



Town of Vienna

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

Legislation Details (With Text)

File #:	PC19-082	Version:	1	Name:	
Type:	Planning Agenda Item	Status:		Agenda Ready	
File created:	12/5/2019	In control:		Planning Commission	
On agenda:	9/16/2019	Final action:			
Title:	Recommendation by the Planning Commission to the Town Council on a proposed amendment to proffered conditions for Sunrise of Vienna, a mixed-use building with ground floor restaurant and 85 unit assisted living facility, located at 374 to 380 Maple Avenue West, in Maple Avenue Commercial (MAC) Zone.				
	AND				
	Recommendation by The Planning Commission to the Town Council on related request for modifications of requirements.				
	AND				
	Recommendation by the Planning Commission to the Board of Zoning Appeals on related request for conditional use permit for assisted living in Maple Avenue Commercial (MAC) Zone.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. PC STAFF REPORT - 12-11-2019 - Sunrise of Vienna, 2. Sunrise of Vienna - Applications and Affidavit, 3. Sunrise of Vienna - Concept Plans - Site_20191203, 4. Sunrise of Vienna - Concept Plans - Architectural_20191203, 5. Sunrise of Vienna - Statement of Support, 6. Sunrise of Vienna - MAC Zone Incentives Sheet, 7. Sunrise of Vienna - Transportation Memo - 11.27.2019, 8. Sunrise of Vienna - Proposed Amended Proffers, 9. Sunrise of Vienna - Redline of previously approved proffers, 10. Sunrise of Vienna - Public Notifications, 11. 380 Maple Ave West - Approved Concept Plan - Final 6-17-19 (Rev 8-19-19), 12. 380 Maple Ave West - Approved Architectural Drawings - Final 6-17-19				
Date	Ver.	Action By	Action	Result	

Subject:

Recommendation by the Planning Commission to the Town Council on a proposed amendment to proffered conditions for Sunrise of Vienna, a mixed-use building with ground floor restaurant and 85 unit assisted living facility, located at 374 to 380 Maple Avenue West, in Maple Avenue Commercial (MAC) Zone.

AND

Recommendation by The Planning Commission to the Town Council on related request for modifications of requirements.

AND

Recommendation by the Planning Commission to the Board of Zoning Appeals on related request for conditional use permit for assisted living in Maple Avenue Commercial (MAC) Zone.

BACKGROUND SUMMARY:

The subject site is approximately 0.84 acres, located at the intersection of Maple Avenue West and Wade Hampton Drive Southwest. The rear of the property abuts Glen Avenue Southwest and the interior property line is adjacent to commercial office buildings. 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.

On June 17, 2019, Town Council voted to approve the rezoning application for a mixed-use building with ground floor retail and multifamily residential condominium units on this property. On August 19, 2019, Town Council voted to accept amendments to proffered conditions approved June 17, 2019. Those amendments did not affect conditions of use or density.

The applicant is requesting to amend the proffered conditions, including a change of use and revised architecture for an assisted living facility in place of the approved mixed-use building with multifamily residential. The applicant's proposal also requires a modification of requirement for a reduced width loading space and conditional use permit for assisted living in the MAC Maple Avenue Commercial zoning district.

PROPOSED/SUGGESTED MOTION

"I move to recommend approval to the Board of Zoning Appeals of the request for a conditional use permit to allow an assisted living facility for seniors per Section 18-95.5.J at the property located at 374 to 380 Maple Avenue West, in the MAC Maple Avenue Commercial zoning district."

Or

Other action deemed necessary by the Planning Commission.

AND

"I move to recommend approval to Town Council of the request for site plan modification of requirement from Section 18-132 for a loading space width of 15 feet total in place of the 15 feet per 50 feet of building width required under the zoning ordinance."

Or

Other action deemed necessary by the Planning Commission.

AND

"I move to recommend approval to Town Council of the request for proposed amendments to proffered conditions, including a change of use and revised architecture for an assisted living facility in place of the approved mixed-use building with multifamily residential, located at 374 to 380 Maple Avenue West, in the MAC Maple Avenue Commercial zoning district."

Or

Other action deemed necessary by the Planning Commission.