

RESOLUTION 2016-03

RESOLUTION TO AMEND THE COMPREHENSIVE PLAN OF THE CITY OF FALLS CHURCH, VIRGINIA, TO CHANGE THE DESIGNATION OF APPROXIMATELY 4.3 ACRES OF LAND LOCATED AT THE NORTHEAST CORNER OF 110, 112, 112A, 212 & 212A NORTH WEST STREET, 916, 920, 922, 924, 926, 928, 930, 932 & 934, WEST BROAD STREET AND 919, 921 & 925 PARK AVENUE (REAL PROPERTY CODE NUMBERS 51-202-009 THROUGH 51-202-015, 51-202-003, 51-202-004, 51-202-005, 51-202-028 AND 51-202-028 OUTLOT) FROM “BUSINESS” AND “LOW DENSITY RESIDENTIAL (6.0)” TO “MIXED USE” ON THE CITY’S FUTURE LAND USE PLAN MAP, ON APPLICATION BY SPECTRUM DEVELOPMENT, LLC.

WHEREAS, the current Comprehensive Plan was adopted in 2005; and

WHEREAS, the subject property, approximately 4.3 acres of land located at 110, 112, 112A, 212 and 212A North West Street, 916, 920, 922, 924, 926, 928, 930, 932 and 934, West Broad Street and 919, 921 and 925 Park Avenue (Real Property Code Numbers 51-202-009 through 51-202-015, 51-202-003, 51-202-004, 51-202-005, 51-202-028 and 51-202-28 OUTLOT) was designated as “Business” and “Low Density Residential (6.0)” on the Future Land Use Map; and

WHEREAS, the applicant, Spectrum Development, LLC, has submitted an application for a Comprehensive Plan map amendment to change the designation of the subject property from “Business” and “Low Density Residential (6.0)” to “Mixed Use” pursuant to the procedure set forth in Section 17.06 of the City Charter; and

WHEREAS, the request for the Comprehensive Plan map amendment is accompanied by a request for a special exception to permit residential use and height bonus for a mixed use development on the subject property, which is being considered in Resolution TR14-28, but the Comprehensive Plan amendment will be independent of Resolution TR14-28; and

WHEREAS, the application to amend the Comprehensive Plan meets two of the three criteria used by the City to evaluate Comprehensive Plan amendments, specifically that “the adopted plan contains provisions which unreasonably limit the ability of the City to achieve the objectives of the plan” and oversights or inconsistencies are contained in the adopted plan as they affect the area of concern; and

WHEREAS, land use inconsistencies in the adopted Comprehensive Plan and Future Land Use Plan Map designation directly affect and limit the opportunity to

encourage land consolidation, new commercial construction in order to allow larger scale and mixed use redevelopment envisioned in the Comprehensive Plan for this area; and

WHEREAS, the Comprehensive Plan provides for mixed use, and new larger scale, higher density redevelopment in Area 3 – West Street/West Broad Street, Planning Opportunity Area, parcel consolidation, vehicular entrance consolidation, retail uses on the first floor of buildings on W. Broad Street, retail consolidation of individual uses/lots, streetscape and pedestrian orientation; and

WHEREAS, various City board and commissions reviewed the Comprehensive Plan map amendment at public meetings and provided advisory comments; and

WHEREAS, the Planning Commission recommended disapproval of the Comprehensive Plan map amendment at its November 16, 2015 public hearing; and

WHEREAS, the City Council held public hearings on August 11, 2014, April 13, 2015 July 13, 2015 and December 14, 2015; and

WHEREAS, the public has commented via e-mail, written statements, and oral statements at the Planning Commission and City Council public hearings; and

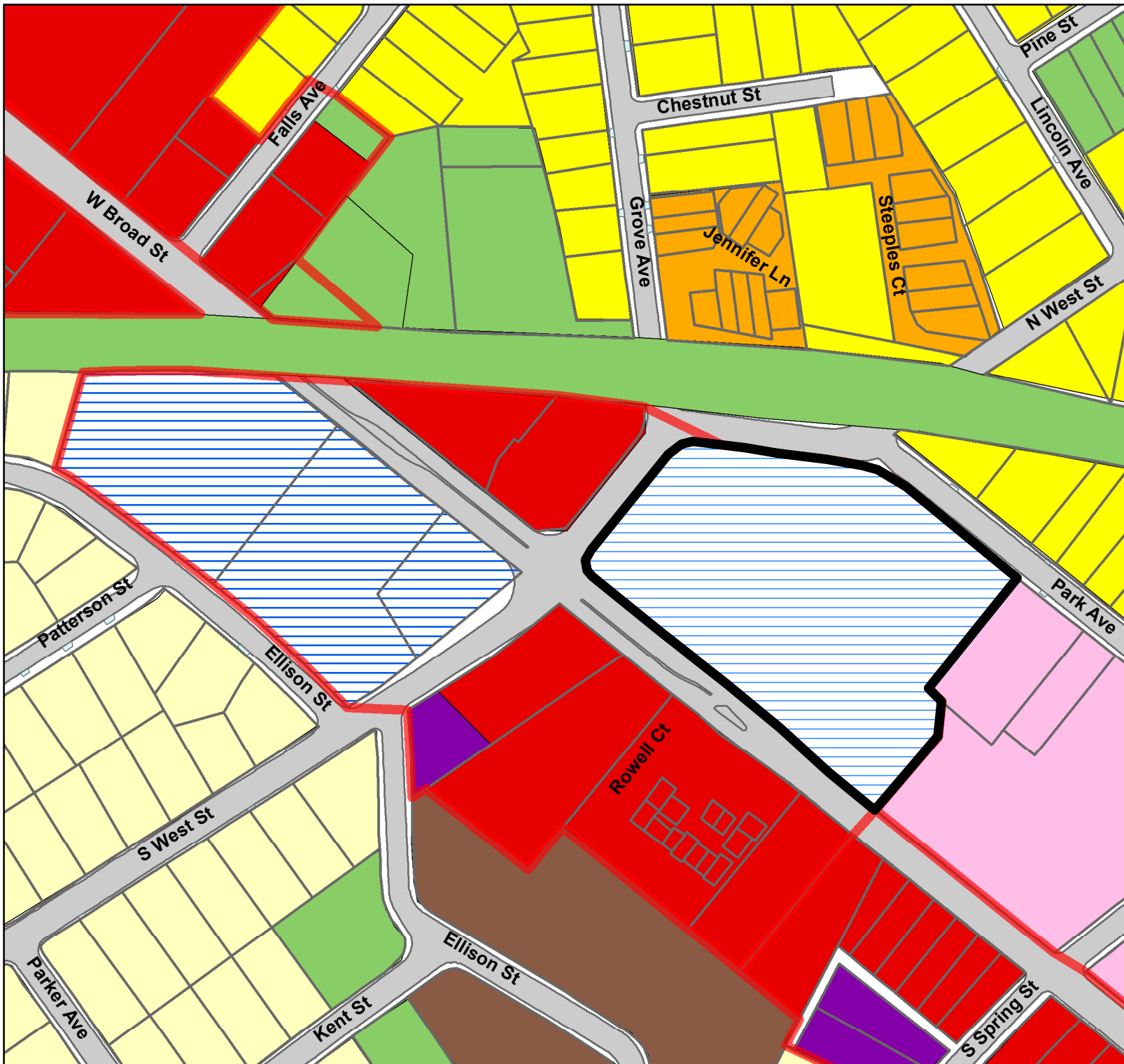
NOW, THEREFORE, it is hereby RESOLVED by the City Council of the City of Falls Church, Virginia, that the request to change the designation of approximately 4.3 acres of land located at 110, 112, 112A, 212 and 212A North West Street, 916, 920, 922, 924, 926, 928, 930, 932 and 934 West Broad Street and 919, 921 and 925 Park Avenue from “Business” and “Low Density Residential (6.0)” to “Mixed Use” on the City’s Comprehensive Plan’s Future Land Use Plan Map is granted.

Reading: 4-13-15
Adoption: 1-11-16
(TR14-29)

IN WITNESS WHEREOF, the foregoing was adopted by the City Council of the City of Falls Church, Virginia on January 11, 2016 as Resolution 2016-03.



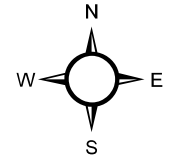
Celeste Heath
City Clerk



Future Land Use Change




Mason Row

Property Overview













City of Falls Church

Legend

-  Planning Opportunity Area
-  Parcel
-  Proposed Mason Row

Future Land Use

-  Business
-  High Density Residential
-  Low Density Residential (4.0)
-  Low Density Residential (6.0)
-  Medium Density Residential
-  Mixed-Use
-  Park and Open Space
-  Private Institutions
-  Public Facilities and Institutions
-  Transitional

