



Legislation Details (With Text)

File #: PC19-070 **Version:** 1 **Name:**
Type: Planning Agenda Item **Status:** Agenda Ready
File created: 4/17/2019 **In control:** Planning Commission
On agenda: 4/24/2019 **Final action:**
Title: Recommendation by the Planning Commission to the Town Council on a proposed rezoning for Sunrise Assisted Living mixed-use building with ground floor retail and senior assisted living facility, located at 100 to 112 Maple Avenue East, from the C-2 General Commercial Zone and C-1A Special Commercial Zone to MAC Maple Avenue Commercial Zone. Application filed by Sara Mariska of Womble Bond Dickinson on behalf of Sunrise Development Inc.

AND

Recommendation by the Planning Commission to the Town Council on a request for site plan modifications of requirements

- 15 foot wide loading space, a reduction of 38 feet from the required 53 foot wide loading space
- 7 bike spaces, a reduction of 20 spaces from the required 27 bike spaces
- Proposed fence to be 8 feet in height, 2 feet greater than the maximum height of 6 feet
- Building awnings to extend 6 feet from the building face, an increase of 3 feet to the maximum 3 feet permitted.

Application filed by Sara Mariska of Womble Bond Dickinson on behalf of Sunrise Development Inc.

AND

Recommendation by the Planning Commission to the Board of Zoning Appeals on a request for a conditional use permit to allow an assisted living facility for seniors per Section 18-95.5.J. Application filed by Sara Mariska of Womble Bond Dickinson on behalf of Sunrise Development Inc.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Sunrise - Planning Commission Staff Report - 04.24.19, 2. Sunrise - Application and Rezoning Affidavit, 3. Sunrise - Existing Conditions_Conceptual Plans_Renderings_04.08.19, 4. Sunrise - Statement of Support 04.10.19, 5. Sunrise - Statement of Purpose and Intent 09.26.18, 6. Sunrise - MAC Incentives Checklist, 7. Sunrise - Traffic Impact Analysis 09.21.18, 8. Sunrise - Parking Assessment rev 03.22.19, 9. Sunrise - Parking Assessment and TIA Reviews, 10. Sunrise - Public Engagement Summary 04.16.19, 11. Sunrise - BAR Recommendation 02.21.19

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 Sunrise Assisted Living mixed-use building with ground floor retail and senior assisted living facility, located at 100 to 112 Maple Avenue East, from the C-2 General Commercial Zone and C-1A Special Commercial Zone to MAC Maple Avenue Commercial Zone. Application filed by Sara Mariska of Womble Bond Dickinson on behalf of Sunrise Development Inc.

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PROPOSED/SUGGESTED MOTION

"I move to recommend approval to the Board of Zoning Appeals for a conditional use permit to allow an assisted living facility for seniors per Section 18-95.5.J."

Or

Other action deemed necessary by the Planning Commission.

AND

"I move to recommend the requested modifications of requirements to the Town Council for a 15-foot wide loading space, reduction in provided bike spaces, proposed 8-foot fence, and

<[https://library.municode.com/va/vienna/codes/code_of_ordinances?](https://library.municode.com/va/vienna/codes/code_of_ordinances?nodeId=PTIICOR_CH18ZO_ART13.1MAMAAVCOZORE_S18-95.8ENINREYA)

nodeId=PTIICOR_CH18ZO_ART13.1MAMAAVCOZORE_S18-95.8ENINREYA>6-foot encroachment of the awnings facing Maple Avenue."

Or

Other action deemed necessary by the Planning Commission.

AND

"I move to recommend the application to the Town Council to rezone the subject property located at 100 to 112 Maple Avenue East, from the C-2 General Commercial Zone and C-1A Special Commercial Zone to MAC Maple Avenue Commercial Zone."

Or

Other action deemed necessary by the Planning Commission.