



Town of Vienna

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

Legislation Text

File #: 16-090, **Version:** 1

Subject:

Request to set a Public Hearing for May 9, 2016 to Consider the Flagship Carwash Rezoning

EXPLANATION AND SUMMARY :

Consideration of a proposed rezoning and site plan for the Flagship Carwash site, a 1.9-acre parcel located at 540 Maple Avenue West, in the C-1 Local Commercial and C-2 General Commercial zones. (Requested zoning is MAC Maple Avenue Commercial.) Application filed by Sarah E. Hall of Blankenship & Keith, P.C. on behalf of Vienna Car Wash LLC, owner. A formal motion and vote on this item will not be held until a regularly scheduled public hearing and meeting.

Introductory Comments / Characteristics of the Existing Property:

The approximately 1.9-acre property is located at the western end of Maple Avenue within the Town. The site is presently developed as an open-air carwash. An access drive is located along the front of the property. An office building (with beauty school) is located immediately to the east, and a McDonald's restaurant with drive-through is located to the west. The "Townes of Vienna IV" townhome development is located to the south of the carwash and is separated by a solid masonry wall. A gas and automobile service station is located immediately across Maple Avenue. Staff notes that the subject property was boundary-adjusted into the Town in 1993 with proffers.

The Current Proposal:

The applicant seeks to redevelop the property as a two-story, mixed-use development. The ground floor will include a Chick-Fil-A restaurant with drive-through; an enclosed carwash will comprise the second floor. A conditional use permit is required for any drive-through, and the rezoning request will be considered concurrently with the site plan. The property will be accessed from the existing service drive to the west or directly from Maple Avenue. The two drive-through components of the proposal operate independently, however one entrance/exit is shared by both facilities. The restaurant includes one dedicated exit. Parking is located within the building on three levels, with one level being located underground.

The Board of Architectural Review has held a work session to review the proposed building design. In general, they indicated that the building massing and architectural elements were consistent with design standards set forth in the MAC ordinance. Town staff held a formal plan review and has met with the applicant and Planning Commission for several work sessions and two public hearing regarding the proposal. The Planning Commission recommended approval (7 to 2 vote) to approve the project subject to the removal of the left turn lane. The applicant has agreed to amend their plan to limit the drive-thru exist to a right out only.

MAC Analysis

The Vision

1. Compact, pedestrian-oriented, and human-scaled development - *Yes,*

- 2. Mixed-use and destination retail-style development - *No*
- 3. Promote a wider variety of housing options in Town - *No*
- 4. Enhance Town's economic vitality - *Yes*
- 5. Maintain and promote eclectic character and visual interest of building design and site configuration - *Yes*
- 6. High-quality and compatible development with adjacent neighborhoods - *Yes*
- 7. Improve environmental quality - *Yes*

1. Compact, pedestrian-oriented, and human-scaled development - *Yes*

The one-way driveway that originally ran across the front of the property has been eliminated creating a safe and significant pedestrian plaza in the front of the project. This change coupled with the addition of significant outdoor seating has resulted in a pedestrian friendly project consistent with the spirit of the MAC ordinance. The applicant has also proffered to improve the nearby crosswalk across Maple Avenue by installing a HAWK signal to safely guide anticipated pedestrian traffic from James Madison Drive to the subject property.

2. Mixed-use and destination retail-style development - *No, but an improvement over the existing use and we really don't want to discourage commercial development.*

The applicant states that site constraints and a lack of a market demand for residential or office above a car wash make a true mixed-use multistory project impractical. Although it is not a mixed-use building, they are doubling the commercial area and enclosing a loud, somewhat unattractive outdoor commercial use. In addition, the proposed building is closer to the street than the existing building, and an outdoor dining area is proposed, which will help create a livelier, pedestrian-friendly street presence and streetscape.

3. Promote a wider variety of housing options in Town - *No*

There is no housing component in this proposal; therefore the proposal is not contributing to this goal.

4. Enhance Town's economic vitality - *Yes*

The proposed design is an enclosed car wash, which is unique and creative as a car wash space. The property owner is a dedicated car wash business owner who would like to continue his business in the Town of Vienna. He is proposing the best car wash design as fully enclosed with first-floor retail to activate the street.

5. Maintain and promote eclectic character and visual interest of building design and site configuration - *Yes*

The proposed building will present a more welcoming and attractive gateway to the Town for those arriving from the southwest than the current use. The building will be close to Maple Avenue and not separated from it by any surface parking, but rather will include a plaza-like streetscape. The applicant will underground all existing overhead utilities along the property's Maple Avenue frontage. All parking will be within the building-underground, first floor, and second floor. Both parking and stacking spaces will be enclosed inside the building.

6. High-quality and compatible development with adjacent neighborhoods - *Yes*

The redevelopment will protect owners of the residential townhouses to the rear of the property by completely enclosing both uses and including an effective landscape buffer.

7. Improve environmental quality - Yes

The proposed redevelopment will provide less impervious surface than exists on the current property with improved landscaping and a green roof component. Unlike the existing car wash, the new car wash will conserve water to the maximum extent possible with current technology and will achieve up to a 50% reduction in electricity consumption.

The development will replace an open air car wash which, with its inevitable noise, light, and industrial feel, could remain on the property ad infinitum. The redevelopment will include a car wash, which will improve environmental and visual quality.

Other Items:

1. Parking Spaces

Per the following zoning code, Section 18-128, the required parking space dimension is nine feet wide by twenty feet; the proposed space dimension is nine feet wide by eighteen feet. Therefore, applicant needs to request a modification of this requirement.

Sec. 18-128. - Area required for one parking space.

For purposes of computation under this chapter, one automobile parking space shall be nine feet wide by 20 feet long, exclusive of adequate interior ingress and egress driveways.

Required Board Approvals:

Section 18-95.3 describes the process by which existing properties may rezone to the MAC district. Designations may only be approved as a rezoning in accordance with Article 24 of Chapter 18, Zoning. The rezoning application must be accompanied by a site plan prepared per standards set forth in Article 25 and must include building elevations. The Board of Architectural Review (BAR) shall then review the proposal and make a recommendation regarding its compliance with requirements of Article 13.1. This recommendation will then accompany the application through the rezoning process, per requirements of Article 24. Following review and recommendation by the Planning Commission and approval of a rezoning by Town Council, the proposed development shall still be subject to site plan approval per Article 25. As noted previously, a conditional use permit is required for the drive-through component. This conditional use permit application will be considered concurrently with the rezoning and site plan.

Departmental Recommendation :

Staff recommends that Council scheduled a public hearing on May 9, 2016 to consider the Flagship Carwash Rezoning and Site Plan application.

Finance Recommendation : NA

Purchasing Recommendation : NA

Town Attorney Recommendation : Town Council may set a public hearing to receive public comments and consider the proposed MAC rezoning application in Town Council's discretion.

Town Manager's Recommendation : I recommend the Town Council schedule a public hearing for May 9, 2016 to consider the Flagship Carwash Rezoning and Site Plan application as presented.

Cost and Financing: N/A

Account Number: N/A

Decision Needed by This date: N/A

PROPOSED/SUGGESTED MOTION

"I move that Town Council schedule a public hearing for May 9, 2016 to consider the Flagship Carwash Rezoning and Site Plan application. I further move to direct the Town Clerk to advertise a Notice of Public Hearing."

Or

Other action deemed necessary by Council.