



Legislation Text

File #: 20-1668, **Version:** 1

Subject:

Request to set a June 1, 2020 public hearing to extend temporary suspension of the Maple Avenue Commercial (MAC) Zone, set currently to expire June 30, 2020, to June 30, 2022, and refer the matter to the Planning Commission for consideration.

EXPLANATION AND SUMMARY :

At its September 17, 2018 meeting, Town Council voted to temporarily suspend the Maple Avenue Commercial (MAC) Zone for 270 days in order to provide staff time to develop design guidelines, along with related amendments, to MAC Zone regulations. The moratorium went into effect September 30, 2018 and was set to end on June 27, 2019.

On May 13, 2019, Town Council voted to extend temporary suspension of MAC Zone regulations to November 15, 2019 to allow time for development of design guidelines and to incorporate potential recommendations of the Maple Avenue Corridor Multimodal Transportation and Land Use Study in MAC amendments.

At its August 19, 2019 meeting, Town Council directed staff to draft amendments to MAC Zone regulations as its top priority and simultaneously to consider amendments to the regular commercial code (C-1, C-1A, C-1B, and C-2 in chapter 18 of the Town Code) that affect the MAC. At its November 4, 2019 meeting, Town Council voted to extend temporary suspension of MAC Zone regulations to June 30, 2020.

At its December 9, 2019 meeting, Town Council voted to direct planning and zoning staff to expand the scope of the MAC Zone and other proposed commercial zone amendments, as directed by Council to date, to include:

- request for proposal preparation for comprehensive reorganization and update of Chapters 17 and 18 of the Town Code;
- consultant interview and selection recommendations for consulting firms with national and Virginia experience
- determination of a realistic moratorium period for the MAC Zone based upon the scope of work identified.
- All pertinent work accomplished to date by staff, committees, commissions, boards, and Council, as well as relevant results from public comments, surveys, and workshops shall be retained and shared with the winning consulting firm for use in development of the aforementioned reorganization and update.

The consultant contract to clarify, simplify, reorganize, and update subdivision and zoning ordinances is tentatively scheduled for the May 11, 2020 Town Council meeting.

Strategic Plan Initiative: *Vienna as an economically prosperous community.*

Departmental Recommendation : Staff recommends extending temporary suspension of MAC Zone regulations to allow time for a consultant-led process to clarify, simplify, reorganize, and update the Town's subdivision and zoning ordinances.

Finance Recommendation : N/A

Purchasing Recommendation : N/A

Town Attorney Recommendation : Town Council may refer the proposed zoning code amendment to the Planning Commission for public input and recommendation, and set a public hearing in its discretion.

Town Manager's Recommendation : I recommend the Town Council refer to the Planning Commission for consideration a proposed extension of temporary suspension of Article 13.1 - MAC Maple Avenue Commercial Zone Regulations of Chapter 18 of the Town Code to June 30, 2022 and set a public hearing for June 1, as presented.

Cost and Financing: N/A

Account Number: N/A

Decision Needed by This date: June 30, 2020

PROPOSED/SUGGESTED MOTION

"I move to refer to the Planning Commission for consideration a proposed extension of temporary suspension of Article 13.1 - MAC Maple Avenue Commercial Zone Regulations of Chapter 18 of the Town Code to June 30, 2022."

Or

Other action deemed necessary by Council.

And

"I move to set a June 1, 2020 public hearing to receive the Planning Commission's recommendation as well as public input on the proposed extension of temporary suspension of Article 13.1 - MAC Maple Avenue Commercial Zone Regulations of Chapter 18 of the Town Code to June 30, 2022. I further move to direct the Town Clerk to advertise the public hearing and a Notice of Intent to Adopt at the June 1, 2020 Town Council meeting."

Or

Other action deemed necessary by Council.