



Legislation Details (With Text)

File #: 19-1233 **Version:** 1 **Name:**
Type: Action Item **Status:** Agenda Ready
File created: 4/12/2019 **In control:** Town Council Meeting
On agenda: 4/29/2019 **Final action:**

Title: Public hearing on rezoning of 374 to 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 multi-family 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 - 4-29-19, 2. 380 Maple Ave West - Existing Conditions and Concept Plan - Final, 3. 380 Maple Ave West - Architectural Drawings - Final, 4. 380 Maple Ave West - Pedestrian View Renderings, 5. 380 Maple Ave West - Street Parking Exhibit, 6. 380 Maple Ave West - Traffic Impact Study - Final, 7. 380 Maple Ave West - Traffic Impact Study Appendix - Final, 8. 380 Maple Ave West - WRA Traffic Impact Study Review Comments - 4-10-19, 9. 380 Maple Ave West - MAC Incentives Checklist - 3-27-19, 10. 380 Maple Ave West - Statement of Purpose and Intent Narrative - 3-27-19, 11. 380 Maple Ave West - Rezoning Affidavit - 3-27-19, 12. 380 Maple Ave West - Modification Request - Awning - 3-27-19, 13. 380 Maple Ave West - Neighbor Contact Map - 3-27-19, 14. 380 Maple Ave West - Community Outreach Program Letter - Sep 26, 2018 - 3-27-19, 15. 380 Maple Ave West - Neighbor Outreach Address Labels - Sep 2018 - 3-27-19, 16. 380 Maple Ave West - Planning Commission Memo - 4-12-19, 17. 380 Maple Ave West - Board of Architectural Review Recommendation - 3-27-19, 18. 380 Maple Ave West - Fairfax County Public Schools Review - 3-27-19, 19. 380 Maple Ave West - Planning Commission Staff Report - 3-27-2019, 20. 380 Maple Ave West - PC Submission (for reference only) - Existing Conditions and Concept Plan - Option 1, 21. 380 Maple Ave West - PC Submission (for reference only) - Architectural Drawings - Option 1, 22. 380 Maple Ave West - PC Submission (for reference only) - Existing Conditions and Concept Plan - Option 2, 23. 380 Maple Ave West - PC Submission (for reference only) - Architectural Drawings - Option 2, 24. 380 Maple Ave West - BAR Submission (for reference only) - Architectural Drawings - Jan 2019, 25. 380 Maple Ave West - BAR Submission (for reference only) - Existing Conditions and Concept Plan - Jan 2019

Date	Ver.	Action By	Action	Result
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Subject:

Public hearing on rezoning of 374 to 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 multi-family 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 the Maple Avenue Commercial (MAC) zoning regulations.

The Planning Commission held a public hearing on March 27, 2019 and continued it to the April 10, 2019 meeting. At the March 27 meeting, the applicant presented two options, one with a modification of requirement request for an additional story of parking, beyond the four stories allowed by Code (Option 1), and one with no additional story of parking (Option 2). Both options also included a request for a modification of requirement for encroachment of an awning fronting Maple Avenue W. Between the March 27 and April 10 meetings, the applicant submitted a revised set of existing conditions and concept plans and architectural drawings for Option 2 after receiving feedback from the public and Planning Commission at the March 27 meeting. The applicant also withdrew Option 1, which included the modification request for an additional story of parking. The applicant indicated the following changes for Option 2 from the March 27 meeting:

1. Provided a 8-foot wide sidewalk along Maple Avenue W
2. Reduced the number of units from 40 to 39
3. Muted the siding colors
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 windows in stairwell
9. Added trees along Glen Avenue SW
10. Added seating back at corner of Glen Avenue SW and Wade Hampton Drive SW

The Planning Commission voted to close the public hearing at the April 10, 2019 meeting and voted to recommend approval of the proposed rezoning and modification of requirement.

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 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 currently in coordination with the dry utility providers to determine the feasibility of underground overhead utilities but has not committed to undergrounding them.

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 should now conduct its own public hearing, take into consideration recommendations and comments from the Planning Commission, 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 the Town Council should close the public hearing and review the proposed rezoning for consistency with the Town's Comprehensive Plan and Zoning Ordinance.

Cost and Financing:

Account Number:

Decision Needed by This date:

PROPOSED/SUGGESTED MOTION

"I move to close the public hearing."

Or

Other action deemed necessary by Town Council.

&

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

Or

Other action deemed necessary by Town Council.

&

"I 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.