



CITY OF FALLS CHURCH

DATE: May 10, 2017

TO: Greg Garland for Architectural Advisory Board
Corey Jannicelli for Arts and Humanities Council
Jeff Sikes for Citizens Advisory Committee on Transportation
Rick Goff for Economic Development Authority
Kate Walker for Environmental Sustainability Council
Debra Gee for Historical Commission
Dana Lewis for Housing Commission
Nancy Vincent for Human Services Advisory Council
Danny Schlitt for Advisory Board of Recreation and Parks
James Snyder for Planning Commission
Kate Reich for Tree Commission
Mary McMahon for Library Board of Trustees
Keith Thurston for Village Preservation and Improvement Society

CC: James B. Snyder, Director of Planning and Development Services

FROM: Carly Aubrey, AICP, Senior Planner [CMA 05-10-2017](#)

SUBJECT: Railroad Cottages Special Exception TR17-15 – Referral to Boards and Commissions

Background

The City Council, on a 5-2 vote, referred TR17-15 for a special exception for the proposed Railroad Cottages on May 8, 2017 and referred the resolution out to specified Boards and Commissions and community organizations.

Site Characteristics

The subject site is 1.25 acres in size (54,425 square feet) and consists of three lots, to be consolidated (52-102-030, 52-102-031, and 52-102-032 [1006 Railroad Avenue]). Existing site conditions consist of trees and grasses. There are no existing structures. The site is accessed by Railroad Avenue, which terminates at the subject site. Surrounding land uses to the south, east, and west include detached single-family homes. Surrounding land uses to the north include the Washington & Old Dominion Trail, the Friends of Falls Church homeless shelter, Fairfax Water offices, the City's property yard, and vehicle body shop businesses.

Project Description

As proposed, the project would include, but not be limited to, the following elements:

- Ten cottage units, each approximately 1,500 square feet in size, 1.5 stories, and 25 feet in height;
- One common house, approximately 1,500 square feet in size, 1.5 stories, 25 feet in height, and containing a kitchen, dining area, social interaction area and guest room;
- Shared open space throughout the site;
- Clustered parking area with a carport over 10 parking spaces and 3 uncovered parking spaces;
- Age-restricted for persons 55 years of age or older, including a provision that no residents shall be under age 18;
- Landscaped buffers around all property lines;
- Six foot width extension along length of Railroad Avenue through the use of grass-pave (for total road width of 18 feet) and improvements at end of Railroad Avenue to provide space for fire engine turnaround; and
- Draft Voluntary Concessions (updated draft can be found in Attachment 7)

Next Steps

The Planning Commission is tentatively scheduled for a hearing on the resolution on June 19, 2017. A City Council action hearing date is tentatively set for July 10, 2017. The Boards and Commissions are requested to review and comment on the draft ordinance by June 23, 2017. All comments should be sent electronically to caubrey@fallschurchva.gov or hard copies to:

Attention: Carly Aubrey
Department of Development Services – Planning
300 Park Avenue, Room 300W
Falls Church, Virginia 22046

Attachments

These materials, with exception of Attachment 7, can also be found under Item 10(b)(1) at the following link: http://fallschurch-va.granicus.com/GeneratedAgendaViewer.php?view_id=2&event_id=1214

- Attachment 0: City Council Staff Report, TR17-15
- Attachment 1: Railroad Cottages Application (2nd submission)
- Attachment 1a: Trip Generation Summary
- Attachment 2: Staff Comments to 1st submission
- Attachment 3: Site Location Map
- Attachment 4: Applicant Response to “No to Railroad Cottages, 5-1-17”
- Attachment 5: Sketch plat
- Attachment 6: Public Comments as of May 3, 2017
- Attachment 7: Additional materials provided by Applicant