

7A.



CITY OF FALLS CHURCH

DATE: March 10, 2010

TO: John Lawrence, Chair, and Members of the Planning Commission

FROM: Suzanne M. Cotellessa, AICP, General Manager of
Development Services/Planning Director

SUBJECT: Zoning Text Amendment for Parking Reductions

The draft substitute zoning text amendment to provide for Planning Commission approved parking reductions at site plan has been modified to encourage applicants to think through the process early and provide more details up front during project review. In order to give you a bit more time to work on this, I've asked that the City Council again defer consideration of the original zoning text amendment (now scheduled for 3/22, expected to be rescheduled to an April date) and schedule a work session to consider the PC's forthcoming recommendation.

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2 AN ORDINANCE TO AMEND CHAPTER 48, ZONING, OF THE CODE OF THE
3 CITY OF FALLS CHURCH, VIRGINIA, BY AMENDING SEC. 48-1004, TABLE OF
4 USE TYPES, IN ORDER TO ALLOW FOR PLANNING COMMISSION
5 MODIFICATIONS TO THE OFF-STREET PARKING AND LOADING
6 REQUIREMENTS AT THE TIME OF SITE PLAN APPROVAL
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9 THE CITY OF FALLS CHURCH, VIRGINIA, HEREBY ORDAINS THAT
10 Chapter 48, Zoning, of the Code of Falls Church, Virginia, be amended by modifying
11 Section 48-1004 as follows:
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13 **Sec. 48-1004. Table of use types.**

14 In all districts off-street parking areas, off-street loading areas and standing spaces
15 shall be provided in connection with, accessory to, and on the same premises as, each and
16 every use, including municipal facilities, in the amount specified within this subsection.
17 Certain modifications are permitted for mixed-use redevelopments as shown in division 5
18 of this article, as deemed appropriate by the planning commission and as regulated in
19 section 48-971(2). Additionally, during the site plan process the Planning Commission
20 may lower the acceptable parking requirements for any project if the applicant
21 demonstrates that the project will provide adequate parking for the proposed uses on
22 the site. To support a request for reduction, submission of a professional parking
23 demand study will be required, with the scope to be determined in consultation with the
24 City Engineer and Planning Director. In addition, conceptual architectural and
25 engineering drawings submitted prior to site plan with requests for special exceptions,
26 special use permits and rezonings that anticipate a request for reduction of the code-
27 required parking at site plan, should be at a level of completion and detail that the
28 planning commission is able to ascertain that the applicant can accomplish the square
29 footage and/or parking counts and layouts proposed. The drawings should indicate
30 features such as structural columns, equipment rooms, shafts, parking aisle and
31 parking space dimensions, handicapped / van spaces, overhead clearances, and
32 sidewalks.
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35 (table inset to remain)
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37 1st Reading: April 12
38 2nd Reading: May 10
39 (TO10-03 SUB)
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Deleted: 2. Will not be contrary to the objectives specified in the City's Comprehensive Plan. ¶