community Outreach Program Letter - Sep 26, 2018 - 3-27-19, 20. 380 Maple Ave West - Neighbor Outreach Address Labels - Sep 2018 - 3-27-19, 21. 380 Maple Ave West - Board of Architectural Review Recommendation - 3-27-19, 22. 380 Maple Ave West - Fairfax County Public Schools Review - 3-27-19, 23. TIA Review Comments - 380 Maple Ave West - 04102019				

Date	Ver.	Action By	Action	Result
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### Subject:

RECOMMENDATION BY THE PLANNING COMMISSION TO THE TOWN COUNCIL ON A PROPOSED REZONING FOR 380 MAPLE, A MIXED-USE BUILDING WITH GROUND FLOOR RETAIL AND MULTI-FAMILY RESIDENTIAL CONDOMINIUM UNITS, LOCATED AT 374 TO 380 MAPLE AVENUE WEST, IN THE C-1 LOCAL COMMERCIAL AND RS-16 SINGLE-FAMILY DETACHED RESIDENTIAL ZONING DISTRICTS (REQUESTED ZONING IS MAPLE AVENUE COMMERCIAL (MAC))

AND

## RECOMMENDATION BY THE PLANNING COMMISSION TO THE TOWN COUNCIL ON RELATED REQUESTS FOR MODIFICATIONS OF REQUIREMENTS

### BACKGROUND SUMMARY:

The subject site is approximately 0.84 acres and is located at the intersection of Maple Avenue West and Wade Hampton Drive Southwest. 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 Southwest). Two single-family dwellings are located across Glen Avenue Southwest 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 the Maple Avenue Commercial (MAC) zoning regulations.

The Planning Commission held a public hearing on March 27, 2019 and made a motion to continue the public hearing to the April 10, 2019 meeting. The applicant has submitted a revised set of existing conditions and concept plans and architectural drawings for Option 2. The applicant has indicated the following changes for Option 2 after receiving feedback at the meeting on March 27, 2019:

1. Provided a 8-foot wide sidewalk along Maple Avenue West
2. Reduced the number of units from 40 to 39
3. Muted the colors of the siding
4. Recessed portion of fourth floor on Wade Hampton Drive SW
5. Changed some of the roofs on Glen Avenue SW to gables
6. Added the wall back in on Glen Avenue SW
7. Changed the design and size of some of the windows
8. Eliminated the windows in stair well
9. Added trees along Glen Avenue SW
10. Added seating back at corner of Glen Avenue SW and Wade Hampton Drive SW

### PROPOSED/SUGGESTED MOTIONS

#### Option 1

"I move to recommend the application, Option 1, to Town Council to rezone the subject property located at 374-380 Maple Avenue West 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 the Planning Commission.

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"I move to recommend the requested modifications of requirements to Town Council for an additional story of parking and the encroachment of the awning fronting Maple Avenue, in conjunction with the Option 1 MAC rezoning application."

Or

Other action deemed necessary by the Planning Commission.

## **Option 2**

"I move to recommend the application, Option 2, to Town Council to rezone the subject property located at 374-380 Maple Avenue West 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 the Planning Commission.

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"I move to recommend the requested modifications of requirements to Town Council for the encroachment of the awning fronting Maple Avenue, in conjunction with the Option 2 MAC rezoning application."

Or

Other action deemed necessary by the Planning Commission.