



Legislation Text

File #: 18-1012, **Version:** 1

Subject:

Public hearing to consider Planning Commission recommendations on proposed text amendments to Article 13.1. - MAC Maple Avenue Commercial Zone Regulations, Sec. 18-95.1. - Statement of Purpose and Intent, Sec. 18-95.3. - Procedure for MAC Zone Designation, Sec. 18-95.4. - Permitted uses, Sec. 18-95.9. - Height limit, Sec. 18-95.14. - Site Development Standards of Chapter 18 of the Vienna Town Code.

EXPLANATION AND SUMMARY :

At its July 9, 2018 meeting, Town Council referred proposed text amendments for the MAC zone to the Planning Commission for public hearing.

MAC Zone Text Amendments

At the direction of the Mayor, an ad hoc committee was formed in spring 2018 to research and develop potential amendments to the Maple Avenue Commercial (MAC) zone district that would ensure that future mixed-use developments would not result in a loss of commercial activity along the corridor but rather provide a balanced mix of housing, office, and retail uses as was envisioned when the MAC district was formed.

The committee met six times, on April 3, 18, 30, May 15, June 12, and August 6. Based on analysis and discussion, the committee proposed several text amendments to the MAC, which were discussed at two joint work sessions with Town Council and the Planning Commission on May 23 and June 27.

The Planning Commission also was directed to consider a proposed amendment to Section 18-95.4. - Permitted Uses, to set the maximum number of dwelling units allowed per acre, within a range of 15 to 75 dwelling units per acre.

The Planning Commission held a public hearing at a special meeting on July 30, 2018 (in which 26 members of the public spoke) and continued the hearing to the August 8 meeting. At the August 8 meeting, eight members of the public spoke. After hearing from the public, the Planning Commission voted to close the public hearing. The Commission discussed the proposed amendments and decided to make motions on each section individually (there are a total of five sections proposed to be amended). The Planning Commission made motions for the first two sections, Section 18-95.1 and Section 18-95.3 and recommended several changes to the text. The Planning Commission was to discuss changes to Sections 18-95.4, 18-95.9, and 18-95.14 at its August 21 regular meeting, but deferred its review and recommendation due to the Council setting a joint public hearing with the Planning Commission on proposed temporary suspension of the MAC, for a time period between 120 to 270 days, in order for staff to develop design guidelines. The joint public hearing is scheduled for September 17, 2018.

Departmental Recommendation : Staff recommends postponing the public hearing on proposed text

amendments to the MAC until Council makes a decision on temporary suspension of the MAC and, if the suspension is approved, until its conclusion and after the Planning Commission has made a recommendation on the proposed amendments to the MAC.

Town Attorney Recommendation : Town Council may conduct or postpone the public hearing on the proposed amendments to the Town's zoning ordinance in its discretion.

Town Manager's Recommendation : I recommend that after the Town Council determines its course of action on the question of temporarily suspending the Maple Avenue Corridor zoning provision in the Town Code, the Town Council conducts or postpones the public hearing on the proposed amendments to the Town's zoning ordinance in its discretion.

Cost and Financing: N/A

Account Number: N/A

Decision Needed by This date: N/A

PROPOSED/SUGGESTED MOTION

"I move to postpone the public hearing on proposed text amendments to Article 13.1 - MAC Maple Avenue Commercial Zone Regulations, Sections 95.1. - Statement of Purpose and Intent, 95.3. - Procedure for MAC Zone Designation, 95.4. - Permitted Uses, 95.9. - Height limit, and 95.14. - Site Development Standards of Chapter 18 of the Town Code."

Or

Other action deemed necessary by Council.