

RESOLUTION 2018-06

RESOLUTION TO AMEND THE CITY'S COMPREHENSIVE PLAN TO (1) AMEND CHAPTER 4 TO ADD A "SPECIAL REVITALIZATION DISTRICT FOR EDUCATION AND ECONOMIC DEVELOPMENT"; (2) DESIGNATE ON THE FUTURE LAND USE MAP APPROXIMATELY 34.62 ACRES OF LAND LOCATED AT 7124 LEESBURG PIKE (PORTIONS OF REAL PROPERTY CODE NUMBERS 51-221-001, 51-221-002, AND 51-221-003) PARTLY FOR "PARKS & OPEN SPACE" USE WITH TWO SCHOOL SYMBOLS (24.28 ACRES) AND PARTLY FOR "MIXED USE" (10.34 ACRES); (3) DESIGNATE A "SPECIAL REVITALIZATION DISTRICT FOR EDUCATION AND ECONOMIC DEVELOPMENT" OVER THE ENTIRE 34.62 ACRES OF THIS LAND; (4) DESIGNATE APPROXIMATELY 2.40 ACRES OF LAND LOCATED AT 7100 GORDON ROAD (REAL PROPERTY CODE NUMBER 52-101-012) AS "BUSINESS" ON THE FUTURE LAND USE MAP; AND (5) DESIGNATE APPROXIMATELY 0.62 ACRES OF LAND LOCATED AT 1230 WEST BROAD STREET (PORTION OF REAL PROPERTY CODE NUMBER 51-219-011) AS "BUSINESS" ON THE FUTURE LAND USE MAP

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

WHEREAS, the subject properties, approximately 34.62 acres of land located at 7124 Leesburg Pike (Real Property Code numbers 51-221-001, 51-221-002, AND 51-221-003); approximately 2.40 acres of land located at 7100 Gordon Road (Real Property Code number 52-101-012), and approximately 0.62 acres of land located at 1230 West Broad Street (portion of Real Property Code number 51-219-011) became part of the City through a boundary adjustment agreement with Fairfax County in 2013 with no future land use designation on the Comprehensive Plan Future Land Use Map; and

WHEREAS, the Boundary Adjustment Agreement requires that the School Uses remain on the Site;

WHEREAS, the Site is appropriate for development of schools and for other development that will revitalize the west end of the City and promote economic development; and

WHEREAS, creating a new type of revitalization district, the Special Revitalization District for Education and Economic Development, in this area will promote better development and enable the City to better further the City's vision for the west end; and

WHEREAS, the City has determined that it is appropriate to amend the Comprehensive Plan to designate a portion (24.28 acres) of the properties at 7124 Leesburg Pike to "Parks and Open Space" with two school symbols on the Future Land Use Map and to designate a portion of that property as "Mixed Use" (10.34 acres), and to

designate as “Business” the properties located at 7100 Gordon Road and 1230 West Broad Street, pursuant to the procedure set forth in Section 17.06 of the City Charter; and

WHEREAS, the City has determined that it is appropriate to amend Chapter 4 of the Comprehensive Plan to add text for a “Special Revitalization District for Education and Economic Development” for the properties located at 7124 Leesburg Pike (Real Property Code numbers 51-221-001, 51-221-002, AND 51-221-003); and

WHEREAS, the proposed amendments to the Comprehensive Plan meet all three of the criteria established by the Planning Commission Rules of Procedure for Comprehensive Plan amendments, specifically that “significant change has occurred in the area since the adoption of the comprehensive plan”; “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 the revitalization and appropriate development of land that is part of the City by virtue of the Boundary Adjustment agreement, thus limiting the opportunity to encourage an improved school campus, and new commercial construction in order to allow larger scale and mixed use redevelopment envisioned in the Comprehensive Plan and planning studies for this area; and

WHEREAS, the Comprehensive Plan identifies the subject areas as being within the West Broad Street Revitalization Area, Area 8 – Schools Related Parcels Planning Opportunity Area, Area 4 – Gordon Road Triangle Planning Opportunity Area, and Area 7 – West End Planning Opportunity Area, which encompasses mass transit, is oriented toward the most logical transit alternative, includes the ability for mixed-use redevelopment, and allows for density greater than 3.0 floor area ratio in a portion thereof; and

WHEREAS, the proposed land use designations will further the purposes of Revitalization Areas and Planning Opportunity Areas, encourage an improved school campus, and signal the City’s intention to facilitate and support the development of a significant mixed-use project; and

WHEREAS, the Falls Church City School Board held a December 13, 2017 public hearing to discuss the Comprehensive Plan designations and text amendment and recommended approval; and

WHEREAS, the Planning Commission held a December 18, 2017 public hearing to discuss the Comprehensive Plan designations and text amendment; and

WHEREAS, the Planning Commission recommended approval of the Comprehensive Plan map designations and text amendment at its December 18, 2017 public hearing; and

WHEREAS, the City Council held public hearings on November 27, 2017 and January 22, 2018; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Falls Church, Virginia, that the Comprehensive Plan is amended as follows:

1. Chapter 4 of the Comprehensive Plan is amended by adding a “Special Revitalization District for Education and Economic Development”; and
2. Approximately 34.62 acres of land located at 7124 Leesburg Pike (portions of Real Property Code Numbers 51-221-001, 51-221-002, and 51-221-003) is designated as a “Special Revitalization District for Education and Economic Development;” and
3. The 34.62 acres of land located at 7124 Leesburg Pike is designated as follows on the Future Land use map: the westernmost portion of that land (24.28 acres) is designated as “Parks & Open Space” with Two School Symbols and the eastern portion is designated “Mixed Use” (10.34 acres); and
4. 2.40 acres of land located at 7100 Gordon Road (Real Property Code number 52-101-012) and approximately 0.62 acres of land located at 1230 West Broad Street (portion of Real Property Code number 51-219-011) are designated as “business” on the Comprehensive Plan Future Land Use Map.

Referral: 11-27-17

Adoption: 1-8-18

(TR17-45)

IN WITNESS WHEREOF, the foregoing was adopted by the City Council of the City of Falls Church, Virginia on January 22, 2018 as Resolution 2018-06.



Celeste Heath
City Clerk