PRC-C-020-02 - TALL OAKS AT RESTON, L.C., PRC Appl. to approve a PRC plan associated with RZ-C-020 to permit additional parking for an existing assisted living facility. Located on the N. side of North Shore Dr., E. of its intersection with Wiehle Ave. on approx. 2.45 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Hunter Mill District. Tax Map 18-1 ((5)) 8B. (Hunter Mill District)

After Close of the Public Hearing

Commissioner Carter: Okay. You’ve heard the testimony. This—as you’ve heard, the project retains the existing building senior—for seniors and adds a small amount of parking spaces. Access is provided with a street system that connects with the surrounding community that’s under construction. Additional parking and emergency fire access has also been provided. It wasn’t mentioned, but twelve parking spaces are also provided on-site on the adjacent side for use during after hours. There’s also a trail connection through this parcel that—that will be improved and completed. As far as the environment and energy conservation, the project satisfies the stormwater management requirements. For quantity control, the project uses the existing stormwater management pond that has additional capacity. For water quality control, the project uses the land adjacent to the buildings to filter this stormwater drain—force drains into the adjacent environmental protection areas. Provisions for electric charging stations have also been provided. A third point is the harmony with adjacent townhouse development. The proposed parking will be screened from the adjacent townhouses by planting native landscaping and constructing a board-on-board fence along the property line. The property also—planting is also proposed between the parking area and the existing building. The applicant has met with adjacent townhouse development and we have not received comments. As far as recommendations, the Reston Design Review Board that has final authority for this project, has approved the concept of this project. It was approved April 20th, 2021. And the Reston Planning and Zoning Committee recommended approval unanimously, with a vote of 14-0 for this. I see that there are no comments other—other testimony. Unless there are additional comments from the Commission, I am ready to make a motion.

Chairman Murphy: Please.

Commissioner Carter: Okay, Mr.—Mr. Chairman, this is PRC-C-020-02, Tall Oaks at Reston, L.C. Mr. Chairman, I request that the applicant conform—conform, for the record to the proposed development conditions that are now dated May 19th, 2021.

Sara Mariska, Agent to the applicant, Odin, Feldman, Pittleman P.C.: The applicant is in agreement with those conditions.

Commissioner Carter: Thank you, Sara. I move that the Planning Commission, I—I’ll do this in two parts, the planning—I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PRC-C-020-02, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MAY 19TH, 2021, THAT INCLUDE A CHANGE TO THE DEVELOPMENT CONDITION NUMBER THREE; SUCH THAT THE CONDITION NOW READS, AND, BE PATIENT WITH MY READING OF THIS, “TWO

Commissioner Niedzielski-Eichner: Niedzielski-Eichner, seconds.

Chairman Murphy: Seconded by Commissioner Niedzielski-Eichner. Is there a discussion of the motion? All those in favor of the motion, to recommend to the Board of Supervisors that they approve PRC-C-020-02, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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The motion carried by a vote of 11-0. Commissioners Ulfelder was absent from the meeting.

SS
PROPOSED PRC CONDITIONS

PRC C-020-02
May 19, 2021

If it is the intent of the Board of Supervisors to approve PRC C-020-02 on Tax Map 18-1 (5) 8B, staff recommends that the Board of Supervisors condition the approval by requiring conformance to the following development conditions.

1. Development of the property must be in substantial conformance with the PRC Plan, entitled “Tall Oaks Assisted Living Facility,” submitted by Walter Phillips, Incorporated, and consists of 14 sheets dated November 10, 2020 and revised through February 12, 2021. Minor modifications may be permitted pursuant to Par. 8 of Sect. 16-203 of the Zoning Ordinance.

2. The applicant must provide three (3) secure bicycle racks (six spaces) within 200 yards of the front building entrance. The applicant must depict the bicycle rack locations on the site plan at time of submission, and must provide proof of installation and plan location to the Department of Transportation 30 days after site plan approval or 60 days after PRC approval if a site plan is not required.

3. Two percent of the proposed parking spaces on site must be pre-wired for electric vehicle charging stations. The applicant must provide proof of installation to the Environment and Development Review Branch in the Department of Planning and Development 120 days after site plan approval or prior to completion of construction of the parking spaces, whichever occurs first.

4. Zoning Administrator Extensions. Notwithstanding the foregoing commitments in these conditions, upon demonstration by the applicant that, despite diligent efforts by the applicant or due to factors beyond the applicant’s control, any improvements required under these conditions that will be delayed beyond the timeframes specified for the completion of such improvements, the Zoning Administrator may extend the timeframes for completion to a later date as determined by the Zoning Administrator.

This approval, contingent on the above noted conditions, does not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards, procedures.