



# Town of Vienna

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

## Legislation Text

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**File #:** 18-850, **Version:** 1

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**Subject:**

Public hearing on rezoning of 245 Maple Avenue W and 101, 107, and 115 Pleasant Street NW from C-1A Special Commercial Zone to Maple Avenue Commercial (MAC) Zone for the proposed Vienna Market

**EXPLANATION AND SUMMARY :**

The applicant requests a rezoning to the Maple Avenue Commercial (MAC) Zone for the proposed Vienna Market, which includes a four-story, 51.33 foot tall, mixed-use building with retail space on the ground floor and townhouse condominiums fronting Maple Avenue. The proposal also includes 3- to 4-story townhouse condominiums along Pleasant Street NW and Church Street NW for a total of 8,200 square feet of commercial/retail space and 44 townhouse condominium units. Site improvements include underground parking for commercial/retail space and a landscaped corner plaza at Pleasant Street NW and Maple Avenue W with a dedicated spot for future public art.

The Future Land Use Plan in the Comprehensive Plan 2015 Update shows the site as mixed-use. The mixed-use category was added to the plan to reflect the vision for existing commercial areas to redevelop as mixed-use projects. This rezoning request is compatible with the Zoning Ordinance, through the rezoning process, as conveyed in Article 13.1 MAC Maple Avenue Commercial Zone Regulations in Chapter 18 of the Town Code. The site is eligible for the MAC zoning district, and the applicant is voluntarily opting into MAC rezoning.

The Board of Architectural Review has provided a recommendation to Town Council regarding compliance with requirements of Town Code Article 13.1. In accordance with Article 24 of the Town Code, the Planning Commission held a public hearing on the rezoning application on March 14, 2018, which was continued to March 28, 2018, at which time the Planning Commission recommended approval of the rezoning.

**Departmental Recommendation :** Staff recommends that Town Council approve rezoning of 245 Maple Avenue W and 101, 107, and 115 Pleasant Street NW from C-1A Special Commercial Zone to Maple Avenue Commercial (MAC) Zone for the proposed Vienna Market.

**Finance Recommendation :** N/A

**Purchasing Recommendation :** N/A

**Town Attorney Recommendation :** After consideration of the report and recommendations of the Board of Architectural Review and Planning Commission, and with receipt of citizen input through a public hearing, Town Council may approve the proposed rezoning in its discretion if it finds the proposed rezoning is consistent with the Town's Comprehensive Plan as well as the specific goals and requirements of the Maple Avenue Commercial Zone.

**Town Manager's Recommendation** : I recommend the Town Council close the Public Hearing on the proposed rezoning of 245 Maple Avenue West and 101, 107, and 115 Pleasant Street NW as well as approve the rezoning of 245 Maple Avenue West and 101, 107, and 115 Pleasant Street NW as presented.

Cost and Financing: N/A

Account Number: N/A

Decision Needed by This date: N/A

### **PROPOSED/SUGGESTED MOTION**

"I move to close the public hearing on the proposed rezoning of 245 Maple Avenue W and 101, 107, and 115 Pleasant Street NW."

and

"I further move to approve rezoning of 245 Maple Avenue W and 101, 107, and 115 Pleasant Street NW from C-1A Special Commercial Zone to Maple Avenue Commercial (MAC) Zone for the proposed Vienna Market."

Or

Other action deemed necessary by Council.