



Town of Vienna

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

Legislation Text

File #: 19-1294, **Version:** 1

Subject:

Intent to Adopt extension of the temporary suspension of the Maple Avenue Commercial (MAC) zone, currently set to expire June 27, 2019 to November 15, 2019.

EXPLANATION AND SUMMARY :

At its September 17, 2018 meeting, Town Council voted to temporarily suspend the Maple Avenue Commercial (MAC) zone ordinance for 270 days in order to provide staff, working along with the chair of the Board of Architectural Review, time to develop design guidelines along with related amendments to MAC zone regulations. The moratorium went into effect September 30, 2018 and ends June 27, 2019.

This past fall, citizens provided input through a visual preference survey, which has provided the basis for creating draft design guidelines and proposed amendments to MAC zone regulations. Preliminary draft design guidelines and proposed draft amendments to the MAC zone were provided to Town Council, the Planning Commission, and Board of Architectural Review in February 2019. The documents also were posted on the Town's Maple Avenue Vision webpage.

To date, the Planning Commission has held two work sessions on the proposed amendments to the MAC zone. The Board of Architectural Review also has held two work sessions on draft design guidelines. A joint work session of the Town Council, Planning Commission, and Board of Architectural Review to discuss draft amendments and design guidelines was held March 20 and continued to May 1.

Approximately 175 people attended two community workshops, held March 29 and 30 at the community center. The workshops were designed to provide information and visual examples related to proposed MAC design guidelines and regulation changes and to allow residents an opportunity to provide feedback; 56 comments were received from Town residents. In addition, the Town has initiated the Maple Avenue Corridor Multimodal Transportation and Land Use Study. Draft recommendations are expected later this summer, which may be incorporated as amendments to the MAC zone. Final proposed design guidelines and amendments to the MAC zone are anticipated to be completed by September 2019.

At its April 8, 2019 meeting, Town Council set this public hearing to extend the temporary suspension of the MAC zone to November 15, 2019 and referred the matter to the Planning Commission. The Planning Commission held a public hearing on April 24, 2019, and voted 7-0 to recommend that Town Council extend the temporary suspension of the MAC zone to November 15, 2019.

Departmental Recommendation : Staff recommends extending temporary suspension of the Maple Avenue Commercial (MAC) zone to November 15, 2019.

Finance Recommendation : N/A

Purchasing Recommendation : N/A

Town Attorney Recommendation : Town Council conducted a public hearing related to extending the suspension of MAC zone provisions and may adopt the proposed extension in its discretion.

Town Manager's Recommendation : I recommend that Town Council extend the temporary suspension of Article 13.1 - MAC Maple Avenue Commercial Zone Regulations of Chapter 18 of the Town Code, set to expire on June 27, 2019, to November 15, 2019, as presented.

Cost and Financing: N/A

Account Number: N/A

Decision Needed by This date: June 3, 2019

PROPOSED/SUGGESTED MOTION

"I move to adopt extension of the temporary suspension of Article 13.1 - MAC Maple Avenue Commercial Zone Regulations of Chapter 18 of the Town Code, which currently is set to expire June 27, 2019, to November 15, 2019."

And

"I further move that the Town Clerk be directed to advertise a Notice of Adoption."

Or

Other action deemed necessary by Council.