



## Legislation Text

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**File #:** 18-1014, **Version:** 1

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### **Subject:**

Joint public hearing with Planning Commission and Town Council on the temporary suspension of the Maple Avenue Commercial (MAC) Zone for a period of time between 120 and 270 days for staff to develop design guidelines.

### **EXPLANATION AND SUMMARY :**

At its August 20, 2018 meeting, Town Council set a joint public hearing with the Planning Commission for September 17, 2018 to consider a temporary suspension of the Maple Avenue Commercial (MAC) Zone for a period of time between 120 and 270 days for staff to develop design guidelines.

The purpose of the design guidelines is to provide visual context for future MAC projects. The process will be led by staff in the planning and zoning department, working with the Board of Architectural Review (BAR). A visual preference survey will provide an opportunity for residents, business owners and property owners to provide input on the vision for Maple Avenue for placemaking and building and site design.

The online survey will ask residents to rate on a scale of 1-5 their favorability of a collection of photos of mixed-use buildings, up to four stories tall, from around the country. Residents will be able to take the 10-15-minute survey using their personal computers or by stopping during designated day and evening hours (still to be determined) to use a computer at Town Hall and receive assistance if needed. The survey will be open for a month beginning in October.

Once the visual preference survey is completed, staff will work with the BAR and an architect to draft design guidelines, providing photos and renderings that define Vienna's vision for Maple Avenue. The new visual guidelines may result in recommended amendments to the MAC ordinance. Once design guidelines are crafted, the Town will share the draft with citizens and obtain feedback. The guidelines and any proposed amendments to the MAC will then go through the Board of Architectural Review, Planning Commission, and Town Council for review and public hearings before being adopted.

**Departmental Recommendation :** Staff anticipates it will take 6 months to develop the design guidelines for the Maple Avenue Commercial (MAC) Zone.

**Town Attorney Recommendation :** The Town Council and Planning Commission may, in the discretion of the Town Council, hold a joint public hearing to consider amendments to the Town's Zoning Ordinance.

*Sec. 18-247. - Town Council to give notice and hold hearing.*

*Before considering any proposed amendment, supplement, change, or rezoning, the Town Council shall hold a public hearing thereon, notice of said hearing to be accomplished as prescribed*

*in section 18-246. The planning commission and council may hold a joint public hearing after the public notice as set forth in section 18-246. If such joint hearing is held, then public notice as set forth above need be given only by the council. In the case of a proposed amendment to the zoning map, such public notice shall state the general usage and density range of the proposed amendment and the general usage and density range, if any, set forth in the applicable part of the comprehensive plan.*

**Town Manager's Recommendation :** I recommend that any temporary suspension of the Maple Avenue Commercial (MAC) zoning provision in the Town Code be as short as possible to adopt any necessary amendments.

Cost and Financing: N/A

Account Number: N/A

Decision Needed by This date: N/A

#### **PROPOSED/SUGGESTED MOTION**

"I move to close the Joint Town Council/Planning Commission Public Hearing"  
and

"I move to temporarily suspend Article 13.1 - MAC Maple Avenue Commercial Zone Regulations of Chapter 18 of the Town Code and direct the Town Clerk to advertise a Notice of Adoption."

Or

Other action deemed necessary by Council.

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