



Town of Vienna

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

Legislation Text

File #: 19-1317, **Version:** 1

Subject:

Consideration of rezoning of 374-380 Maple Avenue W from C-1 Local Commercial zone and RS-16 Single-Family Detached Residential zone to Maple Avenue Commercial (MAC) zone for 380 Maple, a mixed-use building with ground floor retail and multifamily residential condominium units.

AND

Consideration of a request for a related modification of requirements.

EXPLANATION AND SUMMARY :

The subject site is approximately 0.84 acres and located at the intersection of Maple Avenue W and Wade Hampton Drive SW. A three-story office building, constructed 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 SW). Two single-family dwellings are located across Glen Avenue SW 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 Maple Avenue Commercial (MAC) zoning regulations.

The applicant proposes a mixed-use development, which includes 7,500 square feet of ground floor retail/commercial space and 37 residential condominium units on the second, third, and fourth floors.

The applicant has submitted a revised proffer statement.

Departmental Recommendation : Staff finds that the application meets zoning ordinance requirements with the request for modification of requirements and is consistent with the Comprehensive Plan 2015 Update.

Finance Recommendation : N/A

Purchasing Recommendation : N/A

Town Attorney Recommendation : The Planning Commission completed its review of the proposed rezoning and conducted a public hearing. Town Council received additional public comment at its continued public hearing and may take into consideration recommendations and comments from the Planning Commission as well as any proposed amendments (if any) as a result of the public hearings.

Council may review the proposed rezoning for consistency with the Town's Comprehensive Plan and Zoning Ordinance, specifically, Town Code Sections 18-95.1 - 18-95.20 (MAC provisions), 18-249 (rezonings), and 18-249.1 (Conditional zoning and proffers).

Town Manager's Recommendation : The Planning Commission completed its review of the proposed rezoning and conducted a public hearing. Town Council received additional public

comment at its continued public hearing and may take into consideration recommendations and comments from the Planning Commission as well as any proposed amendments (if any) as a result of the public hearings. Council may review the proposed rezoning for consistency with the Town's Comprehensive Plan and Zoning Ordinance, specifically, Town Code Sections 18-95.1 - 18-95.20 (MAC provisions), 18-249 (rezonings), and 18-249.1 (Conditional zoning and proffers).

Cost and Financing: N/A

Account Number: N/A

Decision Needed by This date: N/A

PROPOSED/SUGGESTED MOTION

"I move to approve rezoning of the subject property located at 374-380 Maple Avenue W from the C-1 Local Commercial and RS-16 Single-Family Detached Residential zoning districts to the Maple Avenue Commercial (MAC) zoning district."

And

"I further move to approve the requested modification of requirements for encroachment of an awning fronting Maple Avenue in conjunction with the rezoning application."

Or

Other action deemed necessary by Town Council.