



# Town of Vienna

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Town Hall  
127 Center Street South  
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## Legislation Text

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**File #:** 18-741, **Version:** 1

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**Subject:**

Proposed MAC Project: Assisted Living Facility at 100-110 Maple Avenue East

**BACKGROUND SUMMARY :**

Kensington Senior Development ("Kensington") is proposing a four-story assisted living facility at 100-110 Maple Avenue, East. The project would include approximately 80-90 assisted living units located on the 2<sup>nd</sup> through 4<sup>th</sup> floors. A spa, salon, physical therapy and fitness center would be located in storefronts on the ground floor in an area covering approximately 50-60% of the Maple Avenue building frontage. These services would be accessible by residents and open to the public. Parking would be accessed from Center St. The majority of the 50-55 parking spaces would be located below grade. Several parking spaces are also proposed on the ground floor of the building, including a few spaces at the corner of Center St and Maple Ave. There are site and engineering constraints; Kensington is coordinating with the Public Works Department to address these issues.

**OVERVIEW :**

Kensington Senior Development will provide a presentation and hold a work session with the Town Council to review the proposed four-story assisted living facility at 100-110 Maple Ave E.

**SUMMARY/STAFF IMPRESSIONS :**

With regards to the Maple Avenue Commercial (MAC) Zone, an assisted living facility is permitted as a conditional use (Sec. 18-95.5.J.). Personal services, including salons, spas and certified massage therapists, are permitted by right (Sec. 18-95.4.K.).

**RECOMMENDATION :**

N/A