

LEGISLATIVE UPDATE & SUMMARY MINUTES

Actions of the City Council for August 7, 2023

The following legislation was considered and acted upon by the City Council of the City of Falls Church. Copies of legislation are available from the City Clerk cityclerk@fallschurchva.gov or 703-248-5014.

Call to Order: Mayor Tarter called the meeting to order at 7:33 p.m.

Roll Call: Upon roll call, the following members were present: Ms. Connelly, Mr. Duncan, Vice Mayor Hardi, Ms. Lian, Ms. Schantz-Hiscott, Mr. Snyder, and Mayor Tarter. Also present were City Manager Wyatt Shields, City Attorney Sally Gillette, and City Clerk Celeste Heath. Upon proper motion and vote, Ms. Schantz-Hiscott participated from North Carolina through electronic means for personal travel reasons.

Proclamations And Special Presentations

City Council issued a Proclamation Declaring August 16, 2023 Through August 31, 2024 as the City of Falls Church 75th Anniversary Celebration.

Northern Virginia Regional Commission Executive Director Robert Lazaro presented the Gordon N. Dixon Achievement Award, which recognizes a Planning District commissioner who has provided leadership and made outstanding contributions to promoting the concept of regionalism in the Commonwealth, to Mayor Tarter.

Resolutions and first readings of ordinances

(TO23-11) ORDINANCE TO AMEND CHAPTER 48 “ZONING” TO INCLUDE AN AVERAGE UNIT SIZE AND DENSITY RESTRICTIONS IN THE T-1 TRANSITION ZONE; ELIMINATE SINGLE FAMILY AND TWO FAMILY RESIDENTIAL USE THEREIN; ALLOW FOR A TOWNHOUSE, APARTMENT AND CONDO OPTION AND ALLOW FOR EXPANDED LOT COVERAGE [Motion by Ms. Lian to grant first reading to \(TO23-11\), refer to the Planning Commission, schedule second reading and public hearing for September 11, 2023, and advertise the same according to law, with the following changes to tree canopy, and adding the ability to reduce front and rear setbacks via special use permit.](#)

[The City Attorney asked if the intention of the motion was that the tree canopy would tie back to the maximum tree canopy allowed by state law and that the front yard setback may be reduced from 20 feet to 15 feet via special use permit, removing the reference to rear setbacks. Ms. Lian confirmed that the clarifications were correct.](#)

[Mr. Duncan seconded the clarified motion and it PASSED 5-2. \(NAY – Mr. Snyder and Mayor Tarter.\)](#)

The following items were considered together:

(TR23-23) RESOLUTION TO AMEND THE COMPREHENSIVE PLAN, OFFICIAL FUTURE LAND USE MAP OF THE CITY OF FALLS CHURCH, BY RECLASSIFYING APPROXIMATELY 0.623 ACRES OF LAND, LOCATED AT 360 SOUTH WASHINGTON

STREET (LOT 27, REAL PROPERTY CODE 55-306-027) FROM “BUSINESS’ TO “MIXED-USE”, FOR A MIXED-USE REDEVELOPMENT PROJECT, KNOWN AS QUINN/HOMESTRETCH SENIOR LIVING, ON APPLICATION BY QUINN ENTERPRISES, LLC

(TR23-24) RESOLUTION TO GRANT A SPECIAL EXCEPTION FOR RESIDENTIAL USES WITHIN A MIXED-USE DEVELOPMENT PROJECT AND TO INCREASE THE BUILDING HEIGHT WITH A BONUS OF UP TO FOURTY(40) FEET TO A MAXIMUM HEIGHT OF ONE HUNDRED AND FIFTEEN (115) FEET FOR A MIXED-USE REDEVELOPMENT PROJECT, KNOWN AS QUINN/HOMESTRETCH SENIOR LIVING, ON APPROXIMATELY 1.866 ACRES OF LAND LOCATED AT 350 AND 360 S. WASHINGTON STREET AND 303 S. MAPLE AVENUE (REAL PROPERTY CODE NUMBERS, #55-306-026, #55-306-027, AND #55-306-028) ON APPLICATION BY QUINN ENTERPRISES, LLC **Motion by Mr. Duncan, seconded by Ms. Hardi, to refer (TR23-23 and TR23-24) to the Planning Commission, Architectural Advisory Board, Economic Development Authority, Housing Commission, Environmental Sustainability Council, Urban Forestry Commission, Citizens’ Advisory Committee on Transportation, Recreation & Parks Advisory Board, Arts and Humanities Council of Falls Church, Library Board of Trustees, Historical Commission, Historic Architectural Review Board, Human Services Advisory Council, Village Preservation and Improvement Society, Greater Falls Church Chamber of Commerce, and Falls Church Forward, for consideration with comments to be provided by October 13, 2023, PASSED 6-0. (Abstain: Mr. Snyder)**

Other Business

AUTHORIZE THE PURCHASING AGENT, ON BEHALF OF THE CITY, TO SIGN AGREEMENTS WITH BRIGHTVIEW LANDSCAPE SERVICES, INC. AND LOUDOUN CONTRACTING GROUP LLC. FOR LANDSCAPE MAINTENANCE SERVICES IN AN AMOUNT UP TO \$230,000 PER FISCAL YEAR AND TO RENEW THE CONTRACT ANNUALLY FOR FIVE (5) ADDITIONAL ONE-YEAR TERMS, SUBJECT TO ANNUAL APPROPRIATION OF FUNDS **Motion by Ms. Connelly, seconded by Mr. Snyder, to authorize the purchasing agent, on behalf of the city, to sign agreements with Brightview Landscape Services, Inc. and Loudoun Contracting Group LLC. for landscape maintenance services in an amount up to \$230,000 per fiscal year and to renew the contract annually for five (5) additional one-year terms, subject to annual appropriation of funds, PASSED 7-0.**

Minutes

The minutes of July 17, 2023 and June 22, 2020 were approved as corrected.

Adjournment

Upon proper motion, the meeting was adjourned at 12:20 a.m. on August 8, 2023.

Legislation	Action
(TO23-11)	Refer to PC, PH 09-11-23
(TR23-23)	Refer to boards
(TR23-24)	Refer to boards