

First Christian Church of Falls Church

SITE SPECIFIC PLAN AMENDMENT

PC19-MA-001



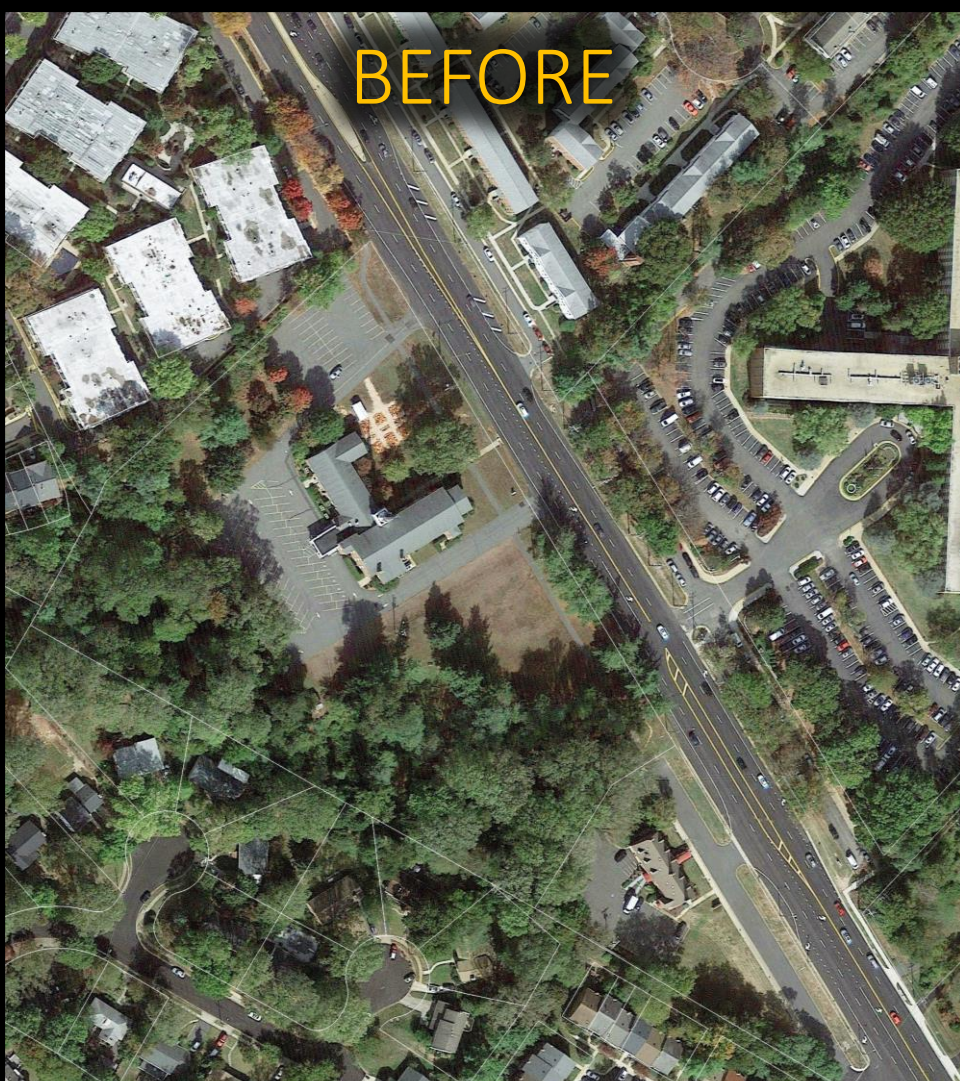
Presented by Noah Klein, Esquire

**Odin
Feldman
Pittleman PC**

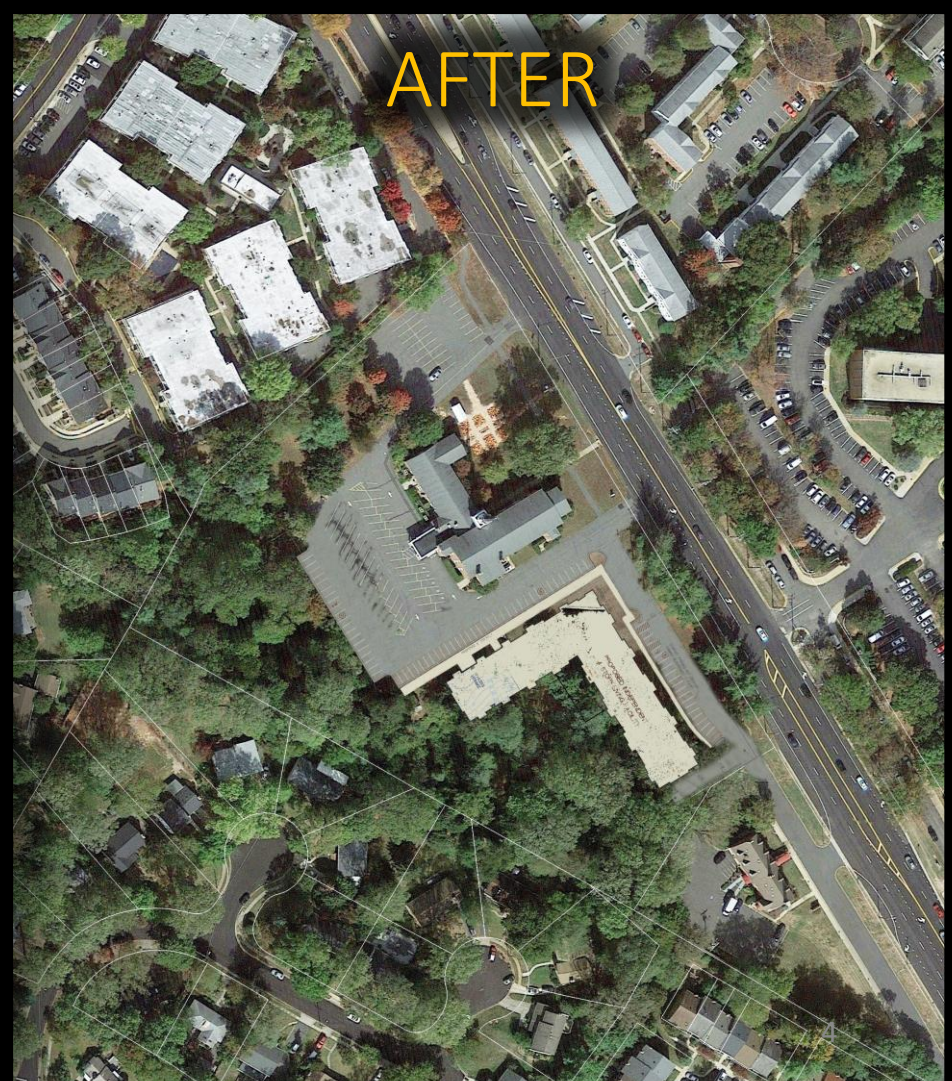
- Affordable housing goals
- Aging Virginians need options
- Community-serving medical/office
- Proximity to transit
- Implementing community vision
 - Lower intensity development

- **CURRENT COMPREHENSIVE PLAN GUIDANCE:**
 - No specific plan text for private development - general *Suburban Neighborhood* and *Infill Development*
 - Allows for mid-to-high rise condominium or large governmental facility.
- **PROPOSED DEVELOPMENT:**
 - Retain Place of Worship through Special Permit Amendment and R-5 rezoning.
 - Partner with Wesley Housing for Elderly Independent Living Facility of up to 113 units through R-5 zoning and SE approval.
 - Establish appx 5,000 sq ft of leased medical or general office through R-5 rezoning and SE approval.
- **PROPOSED PLAN DESIGNATION:**
 - Residential Option at 4-5 units per dwelling—allow for R-5 rezoning
 - Multiple Use Option – allow for Independent living Facility, Office, and existing Place of Worship.

BEFORE



AFTER







Thank You

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