



Legislation Text

File #: PCWS19-026, **Version:** 1

Subject:

WORK SESSION TO DISCUSS 380 MAPLE MIXED-USE MAC REZONING APPLICATION

Background

The subject site is approximately 0.84 acres and is located at the intersection of Maple Avenue West and Wade Hampton Drive Southwest. A three-story office building, built in 1970, currently occupies the site. Associated surface parking is located in front and in the rear of the building. A 6-foot tall masonry wall borders the rear property line (along Glen Avenue Southwest). Two single-family dwellings are located across Glen Avenue Southwest from the site. Commercial properties (including office buildings and a restaurant) surround the site on all other sides. The applicant proposes redeveloping the site under the Maple Avenue Commercial (MAC) zoning regulations.

The proposed redevelopment includes a mixed-use building with 7,500 square feet of ground floor retail space and 40 residential condominium units on the upper three floors. The applicant proposes one floor of underground parking and two floors of structured above-ground parking. Staff notes that the applicant is proposing a half-floor of parking between the first story and second story of the building, beyond the four stories allowed per Code. The applicant is applying for a modification of requirement for the additional half-story. The applicant is also requesting a modification of requirement for a 9-foot awning that covers the length of the front façade. Per Section 18-95.8, awnings are not allowed to encroach more than 3 feet into any required setback. The Town Council will consider the modifications of requirements after receiving a recommendation from the Planning Commission.

The proposed building height is 54 feet, with 2 to 5 foot parapets above the 54 feet (a maximum of 8.1 feet is allowed above the 54 feet for architectural features such as parapets). A portion of the building near the back is lowered to 35 feet in order to comply with Section 18-95.16.B.2, which states that no building or portion of building within "107 feet of a single-family side or corner setback shall exceed 35 feet in height."

Vehicular access to the building, both for residents and retail patrons, is located from Wade Hampton Drive Southwest. Pedestrian access to the retail portion of the building is located along Maple Avenue and pedestrian access to the residential portion of the building, including the residential lobby is located along Wade Hampton Drive Southwest.

The Board of Architectural Review formally reviewed the application at its regular meeting on January 17, 2019 and voted to recommend the application to Town Council regarding compliance with requirements of Article 13.1 of Chapter 18 of the Town Code (draft minutes for this item are included with attachments). In the Board's motion, they recommended the applicant install a 6-foot tall solid masonry wall at the rear of the property, along Glen Avenue Southwest, instead of the proposed 6-foot tall wrought-iron fence and a short brick wall base with a line of evergreen trees on the interior side of the site. The applicant has submitted, for this work session, revised renderings showing a serpentine

style 6-foot tall masonry brick wall.

Additional Notes

As a way to help mitigate queuing of potential traffic from Wade Hampton Drive SW to Maple Avenue as identified in the TIA review, the developer is looking at providing a right-only turn lane on Wade Hampton Drive SW. An exhibit is included with the attachments for this item.