

**FAIRFAX COUNTY, VIRGINIA**

**MEMORANDUM**

**DATE:** November 2, 2000

**TO:** Peter F. Murphy, Jr., Chairman  
Members, Planning Commission

**THROUGH:** Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

**FROM:** Leslie Johnson, Branch Chief  
Zoning Evaluation Division, DPZ

**ISSUE:** Planning Commission Action on Conceptual Plan Amendment CPA 86-C-121-4 which depicts the layout of the service station and quick service food store approved by the Board of Supervisors pursuant to DPA 86-C-121

**BACKGROUND**

The property subject to the Conceptual Plan Amendment is a 1.73 acre pad site, zoned PRC and located within the planned community of Reston, adjacent to the existing Target Retail Center on the south side of Sunset Hills Road, north of the Dulles Toll Road and east of the Fairfax County Parkway. A locator map of the subject property is set forth in Attachment 1.

On March 5, 1998, an application was filed to amend the approved Development Plan (DP) for the site to permit establishment of a quick service food store in conjunction with a service station. A quick service food store was not listed as a permitted use with the original approval of the Development Plan pursuant to RZ 86-C-121. Therefore, an amendment to the approved DP was required to establish a quick service food store on the site. Concurrent with the Development Plan Amendment, the applicant also filed a Conceptual Plan Amendment (CPA) to show the site layout for the service station and quick service food store shown on the DPA in lieu of the retail pad site previously approved pursuant to Conceptual Plan CP 86-C-121-4. A full background of the application history, including a copy of the Staff Report, is set forth in Attachment 2.

On February 10, 1999, the Planning Commission voted to recommend to the Board of Supervisors denial of the DPA and voted to defer indefinitely the CPA pending action by the Board of Supervisors on the Development Plan Amendment. On April 26, 1999, the

Board voted to approve the DPA. As a result of the Board's approval of the DPA, a service station with a quick service food store is a permitted use on the property in the configuration shown on the Development Plan/Conceptual Plan. As part of the DPA approval, the Board also directed the Planning Commission to schedule a decision on the CPA.

On November 10, 1999, the Planning Commission voted to deny the CPA. On December 9, 1999, the applicant filed with the Clerk to the Board of Supervisors an appeal to the Board of the Planning Commission's decision to deny the CPA. At the same time, Mobil also: sought review by the Zoning Administrator of the Planning Commission's decision; appealed the Planning Commission's decision to the Board of Zoning Appeals (BZA); and, filed an appeal to the Circuit Court of Fairfax County.

On April 3, 2000, the Board of Supervisors determined that Mobil's appeal to the Board was proper and that it should be brought forward on its merits. Board consideration of Mobil's appeal of the Planning Commission's denial of CPA 86-C-121-4 was held on September 11, 2000. A copy of the Consideration Item prepared for the Board of Supervisors is presented as Attachment 2. At that time, the Board of Supervisors voted to reverse the Planning Commission's denial of CPA 86-C-121-4 and remanded the matter back to the Planning Commission for action consistent with the Board's decision. A copy of the Verbatim Transcript of the Board's action on this matter is presented as Attachment 3.

## DISCUSSION

As noted in the Planning Commission verbatim which is presented as an Attachment to the Board Consideration Item, the Planning Commission denied the CP based on a determination, in part, that the proposal did not meet the criteria for pedestrian scaled mixed use projects set forth in the Comprehensive Plan for the Reston Town Center. Also expressed was concern that the provision of a third service station with a quick service food store within the Reston Town Center District did not meet the goals and objectives of the PRC District, specifically as it related to Objective 2 set forth in Sect. 6-301 of the Zoning Ordinance. Objective 2 provides for "An orderly and creative arrangement of all land uses with respect to each other and to the entire community."

In an effort to address the Planning Commission's concerns with regard to pedestrian access to and around the site, sidewalks are provided along Sunset Hills Road along the entire frontage of the site along with a connection into the site. Crosswalks are provided at the signalized entrance to the Target retail site which also serves the proposed service station. No other opportunities to enhance pedestrian access to the site are available. In an effort to address the aesthetics of the site, Mobil, in support of its appeal request, submitted to the Board of Supervisors for its consideration a proposal to increase the amount of landscaped open space adjacent to Sunset Hills

Road between the main entrance to the Target and the easternmost entrance to the service station. The additional open space requires the relocation of three parking spaces parallel to the landscape island, separating the pump area from the ingress/egress easement adjacent to the Dulles Toll Road. The applicant also proposed to enhance the landscaping in the area east of the easternmost entrance to include provision of annual and perennial flower beds, as well as low lying shrubbery. A bench is also proposed to be provided within the landscaped area east of the eastern entrance. A revised Conceptual Plan, dated September 29, 2000, has been submitted which reflects the commitments noted above. A reduction of the revised CP is presented as Attachment 4. Staff has determined that the revised CP is in substantial conformance with the approved Development Plan, approved by the Board of Supervisors on April 26, 1999.

## **CONCLUSIONS AND RECOMMENDATIONS**

On April 26, 2000, the Board of Supervisors approved the Development Plan Amendment on the 1.73 acre site to permit a service station and quick service food store in the configuration depicted on the combined Development Plan Amendment and Conceptual Plan Amendment Plat dated September 30, 1998 and development conditions dated November 5, 1998. The Board of Supervisors also took action on September 11, 2000 to reverse the Planning Commission's denial of the CPA and directed that the CPA be returned to the Planning Commission for action consistent with the Board's decision.

It should be noted that with the initial rezoning of the site (RZ 86-C-121), which was one of the four concurrent Town Center rezonings, development plans were approved which generally specify the permitted land uses, the maximum gross floor area of commercial space, the maximum overall non-residential FAR and the maximum building heights, but which do not show development details such as building footprint, internal vehicular and pedestrian circulation systems, parking areas, open space or landscaping details. It was anticipated that, as each section of the Town Center area developed, the conceptual plan proffered for review by staff and review and approval by the Planning Commission would show more details for each section to include traffic circulation, landscaping and screening, building location and parking lot location. When the Board approved DPA 86-C-121, it approved the use of the site for a service station and quick service food store. In this instance, the DPA approved by the Board also governs site layout issues proffered for review pursuant to a CP. Therefore, staff recommends that the Planning Commission approve CPA 86-C-121-4 based on the revised Conceptual Plan dated September 29, 2000.

**ATTACHMENTS**

1. Locator Map
2. Board of Supervisors Consideration Item dated September 11, 2000, including Staff Report for DPA 86-C-121 and CPA 86-C-121-4
3. Verbatim Transcript of the Board's Action on the Consideration Item
4. Reduction of the Revised CPA dated September 29, 2000

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CONSIDERATION - 2.

APPEAL BY MOBIL OIL CORPORATION OF PLANNING COMMISSION DENIAL OF  
CONCEPTUAL PLAN AMENDMENT CPA 86-C-121-4 (HUNTER MILL DISTRICT).

ISSUE:

Board of Supervisors' consideration of an appeal filed by Mobil Oil Corporation (Mobil) of the Planning Commission's disapproval of Conceptual Plan Amendment CPA 86-C-121-4 for development of a service station and quick service food store on 1.73 acres zoned PRC.

TIMING:

Routine.

BACKGROUND:

The property which is the subject of this appeal is a 1.73 acre pad site, zoned PRC and located within the planned community of Reston adjacent to the existing Target retail center on the south side of Sunset Hills Road, north of the Dulles Toll Road and east of the Fairfax County Parkway. The subject property is further identified as Tax Map 17-3 ((1)) 33A. A locator map of the subject property is presented as Attachment 1.

The subject property was rezoned to the PRC District on March 9, 1987, pursuant to the approval of rezoning application RZ 86-C-121, one of the four (4) rezoning applications collectively referred to as the "Reston Town Center rezonings". Each of the four (4) applications was approved with a set of development plans which generally specify the permitted land uses, the maximum gross floor area of commercial space, the maximum overall non-residential FAR and the maximum building heights, but which do not show development details such as building footprints, internal pedestrian and vehicular circulation systems, parking areas, open space or landscaping. The proffers approved in conjunction with RZ 86-C-121 require the review and approval by the Planning Commission of a Conceptual Plan for each property developed within the Town Center. It was anticipated that, as each section of the Town Center area developed, the Conceptual Plan proffered for review by staff and

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review and approval by the Planning Commission would show more details to include traffic circulation, landscaping and screening, building location and parking lot location.

The Development Plan (DP) approved pursuant to RZ 86-C-121 for the subject property is designated as Part 8 of RZ 86-C-121. The DP approved with the initial rezoning for Part 8 permitted office, retail and residential development, as well as specific special exception uses such as service stations, drive-in banks and eating establishments, but did not list quick service food stores as a permitted use. The DP approved with the initial rezoning for Part 8, which includes the Target site and the subject property, permits a maximum gross floor area of 725,000 square feet, a maximum overall non-residential FAR of 0.70 and a maximum building height of 10 stories. On April 18, 1996, the Planning Commission approved Conceptual Plan CP 86-C-121-4 on 19.06 acres, to permit construction of a 135,000 square-foot retail "Target" store and a 10,000 square-foot retail pad site in the eastern half of the site.

On March 5, 1998, the applicant filed an application to amend the approved DP on the subject property to permit establishment of a quick service food store in conjunction with a service station. On April 17, 1998, a Conceptual Plan Amendment (CPA) was also filed on the subject property to replace the previously approved 10,000 square foot retail pad site with a service station and quick service food store comprising 2,919 square feet of gross floor area. These concurrent applications were identified respectively as DPA 86-C-121 and CPA 86-C-121-4. The submitted layout plan and the proposed operational characteristics were identical for both applications. On October 21, 1998, a Staff Report was published which recommended approval of both applications, subject to certain development conditions associated with the DPA. A copy of the Staff Report is presented as Attachment 2.

The Planning Commission held a public hearing on the concurrent applications on November 4, 1998, and deferred decision on both applications. On February 10, 1999, the Planning Commission voted to recommend to the Board of Supervisors denial of both applications. On February 11, 1999, the Planning Commission voted to reconsider its decision on CPA 86-C-121-4 and subsequently voted to defer indefinitely its decision on the CPA

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pending Board action on the DPA. Verbatim excerpts of the Planning Commission's February 10 and 11, 1999, actions are presented as Attachment 3.

On April 26, 1999, the Board of Supervisors approved the DPA subject to the development conditions dated November 5, 1998. (Attachment 4) As a result of the Board's approval of the DPA, a quick service food store is now a permitted use on the subject property, subject to approval of a Conceptual Plan Amendment by the Planning Commission in accordance with the proffers for RZ 86-C-121. The Board also, as part of its motion to approve the DPA, directed the Planning Commission to schedule a public hearing on the CPA as soon as possible and to forward the CPA to the Reston Planning and Zoning Committee prior to the Planning Commission hearing date, for its final review and consideration. The Reston Planning and Zoning Committee reviewed the CPA on June 7, 1999, and recommended approval of the application. On November 10, 1999, the Planning Commission denied Conceptual Plan CPA 86-C-121-4. A copy of the Planning Commission verbatim is presented as Attachment 5. Establishment of the service station and quick service food store, although a permitted use pursuant to approval of the Development Plan Amendment, is not permitted on the subject property without approval of a Conceptual Plan Amendment by the Planning Commission.

On December 9, 1999, Mobil filed with the Clerk to the Board of Supervisors an appeal of the Planning Commission's decision to deny the CPA. At the same time, Mobil also: sought review by the Zoning Administrator of the Planning Commission's decision; appealed the Planning Commission's decision to the Board of Zoning Appeals (BZA); and, filed an appeal to the Circuit Court of Fairfax County (*Mobil Oil Corporation v. Board of Supervisors*, Law No. 184948).

By letter dated December 22, 1999, Barbara A. Byron, as the authorized agent of the Zoning Administrator, informed Mobil that its request for a Zoning Administrator's interpretation regarding the Planning Commission's denial of the CPA was not proper because it did not seek an interpretation of the Zoning Ordinance regarding the Zoning Administrator's responsibilities to interpret, administer and enforce the Zoning Ordinance. Mobil appealed that letter to the BZA; the BZA has scheduled a public hearing on that appeal for October 3, 2000. The appeal to the BZA of the Planning Commission's denial of the CPA is pending

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acceptance by the BZA; October 3, 2000, is the currently scheduled date for consideration of this issue by the BZA.

In response to the appeal to the Board of Supervisors, in a letter dated January 4, 2000, Anthony H. Griffin, then the Deputy County Executive, informed Mobil that its appeal to the Board could not be accepted because the Planning Commission decision was not the sort of decision that is appealable to the Board under Par. 10 of Sect. 18-204 of the Zoning Ordinance. On January 13, 2000, Mobil appealed the Deputy County Executive's decision to the BZA. On April 3, 2000, the Board of Supervisors determined that the appeal was proper and that it should be brought forward to the Board for consideration on its merits by the Board of Supervisors. The matter now before the Board of Supervisors is a determination either to uphold the Planning Commission's denial of the CPA, or to reverse the Planning Commission's decision and to remand CPA 86-C-121-4 back to the Planning Commission for approval.

ENCLOSED DOCUMENTS:

- Attachment 1: Locator Map of the property which is the subject of the Appeal
- Attachment 2: Staff Report for DPA 86-C-121 and CPA 86-C-121-4
- Attachment 3: Planning Commission Verbatim dated February 10 and February 11, 1999
- Attachment 4: Approved Development Conditions for DPA 86-C-121
- Attachment 5: Planning Commission Verbatim dated November 10, 1999

STAFF:

Robert A. Stalzer, Deputy County Executive  
James P. Zook, Director, Department of Planning and Zoning (DPZ)  
Barbara A. Byron, Director, Zoning Evaluation Division (ZED), DPZ  
Leslie Johnson, Senior Staff Coordinator, ZED, DPZ

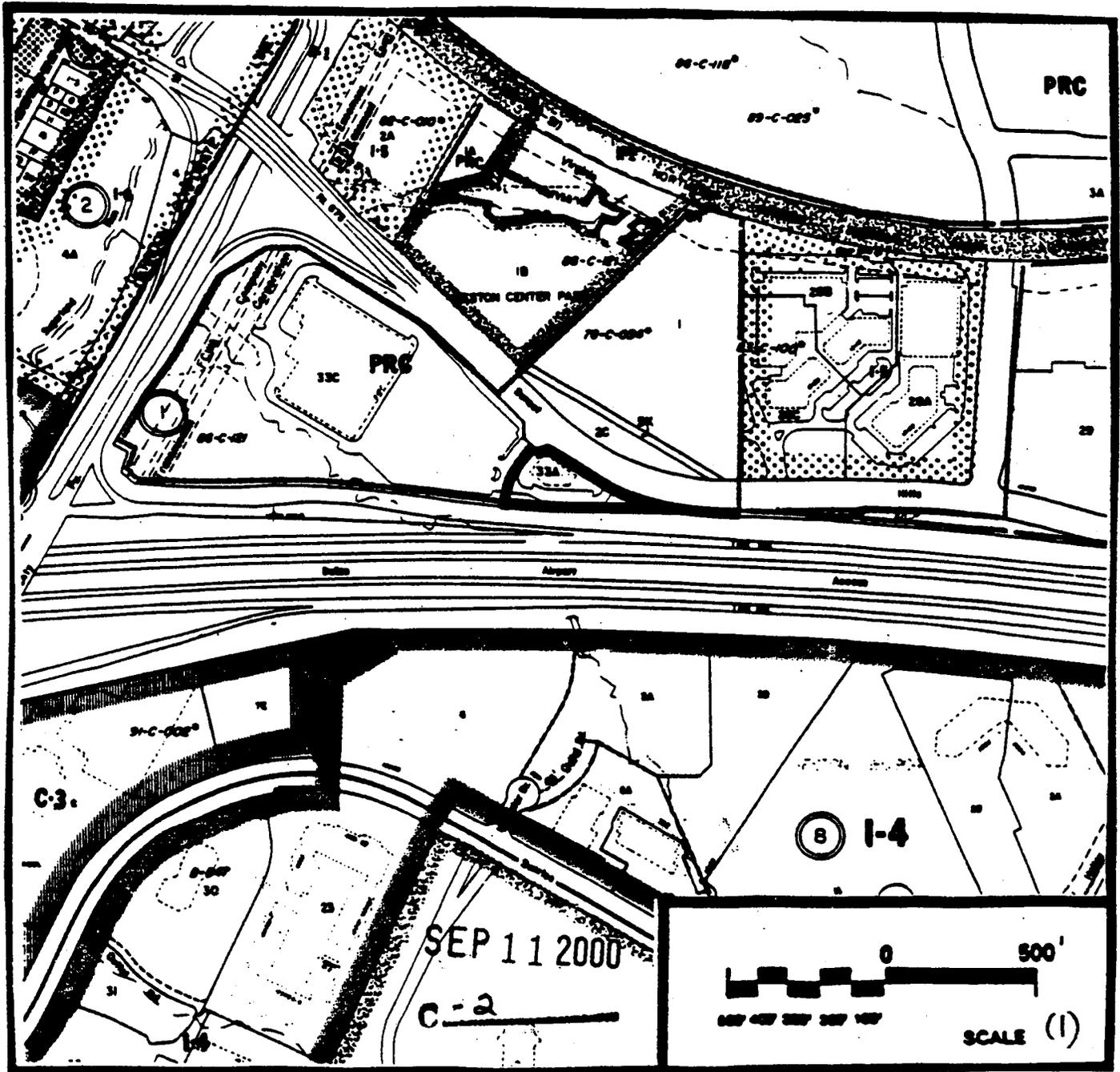
# CONCEPTUAL DEVELOPMENT PLAN AMENDMENT CPA 86-C-121-04

CPA 86-C-121-4  
FILED 04/17/98

WESTERRA RESTON, L.L.C.  
CONCEPTUAL PLAN AMENDMENT  
COMMERCIAL USE

1.73 ACRES OF LAND; DISTRICT - HUNTER MILL  
LOCATED: SOUTH SIDE OF SUNSET HILLS ROAD,  
NORTH SIDE OF DULLES AIRPORT ACCESS AND TOLL ROAD,  
APPROX. 1,200 EAST OF FAIRFAX COUNTY PARKWAY

ZONED: PRC  
OVERLAY DISTRICT(S):  
TAX MAP 17-3 ((1)) 33A





# FAIRFAX COUNTY

DPA APPLICATION FILED: March 5, 1998  
CPA APPLICATION FILED: April 17, 1998  
PLANNING COMMISSION: November 4, 1998  
BOARD OF SUPERVISORS: Not Scheduled

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## V I R G I N I A

October 21, 1998

### STAFF REPORT

APPLICATION DPA 86-C-121 and  
CPA 86-C-121-4

### HUNTER MILL DISTRICT

<b>APPLICANT:</b>	Westerra Reston, L.L.C.
<b>PRESENT ZONING:</b>	PRC
<b>PARCEL(S):</b>	17-3 ((1)) 33A
<b>ACREAGE:</b>	1.73 acres
<b>OPEN SPACE:</b>	47%
<b>PLAN MAP:</b>	Planned Residential Community - Town Center
<b>PROPOSAL:</b>	Amend the approved Development Plan and Conceptual Plan to permit a Service Station and Quick Service Food Store

### STAFF RECOMMENDATIONS:

Staff recommends approval of DPA 86-C-121 subject to the development conditions contained in Appendix 1.

Staff recommends approval of CPA 86-C-121-4.

It should be noted that it is not the intent of the staff to recommend that the Planning Commission or Board of Supervisors, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Planning Commission or Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334.

# DEVELOPMENT PLAN AMENDMENT

## DPA 86-C-121

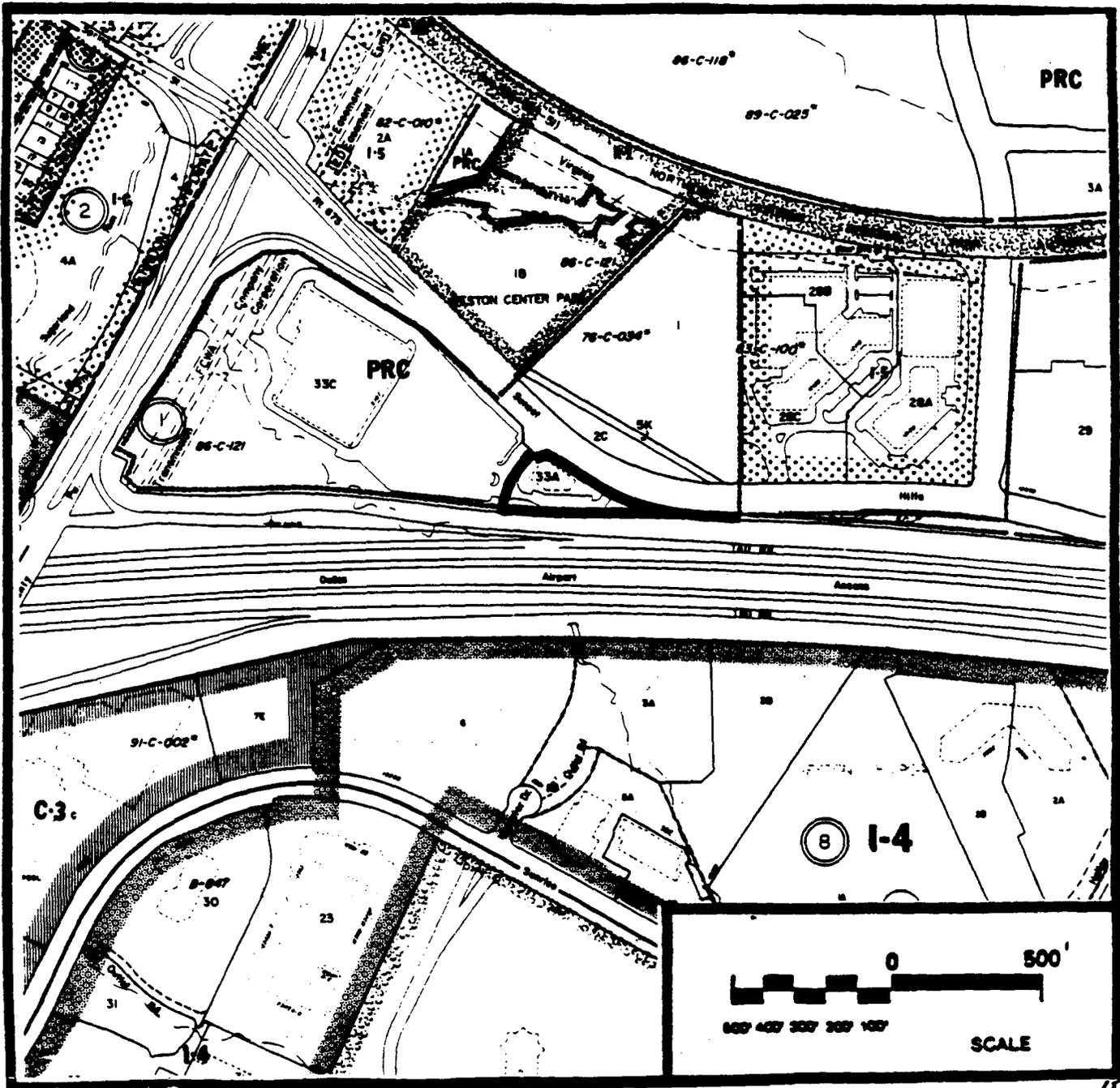
DPA 86-C-121  
FILED 03/05/98

WESTERRA RESTON, L.L.C.  
DEVELOPMENT PLAN AMENDMENT  
PROPOSED: COMMERCIAL DEVELOPMENT  
APPROX. 1.73 ACRES OF LAND; DISTRICT - HUNTER HILL  
LOCATED: SOUTH SIDE OF SUNSET HILLS ROAD, NORTH SIDE  
OF DULLES AIRPORT AND TOLL ROAD, APPROXIMATELY  
1200' EAST OF FAIRFAX COUNTY PARKWAY

ZONING: PRC  
OVERLAY DISTRICT(S):

MAP REF

017-3- /01/ /0033-A



# CONCEPTUAL DEVELOPMENT PLAN AMENDMENT

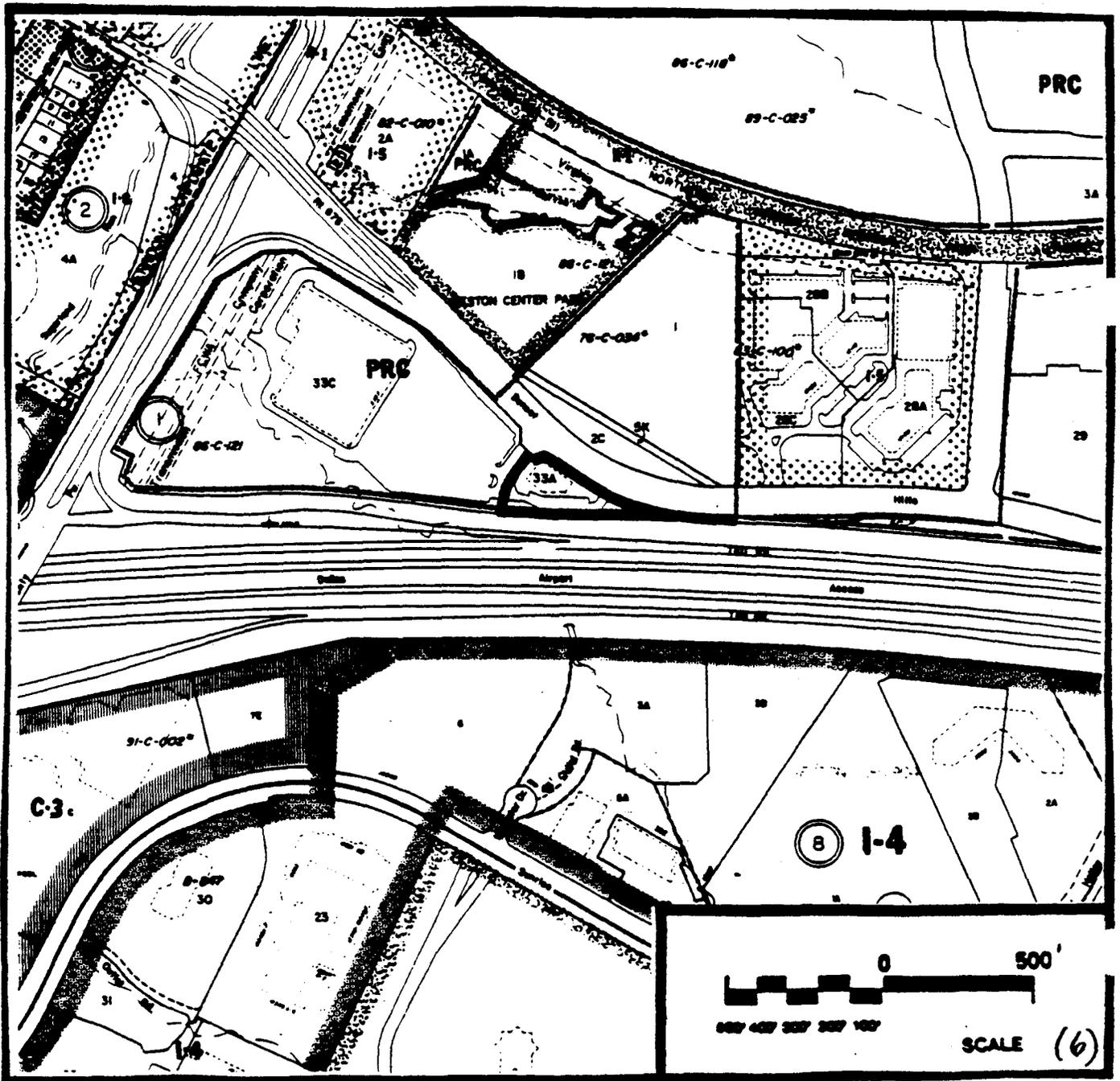
## CPA 86-C-121-04

CPA 86-C-121-4  
FILED 04/17/86

WESTERRA RESTON, L.L.C.  
CONCEPTUAL PLAN AMENDMENT  
COMMERCIAL USE

1.73 ACRES OF LAND; DISTRICT - HUNTER MILL  
LOCATED: SOUTH SIDE OF SUNSET HILLS ROAD,  
NORTH SIDE OF DULLES AIRPORT ACCESS AND TOLL ROAD,  
APPROX. 1,200 EAST OF FAIRFAX COUNTY PARKWAY

ZONED: PRC  
OVERLAY DISTRICT(S):  
TAX MAP 17-3 ((1)) 33A







# DEVELOPMENT PLAN AMENDMENT

## DPA 86-C-121

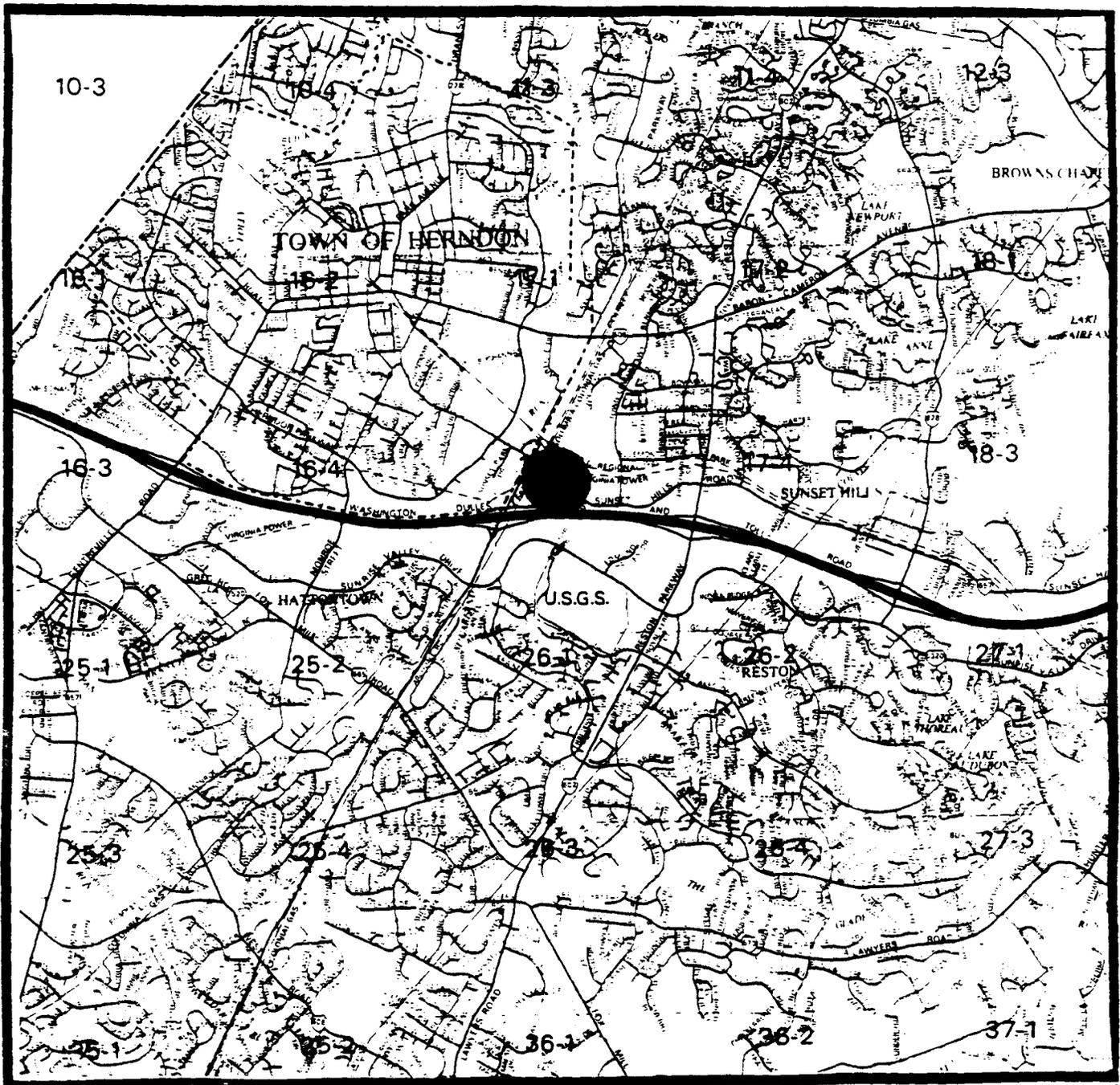
DPA 86-C-121  
FILED 03/05/98

WESTERRA RESTON, L.L.C.  
DEVELOPMENT PLAN AMENDMENT  
PROPOSED: COMMERCIAL DEVELOPMENT  
APPROX. 1.73 ACRES OF LAND; DISTRICT - HUNTER MILL  
LOCATED: SOUTH SIDE OF SUNSET HILLS ROAD, NORTH SIDE  
OF DULLES AIRPORT AND TOLL ROAD, APPROXIMATELY  
1200' EAST OF FAIRFAX COUNTY PARKWAY

ZONING: PRC  
OVERLAY DISTRICT(S):

MAP REF

017-3- /01/ /0033-A



**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING

OCT 5 1998

ZONING EVALUATION DIVISION

DEVELOPMENT PLAN AMENDMENT/TOWN CENTER  
CONCEPT PLAN AMENDMENT  
RESTON, SECTION 937, PARCEL 2  
SEPTEMBER 30, 1998

1. This property is located on Fairfax County Tax Map No. 17-3((1)) Parcel 33A and is currently zoned PRC.
2. Owner/Applicant: Westerra Reston, LLC  
11450 Baron Cameron Avenue  
Reston, VA 20190  
(DB 9881; Pg. 1645)
3. Developer: Mobil Oil Corporation  
10617 Braddock Road  
Fairfax, VA 22032
4. This plan does not show all covenants, restrictions, easements or dedications which may exist in the chain of title.
5. Boundary information is based on a survey by Walter L. Phillips, Inc. dated February 1997.
6. Topographic information is taken from plans prepared by Urban Engineering & Associates, Inc. dated June 1996 and is assumed to be field run. Contour interval is 2 feet; datum is U.S.G.S.
7. All existing utilities, improvements and proposed landscaping are taken from Plan #9153-SP-01 and other existing plans and records and are not field verified. There are no existing buildings on this property.
8. This property is served by public water and sewer.
9. Flood plain limit and easement is taken from Plan #9153-FP-01-3, approved 4/26/96.
10. Based on available maps and records, there is no RPA or EQC on this property.
11. Based on existing records, there are no utility easements having a width of 25 feet [7.620] or more on this property.
12. Stormwater management and water quality requirements for this property have been provided with the development of a dry pond on Parcels 33B and 33C, immediately adjacent to this property on the west (Target).

13. There are no scenic assets or natural features on this property deserving of protection.
14. Based on available maps and records, there are no known burial sites on this property.
15. Based on the Comprehensive Plan, there are no trails required for this property.
16. It is expected that no adjacent properties will be adversely affected by this development.
17. There are no special amenities proposed with this parcel.
18. It is expected that construction will begin upon site plan approval.
19. All required on-site public improvements will be provided in conjunction with the development of the property.
20. This plan is conceptual only and is intended to be used in conjunction with land use approval process. It is not a construction drawing; and, minor deviations and adjustments may be required and are to be expected as part of the site plan approval process.

#### GENERAL

21. The parcel subject to this Development Plan Amendment ("DPA") and Town Center Concept Plan Amendment ("TCCPA") is known as Parcel 2, Section 937, Reston. The Town Center Concept Plan for Parcel 1 of Section 937, the Target site, remains in effect and is not altered by this application.
22. The property which is the subject of this application shall be developed in accordance with the Development Plan ("DP") and Town Center Concept Plan ("TCCP"), prepared by Walter L. Phillips, Incorporated, dated December 1997 and revised through September 30, 1998, provided that minor modifications may be permitted when necessitated by sound engineering and/or which may become necessary as part of final site engineering, as determined by the Department of Public Works and Environmental Services ("DPW&ES").
23. The proposed building and related structures shall consist of a maximum of 3,000 square feet and the maximum building height shall be no more than 20'. The Applicant reserves the right to alter building or structures footprints.
24. Parking shall be provided pursuant to the Zoning Ordinance, as determined by DPW&ES. The Applicant reserves the right to provide additional spaces, per the tenants' needs.
25. The Applicant shall provide a minimum of 15% open space and 10% tree cover on the site.

## LANDSCAPING

26. The Applicant shall provide landscaping consistent with the plan shown on Sheet 1 of the DPA/TCCPA, including the delineated tree save areas. The landscaping plan is subject to final review and approval by the Town Center Design Review Board ("TCDRB") and the Urban Forester.
27. All supplemental landscaping located within or contiguous to the Virginia Department of Transportation ("VDOT") rights-of-way shall be provided subject to VDOT approval. If VDOT does not permit the noted plantings within or contiguous to its rights-of-way, the Applicant shall relocate the supplemental landscaping within the application property, subject to review and approval by DPW&ES. These plantings shall be included within the submitted landscape plan, subject to final review and approval by the TCDRB and the Urban Forester.
28. All supplemental landscaping located within or contiguous to the Warner Cable of Reston easement located along the Dulles Airport Access Road and Toll Road right-of-way shall be provided subject to Warner Cable review and approval. These plantings shall be included within the submitted landscape plan, subject to final review and approval by the TCDRB and the Urban Forester.
29. The Applicant shall include foundation plantings, planters or similar and additional landscaping elements around all four sides of the buildings, subject to engineering constraints. The proposed location of the plants may be modified as necessary for the installation of utilities, VDOT requirements, and tenant requirements in coordination with DPW&ES, but shall, at a minimum, provide the quality and quantity of plantings depicted on the DPA/TCCPA. The plantings shall be included within the landscape plan, subject to final review and approval by the TCDRB and the Urban Forester.

## PEDESTRIAN CIRCULATION

30. The external and internal pedestrian circulation system (including trails and sidewalks) shall be provided as generally shown on the DPA/TCCPA.

## TRANSPORTATION

31. All roads and road improvements shown on this plan have been or shall be provided in accordance with the site plans for Section 937, Parcel 1 (9153-SP-01) and the Sunset Hills Road improvement plan (5468-SP-04). These improvements include dedication of right-of-way and construction easements for a third eastbound lane along the property frontage, construction of a continuous right-turn lane/through land across the frontage along Sunset Hills Road to the easternmost entrance to the site, and installation of a signalized entrance with a consolidated median break and left-turn and right-turn lanes at the primary entrance

to the Target site. This entrance also provides access to the Property.

32. The Applicant shall, if requested by the Department of Transportation or VDOT, construct one (1) bus shelter (open, typical type) and pull-over area. The bus stop shall be located east of the primary entrance to the site in the location as generally shown on the DPA/TCCPA. The final location of this bus stop shall be determined by the Department of Transportation. The final location of this bus stop shall be determined prior to final site plan approval for the parcel. The Applicant shall install a covered trash receptacle within the bus shelter. The owner of the parcel shall be responsible for providing trash removal and pick-up services for the bus shelter.

#### LAND USES

33. The site may be developed as a service station and quick service food store.

#### SITE DESIGN

34. Landscaping, site design, pedestrian access, lighting, signage and architectural details are subject to final review and approval by the TCDRB.
35. Parking lot and building lighting shall be provided in accordance with Article 14 of the Zoning Ordinance and shall be directed inward and/or downward to avoid glare onto adjacent properties.
36. Trash and service areas shall be screened and landscaped, as approved by the TCDRB.
37. In order to provide a consistent and compatible architectural treatment with the balance of Section 937, the primary building materials and colors shall be the same or similar to those used on the adjacent Target building.
38. The site shall contain one ground-mounted sign in the location generally shown on the DPA/TCCPA of no more than 80 square feet and no more than 10 feet in height, in accord with the Zoning Ordinance. The building-mounted signage will meet the standards contained in Section 12 of the Zoning Ordinance.

#### TOWN CENTER CONCEPT PLAN AMENDMENTS

39. By securing approval of this Town Center Concept Plan, the Applicant is not limiting or waiving any of its rights pursuant to the approved Town Center rezoning and approved Development Plan. The Applicant reserves the right to subsequently pursue Town Center Concept Plan Amendment(s), Special Exception(s) and/or Special Permit(s)(on the whole or any portion of the site) to revise uses, increase heights and density and to pursue any and all modifications as permitted by the Town Center rezonings and the Fairfax County Zoning Ordinance.

40. Any portion of the site may be the subject of a Town Center Concept Plan Amendment, Special Exception or Special Permit without joinder and/or consent of the owners of the other land areas, provided that such application does not affect the other land areas. Previously approved proffered conditions or development conditions applicable to a particular portion of the site which are not the subject of such an application shall otherwise remain in full force and effect.

**A GLOSSARY OF TERMS FREQUENTLY  
USED IN STAFF REPORTS WILL BE  
FOUND AT THE BACK OF THIS REPORT**

**DESCRIPTION OF THE APPLICATION**

**Applicant:** Westerra Reston L.L.C.

**Location:** South side of Sunset Hills Road, north of the Dulles Toll Road, approximately 1,500 feet east of the Fairfax County Parkway

**Request:** To amend the Development Plan approved in conjunction with Board of Supervisors approval of RZ 86-C-121 and to amend Conceptual Plan CP 86-C-121-4 to permit a service station and quick service food store on 1.73 acres zoned PRC.

The proposed Development Plan Conditions, and the Applicant's affidavit and statement of justification can be found in Appendices 1-3, respectively.

**LOCATION AND CHARACTER:**

**Site Description:** The 1.73 acre site has been graded for development as a pad site within the existing Target store site. There is an existing paved ingress/egress easement which runs parallel to the southern property boundary and provides right-in/right out access to Sunset Hills Road. The eastern tail of the property consists of mature hardwood tree cover, is too narrow to be developed and will be retained as undisturbed open space.

**Surrounding Area Description:**

Direction	Use	Zoning	Plan
North Northwest Northeast	Hotel <sup>1</sup> Future YMCA Office	PRC PRC I-5	Town Center Town Center Town Center
South	Dulles Toll Road and Airport Access Road		
East	Vacant Office	PRC	Town Center
West	Target Retail Store Fairfax County Parkway	PRC	Town Center

<sup>1</sup> The property to the north is partially developed with an 116 room extended stay hotel which was approved pursuant to CP 86-C-121-6 and SE 96-H-016. The remaining undeveloped area is approved for four freestanding commercial uses approved pursuant to CP 86-C-121-5. The combined hotel and commercial development is to be known as Village Commons.

**BACKGROUND**

On March 9, 1987, the Board of Supervisors approved four (4) concurrent rezonings with one (1) combined set of proffers, on a total of 343 acres of land collectively known as the "Reston Town Center rezonings": RZ 85-C-088, RZ 86-C-119, and RZ 86-C-121 to the PRC District and RZ 86-C-118 to the I-3 (Light Intensity Industrial) District. On October 2, 1989, the Board of Supervisors approved RZ 89-C-025, which rezoned the property zoned I-3 (RZ 86-C-118) to the PRC District, in addition to approving Proffered Condition Amendment applications (PCAs) on the three (3) other Reston Town Center rezonings. On October 15, 1990, the Board of Supervisors approved proffered condition amendment applications on the four (4) Reston Town Center rezonings to expedite construction of the Fairfax County Parkway interchange at Sunset Hills Road and to revise the layout of the western portion of the Town Center Urban Core. One (1) set of proffers dated February 27, 1987, as revised through October 3, 1990, and October 4, 1990, currently governs the Reston Town Center rezonings. A complete copy of the approved proffers is on file with the Department of Planning and Zoning.

Each application was approved with a set of development plans which generally specify the permitted land uses, the maximum gross floor area of commercial space, the maximum overall non-residential FAR and the maximum building heights, but do not show development details such as building footprints, internal pedestrian and vehicular circulation systems, parking areas, open space or landscaping details. It was anticipated that, as each section of the Town Center area developed, the conceptual plan proffered for review by DPZ staff and review and approval by the Planning Commission would show more details for each section to include traffic circulation, landscaping and screening, building location and parking lot location.

The approved Development Plan (DP) for the area subject to this combined Development Plan and Conceptual Plan Amendment application is designated as Part 8 of RZ 86-C-121. The approved DP for Part 8 permits office, retail and residential development as well as specific special exception uses such as service stations, drive-in banks, eating establishments, but does not list quick service food stores as a permitted use. The approved DP also shows a maximum gross floor area of 725,000 square feet, a maximum overall non-residential FAR of 0.70, and a maximum building height of 10 stories. On April 18, 1996, the Planning Commission approved Conceptual Plan CP 86-C-121-4 on 19.06 acres to permit a construction of a 135,000 square foot retail "Target" store and a 10,000 square foot retail pad site in the eastern half of the site. A copy of the approved Development Plan and previously approved CP and Conditions are set forth in Appendix 4.

The applicant is requesting approval to amend both the approved DP and the approved CP to permit a service station and quick service food store on the 1.73 acre pad site approved for retail use. With the initial filing of the subject application, the applicant also requested approval of a car wash in conjunction with the service station and quick service food store uses. The car wash building was to be located within the 75 foot building restriction line shown on the approved DP which required the submission of a

Proffered Condition Amendment application. The applicant subsequently deleted the car wash component of the proposal which resulted in the withdrawal of the PCA application on September 24, 1998.

**COMPREHENSIVE PLAN PROVISIONS (Appendix 5).**

<b>Plan Area:</b>	Area III
<b>Planning Sector:</b>	Reston Community Planning Sector of the Upper Potomac Planning District
<b>Plan Map:</b>	Residential Planned Community; Town Center

**ANALYSIS**

**Development Plan Amendment/Conceptual Plan Amendment (DPA/CPA)**  
(Copy at front of Staff Report)

<b>Title of DPA/CPA:</b>	Reston - Section 937, Mobil Service Station
<b>Prepared by:</b>	Walter L. Phillips, Inc. and Wolfgang Doerschlag Architects & Engineers Limited, Inc.
<b>Dates:</b>	December 3, 1997, revised to September 30, 1998

The DPA/CPA consists of six sheets. Sheet 1 illustrates the site layout of the proposed service station and quick service food store with proposed landscaping and also contains site tabulations. Sheet 2 illustrates the site layout, including dimensions from all peripheral lot lines; an angle of bulk plane detail for both the service station canopy and the quick service food store building and Plan Notes. Sheets 4 through 6, which are labeled A6, A7, C1.4 and C1.5, illustrate the proposed building elevations, proposed building mounted signage and canopy elevations.

The proposed service station and quick service food store is located on a 1.73 acre pad site in the western portion of a 19 acre site which has been developed with a Target retail store. The service station and quick service food store building contains 2,919 square feet of gross floor area with an FAR of 0.04. The building is located at the northwest corner of the site, adjacent to Sunset Hills Road and the main entrance to the retail center. The applicant has indicated that there will be an accessory fast food component to the quick-service food store to permit the sale of fresh made sandwiches, yogurt or other type of food operation. No seating is proposed as part of the accessory fast food component. *Staff believes all issues have been resolved*

Primary access to the service station will be provided from the main entrance road serving the retail center, via an internal travelway which runs east/west through the pad site. A secondary right-in/right-out entrance off of Sunset Hills Road is provided at the eastern end of the site. The six pump islands with canopy are centrally located on the site. Parking is provided adjacent to the quick service food store building and to the east of the pump islands. An area for employee parking is provided on the east side of

the travelway, near the secondary site entrance. A header curb with landscaping separates the travelway from the pump islands to channel traffic in and out of the fueling area. The eastern tail of the site will remain as undisturbed open space with a total of 48% of the site preserved as open space. A 10 foot wide landscape strip with one row of deciduous trees and a hedge row of low lying shrubs is shown along the Sunset Hills Road frontage of the site. Similarly a 10 foot wide landscape strip consisting of a mix of evergreen trees and deciduous trees are provided between the ingress/egress easement through the site and the southern property line which is adjacent to right-of-way for the Dulles Toll Road. A 10 foot high 70 square foot freestanding price and ID sign is shown just east of the main entrance to the retail center.

### **Conceptual Plan Analysis**

As stated in the Background section of this report, proffers accepted by the Board of Supervisors pursuant to RZ 86-C-121 require the review and approval by the Planning Commission of Reston Town Center Conceptual Plans. This section contains staff's analysis of the Conceptual Plan Amendment for each of the elements listed in the proffers as required components of the conceptual plan.

#### A vehicular traffic circulation plan including approximate location of entrances.

The CPA does not change the previously approved entrances to the pad site. Access to the site will be provided off of the shared main entrance road to the retail center and via a secondary right-in/right-out entrance from Sunset Hills Road.

#### Minor streets in approximate location

There are no minor streets serving this site. All roads internal to the site are designed as private travelways to provide access to the surface parking areas.

#### Pedestrian Walkways and Trails

There is an existing sidewalk provided along the Sunset Hills Road frontage of the site and along the main entrance road. A sidewalk connection from the existing sidewalk will be provided to the quick service food store/service station building.

#### Landscaping and Screening

The existing streetscaping along Sunset Hills Road will be supplemented with shrubs to form a hedge row and additional deciduous and evergreen trees. A row of evergreen and deciduous trees will be provided along the southern property boundary which abuts right-of-way of the Dulles Toll Road. Landscaping is also shown around the building.

#### Open Space

The Reston Town Center proffers specifically state that development within the Town Center area shall contain at least 15% open space including walkways, pedestrian

plazas, parks and ponds. The site tabulations indicate that 48% open space will be provided on this site, the majority of which is provided within the eastern tail of the site.

#### Recreation and Community Facilities

None proposed with this application.

#### Location of a Time-Transfer Hub (Mass Transit Facility)

The circulation element of the Master Conceptual Plan shows future transit facilities to encourage the use of mass transit throughout the Reston Town Center area. Under the previously approved Conceptual Plan, the applicant committed to provide a bus shelter with trash receptacle along Sunset Hills Road frontage of the pad site. This commitment has been carried forward on the notes set forth on the Conceptual Plan Amendment.

#### Floor Area Ratios

The maximum FAR permitted for Part 8 of RZ 86-C-121 is 0.70. The FAR of the service station/quick service food store pad site is 0.04. The overall FAR for the Target retail store and the pad site is 0.166.

#### Height Limits

The approved development plan limits the height within Part 8 to 10 stories or 120 feet. The maximum building height on the pad site is 17 feet.

#### General Location of and Type of Housing Units

No housing units are proposed with the application.

#### General Location of Office and Commercial buildings

The service station/quick service food store building is located at the northwest corner of the pad site adjacent to the main entrance road.

#### Transportation Analysis (Appendix 6)

Department of Transportation staff believes that development of the pad site as a service station and quick service food store will not create any significant additional impacts to the surrounding public street system, provided all transportation commitments previously committed to with the proffers and with the original Conceptual Plan approval are carried forward. The transportation improvements previously committed to including dedication of right-of-way and construction easements for construction of a third eastbound lane along Sunset Hills Road; construction of a continuous right-turn lane/through lane to the easternmost site entrance and installation of a signalized entrance with a consolidated median break have been completed. The commitment for installation of a bus shelter along the site frontage east of the main

entrance to the site has been carried forward and the shelter will be installed with development of the service station and quick service food store. However, the applicant has not carried forward the commitment to reserve right-of-way from the end of the easternmost entrance to the end of the eastern property line, for a third, eastbound lane along Sunset Hills Road. This previous commitment was set forth in Note 22 of the approved Conceptual Plan notes. Staff has prepared a Development Plan Condition which requires this reservation and subsequent dedication.

With the proposed development conditions, all transportation issues have been satisfied.

#### **Environmental Analysis (Appendix 7)**

With the deletion of the car wash component, no environmental issues have been identified.

#### **Land Use Analysis (Appendix 5)**

The application site was previously approved for development of a 10,000 square foot retail building in conjunction with Conceptual Plan approval for the Target retail center. The approved Development Plan lists service stations as a permitted use, but does not list quick service food store as a permitted use. Therefore, the applicant is requesting approval to amend both the Development Plan and the Conceptual Plan to permit the service station and quick service food store uses on the site. The car wash component has been withdrawn from the proposal.

Staff believes that the proposed development is in conformance with the use and intensity recommendations of the Comprehensive Plan. The deletion of the car wash component has enabled the applicant to better utilize the existing ingress/egress easement through the site and improves the circulation in and around the gas pumps. Staff did note that it would be desirable to increase the opportunities for landscaping in the interior parking area to the north and west of the pump islands. Staff suggested that several of the parking islands could be expanded to add more green space to the interior of the site. The revised plan does show the addition of shrubs on the parking island along the loading/service area. Staff also suggested that the customer service area previously designated for the car wash component on the east side of the ingress/egress easement be converted to landscaped open space. The applicant instead has labeled this area for employee parking. A total of 19 parking spaces are provided on the site which meets the parking requirements for the quick service food store. Employee parking is accommodated within the parking ratio required for this use and therefore additional employee parking is not required. Staff believes this parking area should be converted to open space. Staff is also concerned that the location of these spaces adjacent to the easternmost entrance may interfere with vehicular circulation. Therefore, staff has proposed a development condition which requires this parking area to be converted to open space and landscaped.

The Sunset Hills Road corridor of the Town Center Area is also located within the Reston-Herndon Suburban Center area of the Comprehensive Plan. The Comprehensive Plan recommendations for the Suburban Center require that development proposals within the Suburban Center be responsive to certain development criteria. These criteria are outlined in the Land Use Analysis prepared by the Environment and Development Review Branch of DPZ. These criteria require a development plan that provides high quality site and architectural design, streetscaping, urban design and development amenities as well as the provision of design, siting, scale and materials compatible with the adjacent development and the surrounding community. The applicant has provided building elevations for the proposed quick service food store and has committed in the Conceptual Plan notes that the primary building materials and colors shall be the same or similar to those used on the adjacent Target building. Streetscaping has been provided along Sunset Hills Road within a 25 foot open space strip and includes both deciduous trees and shrubs.

### Signage

Staff is concerned with the proposed signage for the site. The applicant is proposing a freestanding motor fuel price and identification sign along Sunset Hills Road just east of the main entrance to the site. The proposed freestanding sign will consist of 80 square feet of sign area and a maximum height of 10 feet. The previous Conceptual Plan approval which included both the Target store and the retail pad site which is the subject of these applications, limited the site to one freestanding ground mounted (not pole mounted) sign up to 60 square feet in area and 10 feet in height. The sign may only be located along Sunset Hills Road, which includes the off-ramp area leading from the Fairfax County Parkway. A freestanding sign which displays the Target logo and name has been erected along the off-ramp area leading from the Parkway to Sunset Hills Road. Staff has advised the applicant that only one freestanding sign should be permitted for the combined site. The approved freestanding sign does not limit the number of tenants which may be displayed on the sign. While the current location of the existing freestanding sign is not desirable for the service station use, the sign could be moved closer to the main entrance of the site where both the service station logo and the Target logo could be displayed. There is no justification for erecting a second freestanding sign on the site.

Notwithstanding the above, it should be noted that Article 12 of the Zoning Ordinance permits the erection of a motor vehicle fuel price sign as required by state law and which is exempt from the calculation of sign area. However, it is staff's position that the size of such a sign should be limited to no more than 20 square feet in area and a maximum of 8 feet in height from grade. Staff has drafted a development condition which permits a freestanding price sign subject to the size limitations set forth above and which precludes any tenant logo from appearing on the sign. The proposed building and canopy signage as shown on the DPA/CPA is limited to 107 square feet of sign area and will be provided in accordance with Article 12 of the Zoning Ordinance.

In summary, staff believes with the proposed development conditions and Conceptual Plan notes, all land use issues have been adequately addressed.

**Public Facilities Analyses (Appendices 8-10)**

There are no public facilities associated with this application.

**ZONING ORDINANCE PROVISIONS****Additional Standards for Service Stations and Quick Service Food Stores**

Pursuant to Sect. 6-305 of the Zoning Ordinance, when a use presented in Sect. 6-302 as a group or category use is being considered for approval on a development plan, the standards set forth in Article 8, Special Permits and Article 9, Special Exceptions shall be used as a guide. Service stations and quick service food stores are Category 5 Special Exception uses and are subject to the additional standards set forth in Sect. 9-505 of the Zoning Ordinance.

Par. 1A requires that such a use shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood which it is associated. The applicant has committed on the CP Notes to design the service station/quick service food store building with similar primary building materials and colors as the adjacent Target store. Therefore this standard has been satisfied.

Par. 1B. requires that the use be designed so that pedestrian and vehicular circulation is coordinated with the adjacent properties. There is a sidewalk connection provided into the site from the existing sidewalks along the main entrance road and along Sunset Hills Road. Shared vehicular access is provided between the Target site and the service station/quick service food store pad site. Therefore this standard has been satisfied.

Par. 1C requires that the site be designed to minimize turning moving conflicts and to facilitate safe and efficient on-site circulation. Parking and stacking spaces shall be provided to facilitate safe and convenient pedestrian access. With the removal of the car wash, the site has been redesigned to separate the travel aisle from the fueling stations by a landscaped traffic island. This design minimizes turning movement conflicts from into the fueling area from the travelway. Parking is provided adjacent to the building for convenient access. Therefore this standard has been satisfied.

Par. 1D requires that the lot is of sufficient area and width to accommodate the use and that the use will not adversely impact any nearby existing or planned residential areas. The lot size is adequate to accommodate the use and there are no nearby residential areas. Therefore, this standard has been satisfied.

**Summary of Zoning Ordinance Provisions**

All applicable standards have been satisfied.

### **Conformance with Proffers**

The proffers approved in conjunction with RZ 86-C-121 require that a Conceptual Plan providing a detailed layout of the site to include traffic circulation, landscaping and screening, building location and parking lot location be submitted for review by the Department of Planning and Zoning and approval by the Planning Commission. The subject Conceptual Plan amendment application provides the information required by the proffers.

### **CONCLUSIONS AND RECOMMENDATIONS**

The applicant is requesting approval to amend the development plan approved in conjunction with RZ 86-C-121 and the approved Conceptual Plan to permit a service station and quick service food store on 1.73 acres previously approved for retail use. Staff believes that with the proposed development conditions and Conceptual Plan notes, the proposal is in conformance with the Comprehensive Plan and with the applicable provisions of the Zoning Ordinance.

#### **Recommendations**

Staff recommends approval of DPA 86-C-121 subject to the proposed development conditions contained in Appendix 1 of the Staff Report.

Staff recommends approval of CPA 86-C-121-4.

It should be noted that it is not the intent of staff to recommend that the Board of Supervisors or Planning Commission, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Planning Commission or Board of Supervisors.

### **APPENDICES**

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Approved Development Plan for Part 8 of RZ 86-C-121 and approved Conceptual Plan and Conceptual Plan notes.
5. Plan Citations and Land Use Analysis
6. Transportation Analysis
7. Environmental Analysis
8. Glossary of Terms

**PROPOSED DEVELOPMENT CONDITIONS****DPA 86-C-121****October 21, 1998**

If it is the intent of the Board of Supervisors to approve DPA 86-C-121, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

1. Any plan submitted pursuant to this Development Plan Amendment shall be in conformance with the approved Development Plan Amendment/Town Center Concept Plan, entitled Reston - Section 937, Mobil Service Station, prepared by Walter L. Phillips, Inc. and Wolfgang Doerschlag Architects & Engineers Limited, Inc., which is dated December 3, 1997 and revised through September 30, 1998, consisting of six sheets, and the following conditions.
2. Any plan submitted pursuant to this Development Plan Amendment shall also be in conformance with the Conceptual Plan Notes dated September 30, 1998, unless specifically modified by these conditions.
3. Right-of-way along the Sunset Hills Road frontage of the application property along the undeveloped section of the site east of the easternmost entrance shall be reserved for a future east bound lane along Sunset Hills Road. This reserved area shall be dedicated and conveyed to the County in fee simple, at no cost to the County, at such time as funding to construct this improvement has been identified/appropriated by either the Commonwealth of Virginia and/or Fairfax County; concurrently, the Applicant shall convey to the County, at no cost to the County, all easements reasonably necessary for construction of said third eastbound lane along Sunset Hills Road.
4. Any food sales deemed to be a fast food operation by Zoning Ordinance definition, may only be permitted as an accessory use to the quick service food store and no seating shall be provided. The sale of alcoholic beverages shall be prohibited.
5. Building mounted signage shall be permitted in accordance with Article 12 of the Zoning Ordinance. A freestanding motor vehicle fuel price sign shall be permitted in the general location shown on the Development Plan Amendment/Town Center Concept Plan, but shall be limited to a maximum sign area of 20 feet and a maximum height of eight (8) feet from grade. No vendor name shall be permitted on the fuel price sign.
6. The employee parking area located on the east side of the ingress/egress easement shall be deleted and converted to landscaped open space.



**REZONING AFFIDAVIT**

DATE: October 13 1998  
 (enter date affidavit is notarized)

I, Antonio J. Calabrese, Esquire, Agent for Applicant, do hereby state that I am an  
 (enter name of applicant or authorized agent)

(check one)  applicant  
 applicant's authorized agent listed in Par. 1(a) below

98-984

in Application No(s): DPA 86-C-121 CPA 86-C-121-4  
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

and that to the best of my knowledge and belief, the following information is true:

1. (a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS and LESSEES** of the land described in the application, and if any of the foregoing is a **TRUSTEE\***, each **BENEFICIARY** of such trust, and all **ATTORNEYS and REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Westerra Reston, L.L.C. Agent: Thomas J. D'Alesandro, IV Gregory F. Hamm Robert Long	11450 Baron Cameron Avenue Reston, VA 22090	Applicant/Land Owner 17-3-((1))-33A
Mobil Oil Corporation Agents: Richard J. Wolff - former agent Scott Ballard - former agent Troy E. Davidson	3225 Gallows Road Fairfax, VA 222037 10617 Braddock Road Fairfax, VA 22032	Contract Purchaser
The Tyree Organization - former agent Agent: John Clements - former agent	15 Douglas Court Sterling, VA 20166	Engineers/Agent for Mobil Oil Corporation
Travesky & Associates, Ltd. Agent: Marie B. Travesky	3900 Jermantown Road Suite 300 Fairfax, VA 22030	Agent for Mobil Oil Corporation

(check if applicable)  There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

\* List as follows: (name of trustee), Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

DATE: October 13, 1998  
(enter date affidavit is notarized)

98.986

for Application No(s): - DPA 86-C-121 CPA 86-C-121-4  
(enter County-assigned application number(s))

1. (b). The following constitutes a listing\*\* of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
Walter L. Phillips, Inc. 207 Park Avenue  
Falls Church, VA 22046

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

Terrance M. Anderson  
David K. Oliver

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Terrance M. Anderson  
David K. Oliver  
Edward L. Johnson

REZONING AFFIDAVIT

DATE: October 13, 1998  
(enter date affidavit is notarized)

98-986

for Application No(s): DPA 86-C-121 CPA 86-C-121-4  
(enter County-assigned application number(s))

1. (c). The following constitutes a listing\*\* of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuire, Woods, Battle & Boothe LLP, 8280 Greensboro Drive, Suite 900, McLean, VA 22102

(check if applicable)  The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

General Partners of McGuire, Woods, Battle & Boothe LLP

- Aaronson, Russell T., III
- Adams, Robert T.
- Adams, William H.
- Allen, George F.
- Ames, W. Allen, Jr.
- Anderson, Arthur E., II
- Anderson, Donald D.
- Appler, Thomas L.
- Armstrong, C. Torrence
- Atkinson, Frank B.
- Aucutt, Ronald D.
- Bagley, Terrence M.
- Baril, Mary Dalton
- Barr, John S.
- Bates, John W., III
- Battle, John S., Jr.
- Belcher, Dennis I.
- Bergan, Ann R.
- Berry, James I. Vance, Jr.

- Berkley, Waverly Lee, III
- Blaine, Steven W.
- Boland, J. William
- Bowie, C. Keating
- Bracey, Lucius H., Jr.
- Bradshaw, Michael T.
- Bridgeman, James D.
- Brittin, Jocelyn W.
- Broaddus, William G.
- Brown, Brickford Y.
- Brown, Thomas C., Jr.
- Buell, Robert M.
- Burke, John W., III
- Burkholder, Evan A.
- Burnett, Jason B.
- Burrus, Robert L., Jr.
- Busch, Stephen D.
- Cabaniss, Thomas E.
- Cairns, Scott S.

(check if applicable)  There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

\*\* All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: October 13, 1998  
(enter date affidavit is notarized)

98-986

for Application No(s): DPA 86-C-121, CPA 86-C-124-4  
(enter County-assigned application number(s))

2. That no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)  
None

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)  
Thomas J. D'Alesandro IV of Westerra Reston: \$200 contribution to Robert B. Dix, Jr.  
Gregory F. Hamm of Westerra Reston: contribution in excess of \$200 to Robert B. Dix, Jr.

(check if applicable)  There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

AJ CALABRESE

(check one)  Applicant  Applicant's Authorized Agent

Antonio J. Calabrese, Applicant's Agent  
(type or print first name, middle initial, last name & title of signer)

Subscribed and sworn to before me this 13<sup>th</sup> day of October, 19 98, in the state of Virginia.

Teresa L. Sullivan  
Notary Public (29)

My commission expires: 11-30-01

DATE: October 13, 1998  
 (enter date affidavit is notarized)

98.98-

for Application No(s): DPA 86-C-121 CPA 86-C-121-4  
 (enter County-assigned application number(s))

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in 80LD in Par. 1(a))
Walter L. Phillips, Inc. Agents: Terrance M. Anderson Charles F. Dunlap	207 Park Avenue. Falls Church, VA 22046	Engineers
McGuire, Woods, Battle & Boothe LLP Agents: Antonio J. Calabrese, Esquire Christine G. Kropat, AICP	8280 Greensboro Drive Suite 900 McLean, VA 22102	Attorneys/Agents
Westerra Management, LLC Agents: Thomas J. D'Alesandro, IV Gregory F. Hamm	11450 Baron Cameron Avenue Reston, VA 22090	Agent and Attorney-In-Fact for Westerra Reston, LLC

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

DATE: October 13, 1998  
(enter date affidavit is notarized)

98-986

for Application No(s): DPA 86-C-121, CPA 86-C-121-4  
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)

Westerra Reston, L.L.C. 11450 Baron Cameron Avenue  
Reston, VA 20194

DESCRIPTION OF CORPORATION: (check one statement)  
 There are 10 or less shareholders, and all of the shareholders are listed below.  
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

Westerra Holdings, L.L.C. Member 99%  
Westerra Co-Holdings, L.L.C. Member 1%

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Paul D. Kazilionis, Co-Chief Exec. Officer William H. Walton, III, Co-Chief Exec. Officer  
Lawrence A. Corson, VP Jeffrey M. Kaplan, VP  
Jonathan H. Paul, VP Marcus L. Scroggins, CFO  
Rachel V. Brannan, Treasurer Patrick K. Fox, Secretary  
Susan A. Merkel, Ass't Sec. Gregory J. Hartman, VP  
Scott R. Fitzgerald, VP Scott H. Raskin, Assistant Secretary  
Yolanda D. Bartee, Assistant Sec.



DATE: October 13, 1998  
(enter date affidavit is notarized)

98-486

for Application No(s): DPA 86-C-121 CPA 86-C-121-4  
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & ZIP code)  
Westerra Co-Holdings, L.L.C. 599 Lexington Avenue, Ste. 3800  
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)  
 There are 10 or less shareholders, and all of the shareholders are listed below  
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below

NAME OF THE SHAREHOLDERS: (enter first name, middle initial & last name)  
Westbrook Real Estate Fund I, L.P. Member 89.7%  
Westbrook Real Estate Co-Investment Partnership I, L.P. Member 10.3%

NAME OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)  
Paul D. Kazilionis, Co-Chief Exec. Officer William H. Walton, III, Co-Chief Exec. Officer  
Lawrence A. Corson, VP Jeffrey M. Kaplan, VP  
Jonathan H. Paul, VP Marcus L. Scroggins, CFO  
Rachel V. Brannan, Treasurer Patrick K. Fox, Secretary  
Susan A. Merkel, Ass't Sec. Gregory J. Hartman, VP  
Scott R. Fitzgerald, VP J. Scott Nesbit, VP  
Scott H. Raskin, Ass't Sec. Yolanda D. Bartee, Ass't Sec.

DATE: October 13, 1998  
(enter date affidavit is notarized)

98-986

for Application No(s): DPA 86-C-121 CPA-86-C-121-4  
(enter county-assigned application number(s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name & number, street, city, state & zip code)

Westbrook Land Investments, L.L.C.                      599 Lexington Avenue, Ste. 3800  
New York, NY 10022

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial & last name)

Westbrook Real Estate Fund I, L.P.	Member 89.7%
Westbrook Real Estate Co-Investment Partnership I, L.P.	Member 10.3%

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Paul D. Kazilionis, Co-Chief Exec. Officer	William H. Walton, III, Co-Chief Exec. Officer
Lawrence A. Corson, VP	Jeffrey M. Kaplan, VP
Jonathan H. Paul, VP	Andrew T. Tedford, VP
Rachel V. Brannan, Treasurer	Patrick K. Fox, Secretary
Susan A. Merkel, Ass't Sec.	Gregory J. Hartman, VP
Scott R. Fitzgerald, VP	J. Scott Nesbit, VP
Scott H. Raskin, Ass't Sec.	Marcus L. Scroggins, CFO
Yolanda D. Barteo, Ass't Sec.	

DATE: October 13, 1998  
(enter date affidavit is notarized)

98-986

for Application No(s): DPA 86-C-121 CPA 86-C-121-4  
(enter county-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)

Westbrook Real Estate Partners, L.L.C.

599 Lexington Avenue, Ste. 3800  
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

See below

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Managing Members:

Paul D. Kazilionis  
William H. Walton, III  
Gregory J. Hartman  
Jeffrey M. Kaplan  
Jonathan H. Paul

Non-Managing Members:

Rachel V. Brannan	Scott R. Fitzgerald
Lawrence A. Corson	Michael A. Barr
Patrick K. Fox	Mark E. Manee
J. Scott Nesbit	Keith B. Gelb
Mary I. Harris	Richard P. Hoch
Andrew T. Tedford	
Jeffrey G. Rutishauser	

↑ No officers or directors

DATE: October 13, 1998  
(enter date affidavit is notarized)

98-986

for Application No(s): DPA 86-C-121 CPA 86-C-121-4  
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)

Westbrook Real Estate Partners Management I, L.L.C. 599 Lexington Avenue, Ste. 3800  
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

Managing Member: Westbrook Real Estate Partners, L.L.C.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

No officers

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)

Leeway & Co. c/o Westbrook Real Estate Partners Management I, LLC  
599 Lexington Avenue Ste. 3800  
New York, NY 10002

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders; but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

Publicly traded pension fund having more than 500 pensioners, none of whom own 10% or more of any class of stock issued by said corporation

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

No officers/directors

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

DATE: October 13, 1998  
 (enter date affidavit is notarized)

98-986

for Application No(s): DPA 86-C-121, CPA 86-C-121-4  
 (enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & ZIP code)  
 Westerra Management, L.L.C., 11450 Baron Cameron Avenue  
 a Delaware limited liability company Reston, VA 20194

DESCRIPTION OF CORPORATION: (check one statement)  
 There are 10 or less shareholders, and all of the shareholders are listed below.  
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below

NAME OF THE SHAREHOLDERS: (enter first name, middle initial & last name)  
 Westbrook Land Investment, L.L.C. Member 99%  
 Westerra Co-Holdings, L.L.C. Member 1%

NAME OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. Officers/Directors: President, Vice-President, Secretary, Treasurer, etc.)

- Paul D. Kazilionis, Co-Chief Executive Officer
- William H. Walton, Co-Chief Executive Officer
- William D. Cline, Assistant Treasurer
- J. Scott Nesbit, Executive Vice President
- Marcus L. Scroggins, Chief Financial Officer/Treasurer
- Dowdell Brown, Vice President
- Richard L. Croteau, Senior Vice President
- Thomas J. D'Alesandro, IV, Vice President
- Lawrence A. Corson, Chief Operating Officer
- Jeffrey M. Kaplan, Vice President
- Jonathan H. Paul, Vice President
- Andrew T. Tedford, Vice President
- Cathleen Chapman, Assistant Secretary
- Charles E. Biele, III, Assistant Vice President
- Ivan M. Chosnek, Assistant Vice President
- Gregory Packer, Assistant Secretary
- Scott H. Raskin, Secretary
- Stephen E. Yetts, Assistant Vice President
- Anthony C. Freeman, Assistant Vice President
- Robert Keith Thomas, Assistant Vice President
- Gregory F. Hamm, Assistant Vice President
- Norris W. Hodgin, Assistant Vice President
- Fred R. Jones, Assistant Vice President
- D. Brian Hodgin, Assistant Secretary
- Phillip S. Luna, Assistant Vice President
- Kent S. Puckett, Assistant Vice President
- Brian S. Sewell, Assistant Vice President

- Rachel V. Brannan, Ass't Treasurer
- Michael M. Watson, Assistant Secretary
- Patrick K. Fox, Assistant Secretary
- Susan A. Merkel, Assistant Secretary
- Yolanda D. Bartee, Assistant Secretary
- Patrick s. Vaughn, Vice President
- Cynthia A. Stephens, Assistant Secretary
- Gregory J. Hartman, Vice President
- Scott R. Fitzgerald, Vice President
- Laura L. Brewer, Assistant Secretary
- Richard A. Garner, Vice President
- Walter F. Nelson, Vice President
- Charles A. Palant, Vice President
- R. William Meyer, Assistant VP
- John C. Rowlett, Vice President
- David L. Frame, Senior Vice President
- C. Robert Woolsey, Vice President
- David B. Wright, Vice President
- Christopher A. Borst, Assistant VP
- Charles F. Cavaretta, Assistant VP
- Christopher S. Craig, Assistant VP
- Teri L. Cunningham, Assistant VP
- Kenneth R. Green, Assistant VP
- Mark L. Hardy, Assistant VP
- Peter C. Houghton, Assistant VP
- Harvey T. Johnston, Assistant VP



DATE: October 13, 1998  
(enter date affidavit is notarized)

98-98t

for Application No(s): DPA 86-C-121, CPA 86-C-121-4  
(enter county-assigned application number(s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)  
Westbrook Real Estate Fund I, L.P. 599 Lexington Avenue, Ste. 3800  
New York, NY 10022

(check if applicable) [ ] The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

General Partner: Westbrook Real Estate Partners Management I, L.L.C.  
Limited Partners:

- Allstate Insurance Company
- Allstate Life Insurance Company
- Bankers Trust Company as Trustee
- BP America Retirement Trust
- Trustees of Columbia University
- Commonwealth of Pennsylvania Public School Employees' Retirement System
- Cornell University
- Trustees of Dartmouth College
- Institutional Property Consultants, Inc.
- State Street Bank and Trust Company as Master Trustee for the General Mills, Inc. Master Trust
- The Honeywell Master Trust for certain Company Pension and Retirement Plans
- The IBM Retirement Plan Trust
- Landmark Equity Fund VI
- Landmark Equity Trust VII
- Leeway & Co.
- NC/TREIT Trust
- New York State Common Retirement Fund
- Oregon Public Employees' Retirement Fund
- United Parcel Service Retirement Plan
- United States Steel and Carnegie Pension Fund as Trustee for MRO Special Investments Group Trust
- United States Steel and Carnegie Pension Fund as Trustee for USS Special Investments Group trust
- Weyerhaeuser Foundations and Trusts (4 plans)
- Rachel V. Brannan
- Robert B. Feduniak
- Mary I. Harris
- Gregory J. Hartman
- Jeffrey M. Kaplan
- David B. Williams
- John C. Hou
- William H. Lanimer, III
- Robert S. Pitts, Jr.

Only entity with more than a 10% interest is Leeway & Co.

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

DATE: October 13, 1998  
(enter date affidavit is notarized)

98-486

for Application No(s): DPA 86-C-121 CPA-86-C-121-4  
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
The Tyree Organization  
15 Douglas Court  
Sterling, VA 20166

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

Ludwig Bohler	Lawrence E. Tyree
Eric Steinfeldt	Stephen J. Tyree
William E. Tyree	Thomas R. Tyree
William M. Tyree	

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

William F. Tyree, President  
 William M. Tyree, Vice President  
 Lawrence E. Tyree, Vice President  
 Stephen J. Tyree, Secretary  
 Thomas R. Tyree, Treasurer

DATE: - October 13, 1998  
(enter date affidavit is notarized)

98-984

for Application No(s): DPA 86-C-121, CPA 86-C-121-4  
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)

Travesky & Associates, Ltd. 3900 Jermantown Road  
Suite 300  
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

Marie B. Travesky, Sole Shareholder

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Marie B. Travesky, President

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders; but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

4 (check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form. (41)

DATE: October 13, 1998  
(enter date affidavit is notarized)

98-986

for Application No(s): DPA 86-C-121 CPA 86-C-121-4  
(enter County-assigned application number(s))NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
Mobil Oil Corporation  
3225 Gallows Road  
Fairfax, VA 22032

## DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial &amp; last name)

Mobil Corporation

NAMES OF OFFICERS &amp; DIRECTORS: (enter first name, middle initial, last name &amp; title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

## Directors:

Thomas C. DeLoach, Jr.	Eugene A. Renna
Paul J. Hoenmans	Robert O. Swanson
Lucio A. Noto	

## Officers:

L. A. Noto, Chairman of the Board & President	D. D. Drumbeller, Assistant Treasurer
P. J. Hoenmans, Executive Vice President	R. J. Minyard, Assistant Treasurer
E. A. Renna, Executive Vice President	J.A. Sarnowski, Assistant Treasurer
R. D. Adams, Vice President	G. G. Garney, Senior Assistant Secretary
T. C. DeLoach, Jr., Vice President	P. A. Svenson, Senior Assistant Secretary
A. V. Liventals, Vice President	W. J. Brady, Assistant Secretary
R. J. McCool, Vice President	A. E. Brier, Assistant Secretary
M. P. Ramage, Vice President	M. D. Brown, Assistant Secretary
J. C. Simpson, Vice President	R. G. Davis, Assistant Secretary
R. O. Swanson, Vice President	R. J. Fritz, Assistant Secretary
S. H. Gillespie, III, Vice President and General Counsel	M. A. Ghannam, Assistant Secretary
C. H. DuBois, Secretary	J. R. Hanrahan, Assistant Secretary
W. R. Arnhiem, Treasurer	T. D. Hennika, Assistant Secretary
G. Broadhead, Acting Controller and Principal Accounting Officer	D. P. Hinds, Assistant Secretary
P. J. Antico, Assistant Controller	S. A. Lopez, Assistant Secretary
S. R. LaSala, Assistant Controller	C. T. Olson, Assistant Secretary
T. F. Sexton, General Auditor	G. D. Parkerson, Assistant Secretary
W. J. Bogaty, Senior Assistant Treasurer	E. K. Parks, Assistant Secretary
J. D. Hanley, Senior Assistant Treasurer	J. F. Reid, Assistant Secretary
H. S. Thomassen, Assistant Secretary	D. F. Taylor, Assistant Secretary
R. W. Watkins, Assistant Secretary	J. M. Wilhelm, Assistant Secretary

DATE: October 13, 1998  
 (enter date affidavit is notarized)

98-486

for Application No(s): DPA 96-C-121 CPA 96-C-121-4  
 (enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)

Mobil Corporation  
 3225 Gallows Road  
 Fairfax, VA 22037

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

publicly traded

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Directors:

Lewis M. Branscomb  
 Donald V. Fites  
 Charles A. Heimbald, Jr.  
 Paul J. Hoenmans  
 Allen F. Jacobson  
 Samuel c. Johnson  
 Helene L. Kaplan

J. Richard Munro  
 Lucio A. Noto  
 Aulana L. Peters  
 Eugene A. Renna  
 Charles s. Sanford, Jr.  
 Robert G. Schwartz  
 Robert O. Swanson

Officers:

L. A. Noto, Chairman of the Board and President  
 T. C. DeLoach, Jr., Senior Vice President  
 R. O. Swanson, Senior Vice President  
 R. D. Adams, Vice President  
 A. V. Liventals, Vice President  
 S. H. Gillespie, Vice President and General Counsel  
 W. R. Arnheim, Treasurer  
 C. H. DuBois, Secretary  
 G. Broadhead, Acting Controller and Accounting Officer  
 P. J. Antico, Assistant Controller  
 S. R. LaSala, Assistant Controller

T. F. Seton, General Auditor  
 W. J. Bogary, Senior Assistant Treasurer  
 J. D. Hanley, Senior Assistant Treasurer  
 R. J. Minyard, Assistant Treasurer  
 D. D. Drumheller, Assistant Treasurer  
 J. A. Sarnowski, J.A.  
 G. G. Garney, Senior Assistant Secretary  
 P. A. Stevenson, Senior Assistant Secretary  
 S. A. Lopez, Assistant Secretary  
 C. T. Olson, Assistant Secretary  
 H. S. Thomassen, Assistant Secretary

DATE: October 13 1998  
 (enter date affidavit is notarized)

98486

for Application No(s): DPA 86-C-121 CPA 86-C-121-4  
 (enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Auire, Woods, Battle & Boothe LLP, 8280 Greensboro Drive, Suite 900, McLean, VA 22102

(check if applicable)  The above-listed partnership has no limited partners.

NAME AND TITLE OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Calabrese, Antonio J.  
 Capwell, Jeffrey R.  
 Carter, Joseph C., III  
 Cason, Alan C.  
 Chastain, Karen M.  
 Cherry, Ronald M.  
 Christophoroff, Alexander  
 Clancy, Michael  
 Cogbill, John V., III  
 Colangelo, Stephen M.  
 Comey, James B.  
 Corson, J. Jay, IV  
 Courson, Gardner G.  
 Coward, Curtis M.  
 Cranfill, William T., Jr.  
 Cranford, Page D.  
 Criser, Marshall M.  
 Cromwell, Richard J.  
 Cullen, Richard  
 Dabney, H. Slayton, Jr.  
 Daniel, John W., II  
 Daugherty, Patrick D.  
 Dawes, Michael F.  
 Deem, William W.  
 Den Hartog, Grace R.  
 Donnelly, William E.  
 Douglass, W. Birch, III  
 Dowd, Michael G.  
 Dudley, Waller T.  
 Dyke, James Webster, Jr.  
 Earl, Marshall H., Jr.

Edwards, Elizabeth F.  
 Etheridge, David Kent  
 Evans, David E.  
 Feller, Howard  
 Fifer, Carson Lee, Jr.  
 Finger, William L.  
 Flemming, Michael D.  
 Florence, Gary F.  
 France, Bonnie M.  
 Franklin, Stanley M.  
 Freye, Gloria L.  
 Frias, Jaime A.  
 Garrett, Sam Y., Jr.  
 Getchell, E. Duncan, Jr.  
 Gieg, William F.  
 Giguere, Michael J.  
 Gillice, James P., Jr.  
 Glassman, M. Melissa  
 Goldman, Nathan D.  
 Good, Dennis W., Jr.  
 Goodall, Larry M.  
 Gordon, Thomas C., Jr.  
 Grandis, Leslie A.  
 Grytdahl, Jay L.  
 Guth, Cheryl O'Donnell  
 Hampton, Glenn W.  
 Harmon, T. Craig  
 Harwood, Steven J.  
 Hayden, Patrick L.  
 Hobson, Richard R. G.  
 Houston, David S.

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

DATE: October 13, 1998  
(enter date affidavit is notarized)

98-986

for Application No(s): DPA 86-C-121 CPA 86-C-121-4  
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuire, Woods, Battle & Boothe LLP, 8280 Greensboro Drive, Suite 900, McLean, VA 22102

(check if applicable)  The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

- Hughes, Catherine V.
- Jennings, Michael L.
- Jett, R. Arthur, Jr.
- Kane, Richard F.
- Katsantonis, Joanne
- Keefe, Kenneth M., Jr.
- Keefer, Christopher L.
- King, Donald E.
- King, William H., Jr.
- Kittrell, Steven D.
- Krueger, Kurt J.
- La Frata, Mark J.
- Landess, Fred S.
- Lefcoe, Vann H.
- Levenson, David J.
- Levin, Michael H.
- Lew, Darryl S.
- Lewis, James M.
- Lindquist, Kurt E., II
- Little, Nancy R.
- Lucas, Thomas M.
- Maguire, Robert T.
- Margulies, Richard N.
- Marshall, Gary S.
- Martel Charles F.
- Martin, George K.
- McArver, R. Dennis
- McCallum, Steve C.
- McCann, John E.
- McCormick, John
- McElligott, James P., Jr.

- McElroy, Robert G.
- McFarland, Robert W.
- McGee, Gary C.
- McGonigle, Thomas J.
- McIntyre, Charles W., Jr.
- McMenamin, Joseph P.
- McRill, Emery B.
- McVey, Henry H., III
- Melson, David E.
- Menges, Charles L.
- Michels, John J.
- Middleditch, Leigh B., Jr.
- Milton, Christine R.
- Moran, Kenneth J.
- Morgan, O. Forrest
- Murphy, Brian D.
- Murphy, Sean F.
- Murray, John V.
- Newton, Thomas L., Jr.
- Ney, R. Terrence
- O'Grady, Clive R. G.
- O'Grady, John B.
- Oakey, David N.
- Oakey, John M., Jr.
- Oostdyk, Scott C.
- Padgett, John D.
- Page, Rosewell, III
- Pankey, David H.
- Partridge, Charles E., Jr.
- Patterson, Robert H., Jr.
- Payne, Maria L.

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

DATE: October 13, 1998  
(enter date affidavit is notarized)

98-986

for Application No(s): DPA 86-C-21, CPA 86-C-121-4  
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuire, Woods, Battle & Boothe LLP, 8280 Greensboro Drive, Suite 900, McLean, VA 22102

(check if applicable)  The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Pollard, John O.  
 Price, James H., III  
 Rice, C. Daniel  
 Richardson, David L., II  
 Richardson, Lloyd M.  
 Rifken, Lawrence E.  
 Ricpelle, Brian C.  
 Robertson, David W.  
 Robinson, Stephen W.  
 Rohman, Thomas P.  
 Rosen, Charlotte R.  
 Russell, Deborah M.  
 Russell, Frederick L.  
 Rust, Dana L.  
 Sacks, Morton A.  
 Sanderlin, James L.  
 Scannell, Raymond F.  
 Schewel, Michael J.  
 Schill, Gilbert E., Jr.  
 Scott, R. Carter, III  
 Scruggs, George L., Jr.  
 Sharp, Larry D.  
 Shelley, Patrick M.  
 Skinner, Halcyon E.  
 Slaughter, Alexander H.  
 Slaughter, D. French, III  
 Slingluff, Robert L.  
 Slone, Daniel K.  
 Smith, John M.  
 Smith, R. Gordon  
 Sooy, Kathleen Taylor

Spahn, Thomas E.  
 Spencer, Christopher C.  
 Stallings, Thomas J.  
 Steen, Bruce M.  
 Stillman, F. Bradford  
 Stone, Jacquelyn E.  
 Stoneburner, Gresham R.  
 Story, J. Cameron, III  
 Strickland, William J.  
 Stroud, Robert E.  
 Stump, John S.  
 Swartz, Charles R.  
 Swett, Jay T.  
 Tashjian-Brown, Eva S.  
 Terry, David L.  
 Terwilliger, George J., III  
 Thornhill, James A.  
 Tierney, Philip  
 Topolski, Douglas M.  
 Toole, John H.  
 Traver, Courtland L.  
 Tucker, Sharon K.  
 Twomey, William E., Jr.  
 Urech, Dan  
 Van der Mersch, Xavier  
 Vieth, Robert R.  
 Waddell, William R.  
 Walsh, James H.  
 Walter, Laura H.  
 Watts, Stephen H., II  
 Weisner, John M.

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

DATE: October 13 1998  
(enter date affidavit is notarized)

98-986

for Application No(s): DPA 86-C-121, CPA 86-C-121-4  
(enter county-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuire, Woods, Battle & Boothe LLP, 8280 Greensboro Drive, Suite 900, McLean, VA 22102

(check if applicable)  The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

- Wells, David M.
- Whitt-Sellers, Jane R.
- Whitemore, Anne M.
- Wickersham, Ralph R.
- Williams, Steven R.
- Williamson, Mark D.
- Wilson, Ernest
- Wintriss, Lynn
- Wood, R. Craig
- Woloszyn, John J.
- Word, Thomas S., Jr.
- Worrell, David H., Jr.
- Younger, W. Carter
- Zhigachov, Igor
- Zirkle, Warren E.

\\TYS\5410  
S:\AFFIDAVIT\FIRMIC.WPD

These are the only partners in the above-referenced firm.

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

(47)

**DEVELOPMENT PLAN AMENDMENT/PROFFER CONDITION AMENDMENT  
AND TOWN CENTER CONCEPT PLAN AMENDMENT** **RECEIVED**  
**RESTON, SECTION 937, PARCEL 2** DEPARTMENT OF PLANNING AND ZONING  
**STATEMENT OF JUSTIFICATION**  
**JULY 31, 1998**

AUG 3 1998

ZONING EVALUATION DIVISION

**I. INTRODUCTION AND OVERVIEW**

Westerra Reston, L.L.C. is proposing a service station and quick service food store with car wash to be located on land known as Section 937, Reston adjacent to the Target site (the "Property"). The Property, which contains 1.737 acres, is listed in the land records as 17-3-((1)), parcel 33A and is zoned PRC-Town Center. The Property is located within the Reston Town Center and is bounded to the north by Sunset Hills Road, to the south by the Dulles Airport Access and Toll Road (the "Toll Road"), to the east by the BDM site and to the west by the Target store. The project will provide a needed commercial use within the mixed-used Reston Town Center District, and is appropriately located in a nonresidential area with convenient access to a well-developed road network. The project will provide one of only two service stations within the Reston Town Center District, and is the only such use south of the Reston Town Center core area and west of Reston Parkway.

This application consists of three components: a Development Plan Amendment ("DPA"), a Proffer Condition Amendment ("PCA"), and a Town Center Concept Plan Amendment ("TCCP"). The intent of the DPA application is to designate the proposed uses on the Development Plan, because the proposed uses are permitted in the PRC-Town Center District only when they are specifically designated on an approved Development Plan. The PCA application requests the Board of Supervisors to approve a modification to the setback along the Dulles Airport Access and Toll Road, pursuant to Section 2-414.2 of the Zoning Ordinance. The purpose of the TCCP application is to amend the approved TCCP from retail to the requested uses, and to demonstrate the lay-out of the proposed uses. Each of these applications will be discussed in further detail below.

**II. DEVELOPMENT PLAN AMENDMENT**

As stated above, the purpose of the DPA is to designate the uses of service station and quick service food store with car wash for the site under the terms of Section 6-300 of the Zoning Ordinance, Planned Residential Community District. The proposed uses are compatible with the Reston Town Center zoning which contemplated a mix of office, research and development, hotel, residential and commercial uses within the Town Center. The Comprehensive Plan has adopted the Reston Master Plan for this area, which calls for Town Center uses at this location. These uses are appropriately located in a nonresidential area, while being convenient to residential users as well as office users, particularly ones located in the Town Center.

The proposed uses will be located in an area of the Town Center that is becoming an ancillary commercial area for the south side of Town Center, with the opening of the Target store and the Homestead Village hotel, and the proposed restaurants, bank and other retail uses planned

across Sunset Hills Road from Section 937 in Village Commons. This site will provide the only service station in the southwestern portion of the Town Center. All of these commercial uses in the immediate vicinity are being designed to be visually compatible with one another, primarily through the use of similar building styles, materials and colors. The pedestrian and vehicular traffic pattern established under the previous Town Center Concept Plan for Section 937 are being carried forward under this Plan. The roadway improvements on Sunset Hills Road and the sidewalk along the Property's frontage on Sunset Hills Road have been constructed. Open space will be provided as called for in the Town Center proffers, and a tree save area will be maintained at the eastern portion of the site. All aspects of this plan, including the architecture, landscaping, lighting, pedestrian linkages, sign program and design, are subject to review and approval by the Reston Town Center Design Review Board ("TCDRB").

### **III. PROFFER CONDITION AMENDMENT**

The PCA is being requested to enable the accessory car wash use and canopy for the gas pumps to be located within the 75' setback along the Dulles Airport Access and Toll Road. The Board of Supervisors may grant this waiver with approval of appropriate proffered conditions under Section 2-414(2) of the Zoning Ordinance. The proposed location of the accessory car wash structure is ideal given the site's configuration and topography. The Property has several design constraints due to its unusual shape and the location of the existing access drive, which was constructed with the improvements associated with Target. The proposed location of the car wash is well set back from Sunset Hills Road, approximately 100 feet. As shown by the section drawing depicted on the Plan, the car wash location has a much lower elevation than the Toll Road. The car wash should not be visible from the Toll Road, since it will be tucked into the slope. The car wash use itself does not need the protection of a 75' setback, since it will be unaffected by the traffic volumes and associated noise and fumes from the Toll Road. The car wash structure will be visually unobtrusive to travelers along the contiguous roads, as its proposed location is well set back from Sunset Hills Road and hidden by the slope along the Toll Road. The canopy for the gas pumps will be set back 57' from the Toll Road, and it also will be unaffected by the noise and fumes associated with the Toll Road traffic. It also will be screened from view from the Toll Road due to the site's lower elevation from the Toll Road.

### **IV. TOWN CENTER CONCEPT PLAN**

The proposed plan has retained the design features established for this site under the previous TCCP for a retail use. The internal access road and the sidewalk along Sunset Hills Road have been constructed as well as the road improvements to Sunset Hills Road agreed to under the previous TCCP for this site. Extensive landscaping, tree save and open space are being provided as well as pedestrian walkways within the site. Distinctive paving materials will be used to differentiate the service station and car wash access areas from the internal access driveway. As an added precaution, stop signs will be posted at the exit points of the pump islands and car wash to alert drivers to check for through traffic. Compatible building materials will be used to create a coordinated look with the adjacent Target Store and the proposed commercial uses for Section 935

across Sunset Hills Road. All these site features are subject to Reston Town Center Design Review Board review and approval. The commitment for a bus shelter will continue under this proposal.

## V. TRANSPORTATION

Westerra Reston is providing a coordinated roadway system for this quadrant of Reston Town Center. They have completed all of the improvements called for under Phase I-A of the development of Reston Town Center, and they have completed many of the improvements under Phase I-B, ahead of the schedule established under the proffers. This site's improvements have been constructed in conjunction with the development of Target, including dedication of right-of-way and easements for the third eastbound lane east of the site's entrance, construction of the third eastbound lane on Sunset Hills Road west of the site's entrance, and installation of a signalized entrance with a consolidated median break and left-turn and right-turn lanes at the primary entrance to Section 937. Sunset Hills Road will be further improved with the projects developing in Section 935, including the Homestead Village hotel and the additional proposed retail, bank and restaurant uses. The road improvements associated with both Section 937 and 935 will fulfill the necessary transportation improvements necessary to accommodate the proposed uses.

## VI. CONCLUSION

The proposed uses will provide needed consumer services to this area of the Reston Town Center in a location that is becoming a planned and coordinated ancillary retail area serving area office users and residents. Convenient access to these services for the growing office population along Sunset Hills Road will be essential. The proposed uses fall under the mixed-use concept for Reston Town Center and conform with the Reston Master Plan. The Section 937 transportation improvements are in place and will readily accommodate the proposed uses. Westerra Reston is ahead of schedule with the overall transportation improvements within Reston Town Center, which means that the transportation networks can accommodate these uses as envisioned under the Town Center proffers. The proposed location of the car wash and gas pump canopy will not affect the views from either Sunset Hills Road or the Toll Road. The location of the car wash near to the Toll Road will have no impact on the car wash use itself. Therefore, granting a waiver of the setback along the Toll Road is appropriate under this proposal.

For these reasons, Westerra Reston respectfully submits that these applications for DPA/PCA/TCCP approval are appropriate for the location and design of the site and requests the support of the Office of Comprehensive Planning and approval by the Fairfax County Planning Commission and Board of Supervisors.

By: \_\_\_\_\_

  
Christine G. Kropat, AICP  
McGuire, Woods, Battle & Boothe  
for Westerra Reston

1. The first part of the report should be devoted to a description of the area of the study, including a map of the area and a list of the objectives of the study.

2. The second part of the report should be devoted to a description of the methods used in the study, including a list of the equipment used and a description of the procedures followed.

3. The third part of the report should be devoted to a description of the results of the study, including a list of the data collected and a description of the analysis of the data.

4. The fourth part of the report should be devoted to a discussion of the results of the study, including a comparison of the results with those of other studies and a discussion of the implications of the results.

5. The fifth part of the report should be devoted to a conclusion and a list of references.

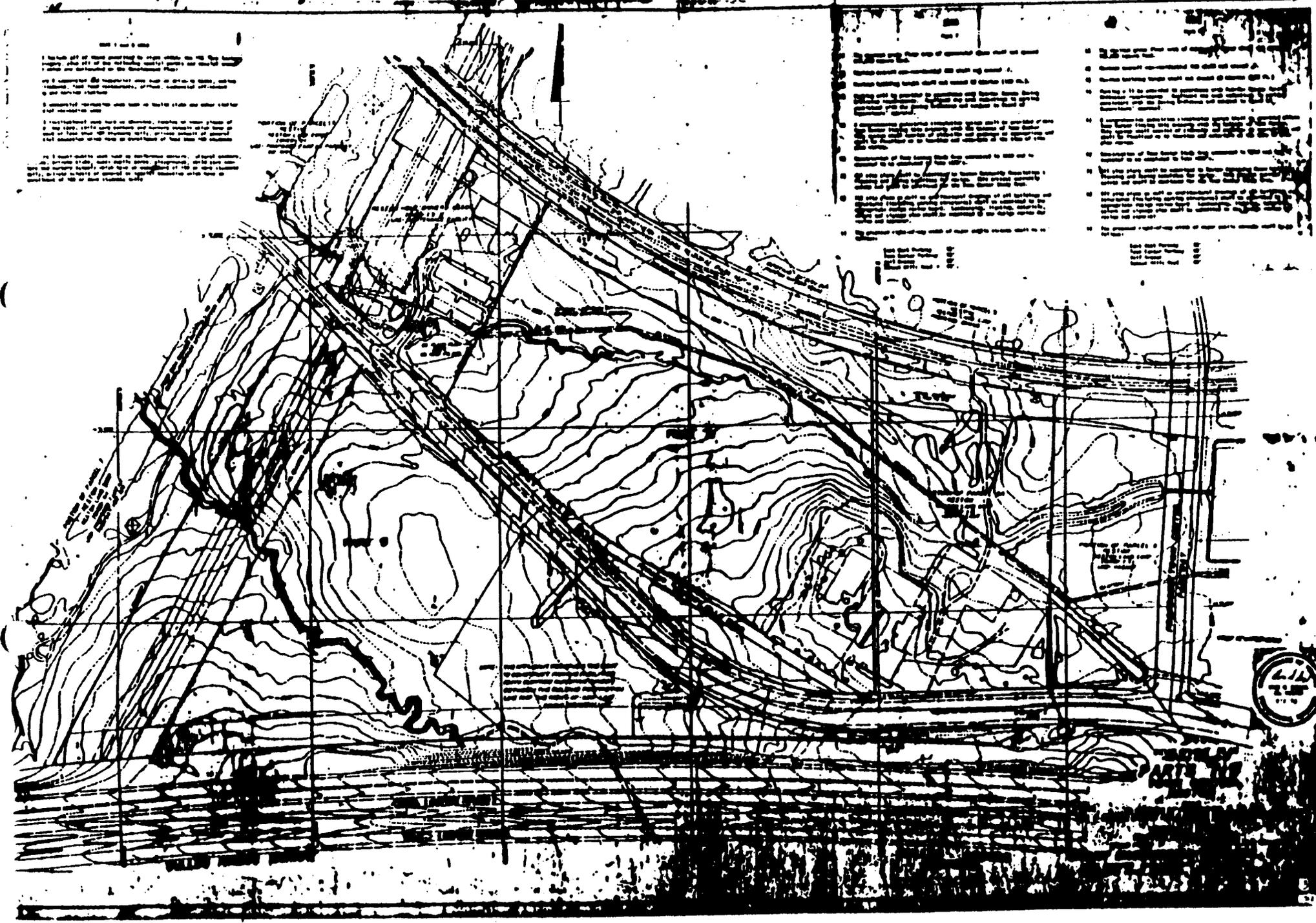
6. The sixth part of the report should be devoted to an appendix containing the raw data and any other material that may be of interest to the reader.

7. The seventh part of the report should be devoted to a list of figures and tables.

8. The eighth part of the report should be devoted to a list of symbols and abbreviations.

9. The ninth part of the report should be devoted to a list of the names of the authors and their institutions.

10. The tenth part of the report should be devoted to a list of the names of the reviewers and their institutions.



RESTON TOWN CENTER CONCEPT PLAN - SECTION 937  
April 2 15, 1996

GENERAL

1. The parcels subject to this Town Center Concept Plan are known as Section 937, Reston.
2. The properties which are subject of this application shall be developed in accordance with this Town Center Concept Plan, dated April 2, 1996 (consisting of seven (7) sheets), prepared by Davis-Carter-Scott and Urban Engineering; subject, however, to these notes and provided that minor modifications may be permitted when necessitated by sound engineering and/or which may become necessary as part of final site engineering, as determined by the Department of Environmental Management ("DEM").
3. The Tax Map reference for the existing parcels is 17-3 ((1)), parcels 33 and 33A. The Applicants shall be resubdividing the land and Dayton-Hudson (Target) is the owner of the parcel of land (as depicted) consisting of approximately 17 acres. Reston Land Corporation ("RLC") is the owner of the small parcel (as depicted) consisting of approximately 2.1 acres. Dayton-Hudson and RLC may be referred to herein individually or cumulatively as the "Applicants".
4. The application properties together consist of approximately 19.06 acres.
5. The proposed Target retail building shall consist of a maximum of 135,000 gross square feet. The proposed RLC retail building shall consist of a maximum of 10,000 square feet. The maximum FAR for the entire site shall be .1747.
6. Parking shall be provided pursuant to Zoning Ordinance Section 11-104(20)(B)(shopping center of 100,000-400,000 square feet), as determined by DEM.
7. The Applicants shall provide a minimum of 50% open space on the entire site.
8. The Applicants shall provide a minimum of 7.5% interior parking lot landscaping on the entire site.
9. The Applicants shall provide a minimum of 15% tree cover on the entire site.
10. The maximum building height for the Target retail building shall be 45'. The maximum building height for the RLC building shall be 40'.

LANDSCAPING

11. The Applicants shall implement a landscaping plan generally consistent with the landscaping reflected on this Town Center Concept Plan and the Susaki Master Landscape Plan for the Reston Town Center District. Said landscaping plan, including the delineated tree save areas, shall be coordinated with and subject to final review and approval by the Urban Forester.

12. The Applicants shall buttress and supplement the on-site landscaping depicted along the Dulles Toll Road, subject to existing and proposed easements in this area. Assuming approval by the Virginia Department of Transportation ("VDOT"), the Applicants shall place additional landscaping off-site, along the Dulles Toll Road within the VDOT right-of-way, in order to supplement the existing evergreen trees. Said additional and/or larger plantings shall be included within the submitted landscape plan, subject to final review and approval by the Urban Forester.
13. The Applicants shall include foundation plantings, planters or similar and additional landscaping elements around all four sides of their respective buildings, subject to engineering constraints. Said additional plantings shall be included within the landscape plan, subject to final review and approval by the Urban Forester.
14. The Applicants shall provide a landscaped berm (up to approximately six feet (6') in height) along Sunset Hills Road, as reflected on this Town Center Concept Plan.
15. All supplemental landscaping located within or contiguous to Virginia Department of Transportation ("VDOT") rights-of-way shall be provided, subject to VDOT approval. If VDOT does not permit the noted plantings within or contiguous to its rights-of-way, the Applicants shall relocate the trees within their respective properties, subject to review and approval by the Urban Forester.
16. All supplemental landscaping located within or adjacent to easements (such as the Columbia, Colonial and Fairfax County Water Authority easements) shall be provided, subject to appropriate approval(s). If not permitted, the Applicants shall relocate said plantings to other portions of the site, subject to review and approval by the Urban Forester.
17. The Applicants have proposed a tree save area within the storm water management pond located in the southwest corner of the site. If said trees do not survive as a result of the changes in water surface and inundation, the Applicants shall submit a replanting plan to the Urban Forestry Branch, for its review and approval. The Applicants shall proceed with the implementation of said plan expeditiously and with their good faith and best efforts. The Applicants shall provide additional plantings in and around the storm water management pond that are well suited to the hydrological conditions in this area; said plantings subject to approval by DEM, the Urban Forester and the Department of Public Works ("DPW").

#### PEDESTRIAN CIRCULATION, TRAILS AND SIDEWALKS

18. The external and internal pedestrian circulation system (including trails and sidewalks) shall be provided as generally shown on this Town Center Concept Plan.

## TRANSPORTATION

### A. Improvements

19. The Applicants shall construct a continuous right-turn lane\thru-lane across the frontage of Sunset Hills Road to the easternmost entrance to the site, as depicted. The Applicants shall complete construction of said improvements prior to the issuance of a non-Residential Use Permit ("non-RUP") for either retail building.
20. The existing median breaks along the frontage of the site shall be closed at the expense of the Applicants. The Applicants shall construct a consolidated median break, with left-turning movements, as shown on the Plan. The Applicants shall complete construction of said improvements prior to the issuance of a non-RUP for either retail building.
21. The Applicants shall install a traffic signal at the primary entrance, assuming said signal is warranted and approved by VDOT. Subject to timely approval by VDOT, the Applicants shall complete installation of said traffic signal prior to the issuance of a non-RUP for the proposed Target retail building.

### B. Reservation of Rights-of-Way

22. The Applicants shall reserve right-of-way along the frontage of the RLC parcel, from the end of the eastern-most entrance to the end of the eastern property line, for a third, eastbound lane along Sunset Hills Road, as shown on the Plan. This reserved area shall be dedicated and conveyed to the County in fee simple, at no cost to the County, at such time as the contract funding to construct this improvement has been ~~let by~~ identified\appropriated by either the Commonwealth of Virginia and/or Fairfax County; concurrently, the Applicants shall convey to the County, at no cost to the County, all easements reasonably necessary for construction of said third, eastbound lane along Sunset Hills Road.
23. The Applicants shall reserve right-of-way for an additional right-turn lane into the primary entrance of the site, as shown on the Plan. This reserved area shall be dedicated and conveyed to the County in fee simple, at no cost to the County, at such time as the contract funding to construct this improvement has been ~~let by~~ identified\appropriated by either the Commonwealth of Virginia and/or Fairfax County; concurrently, the Applicants shall convey to the County, at no cost to the County, all easements reasonably necessary for construction of said additional right-turn lane into the primary entrance of the site.

### C. Bus Stop

24. The Applicants shall, if requested by the Office of Transportation and or VDOT, construct one (1) bus shelter (open, typical type) and pull-over area. Said bus stop shall be located east of the primary entrance\exit to the site, along the RLC parcel. The final location of this bus stop shall be determined by the Office of Transportation. The final location of this bus stop shall be determined prior to final site plan approval for the RLC parcel.

25. The Applicants shall install a covered trash receptacle within the bus shelter. The owner of the RLC parcel shall be responsible for providing trash removal and pick-up services for the bus shelter.

#### LAND USES

26. Retail sales establishments shall be the predominate use on the Target site. Target also reserves the right to place any zoning ordinance permitted ancillary and/or accessory uses (including, but not limited to, a pharmacy and customer-oriented cafeteria/food service area) within this building. There shall be no separate entrance for any said ancillary and/or accessory use.
27. The RLC building shall be developed for a retail use. only for retail sales establishment(s), as such term is defined by Article 20 (Ordinance Structure, Interpretations and Definitions) of the Fairfax County Zoning Ordinance.
28. The Applicant shall submit the site plan and all of the associated details of the RLC building (including the location of the proposed bus stop/pull-over and bus shelter and its integration within the RLC site, the proposed landscaping, building footprint and configuration, and other similar elements of the plan) to the Reston Citizens Association's Planning and Zoning Committee ("P&Z") and to the Fairfax County Planning Commission for review and comment prior to building permit issuance for the RLC building. This note will not impede in any way the processing or County approval of the site plan(s) and building permit(s) for the rest of the Section 937 site and the Target building. Should RLC elect to proceed with any use other than retail on the RLC building, the Applicant shall be required to file and process a Town Center Concept Plan Amendment.
29. This Town Center Concept Plan governs only that property south of Sunset Hills Road known as Reston, Section 937. Sheet 2 of this Town Center Concept Plan (entitled "Area Wide Illustrative Plan") is illustrative only. Approval of this Town Center Concept Plan by the County has no legal effect on the parcels north of Sunset Hills Road, including but not limited to those sites known as Section 935, Block 2 (owned by RLC) or Section 935, Block 3 (owned by Fairfax County). Sheet 3 (the approved Development Plan for a portion of RZ 86-C-121) is submitted for information purposes only.

#### SIGNAGE RESTRICTIONS

- 28 30. Target shall not place any building-mounted signage on the north, south or west elevations of its building. Target shall be permitted no more than two (2), building-mounted advertising signs, with a combined total maximum of 200 square feet.

- 29 **31.** RLC shall place no more than 25 square feet of building-mounted signage on its south (Dulles Toll Road facing) elevation and no more than 50 square feet of building-mounted signage on its north (Sunset Hills Road facing) elevation. The RLC building shall contain no more than two (2) building mounted signs and a total maximum of 75 square feet of building-mounted signage.
- 30 **32.** The Applicants shall be permitted no more than one (1), free-standing, ground-mounted (not pole mounted) sign. The sign shall be attractive, landscaped (with shrubs and hedges around the base) and consistent with the architecture of the Target building. The sign may be no greater than 10' in height and no larger than 60 square feet. The individual letters shall not exceed 2' in height. The sign may only be located along Sunset Hills Road, which includes the off-ramp area leading from the Fairfax County Parkway to Sunset Hills Road.

#### SITE DESIGN

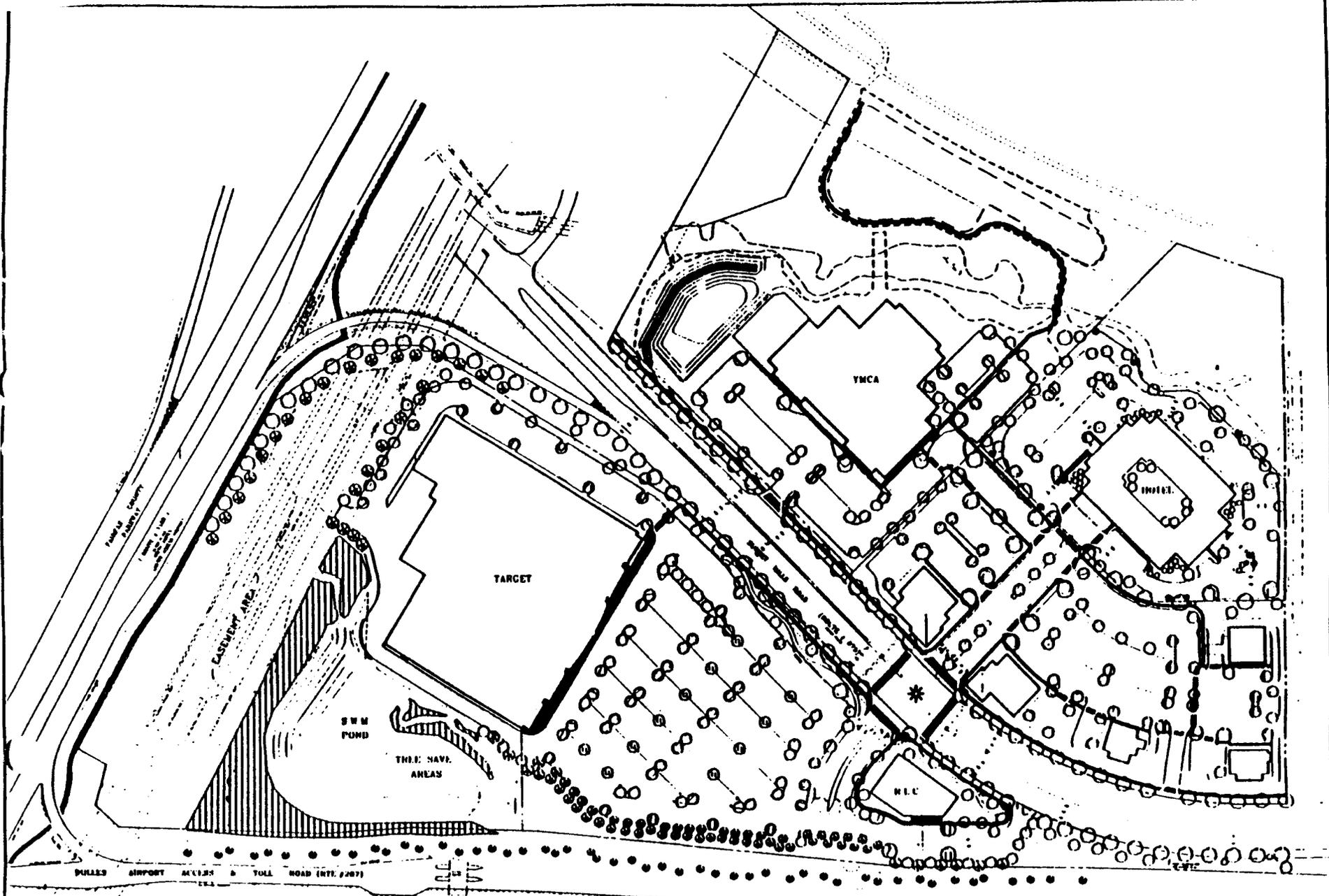
- 34 **33.** Landscaping, site design, pedestrian access, lighting, signage and architectural details are subject to final review and approval by the Reston Town Center Design Review Board ("DRB").
- 32 **34.** Parking lot and building lighting shall be directed inward and/or downward to avoid glare onto adjacent properties.
- 33 **35.** The Applicants shall screen the loading areas of the buildings, so that these facilities will not be visible from the street level of the Dulles Toll Road, the Fairfax County Parkway or Sunset Hills Road. The Applicants may employ any or all of the following screening measures: truck enclosures, roll-up doors, berms, landscaping and/or screening walls. The Applicants may incorporate and shall implement such screening measures as are required by the Town Center Design Review Board.
- 34 **36.** Applicants shall enclose trash receptacles and screen transformers, as required by the Town Center Design Review Board.
- 35 **37.** In order to provide a consistent architectural treatment to the Target building, Target shall construct the architectural components (as reflected on Sheet 7) as follows:
- a. The buildings (front, side and rear) shall be designed in substantial conformance with the submitted conceptual elevations, subject to final approval by the Reston Town Center Design Review Board.
  - b. Target shall construct and install rooftop parapet screens, walls or similar features designed to screen rooftop equipment from the adjoining areas, at street level.

**TOWN CENTER CONCEPT PLAN AMENDMENTS**

- 36 38**. By securing approval of this Town Center Concept Plan, the Applicants are not limiting or waiving any of their rights pursuant to the approved Town Center rezoning and approved Development Plan. The Applicants reserve the right to subsequently pursue Town Center Concept Plan Amendment(s), Special Exception(s) and/or Special Permit(s) (on the whole or any portion of the site) to revise uses, increase heights and density and to pursue any and all modifications as permitted by the Town Center rezonings and the Fairfax County Zoning Ordinance.
- 37 39**. Any portion of the site may be the subject of a Town Center Concept Plan Amendment, Special Exception or Special Permit without joinder and/or consent of the owners of the other land areas, provided that such application does not affect the other land areas. Previously approved proffered conditions or development conditions applicable to a particular portion of the site which are not the subject of such an application shall otherwise remain in full force and effect.

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April 2 15, 1996





**SYMBOLS**

-  THIS BOUNDARY IS NOT FINAL
-  SPECIALS TREE
-  COMMON TREE
-  SWALE
-  UNPAVED TRAFFIC SIGN
-  TREE BAY AREA



**AREA WIDE ILLUSTRATIVE PLAN**

DAVIS • CARTER • SCOTT  
 ARCHITECTS AND INTERIORS, INC.  
 (59)

DATE: \_\_\_\_\_

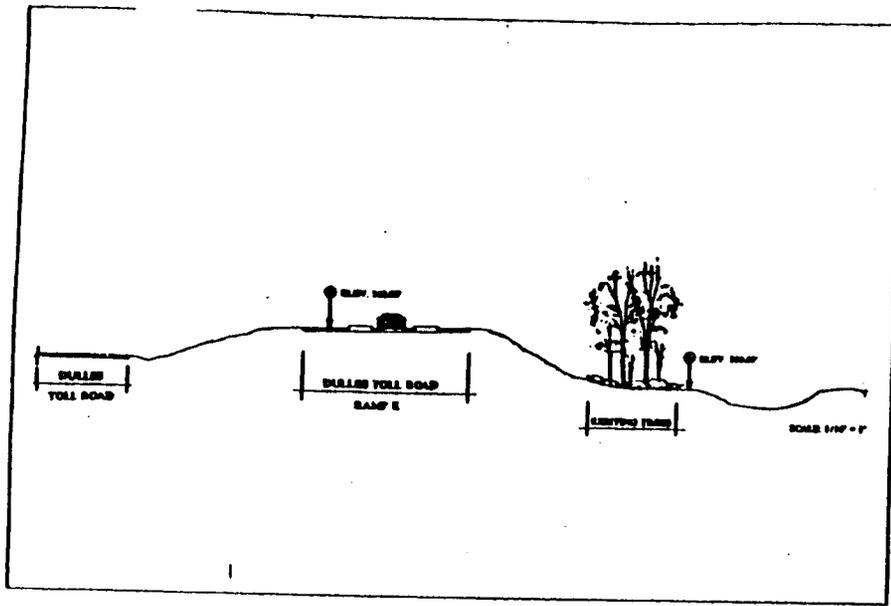
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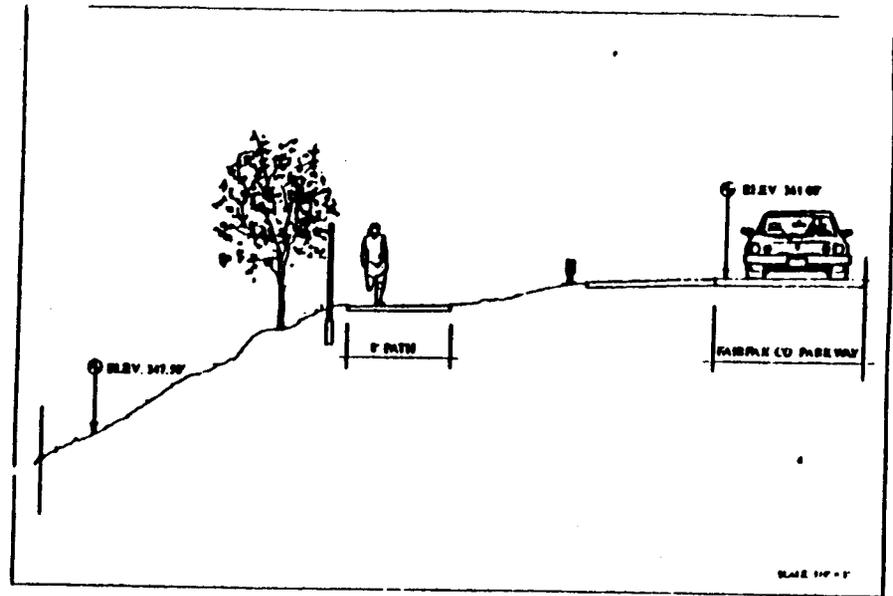
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 CHECKED BY: \_\_\_\_\_  
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 SCALE: AS SHOWN

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 SHEET NO: \_\_\_\_\_

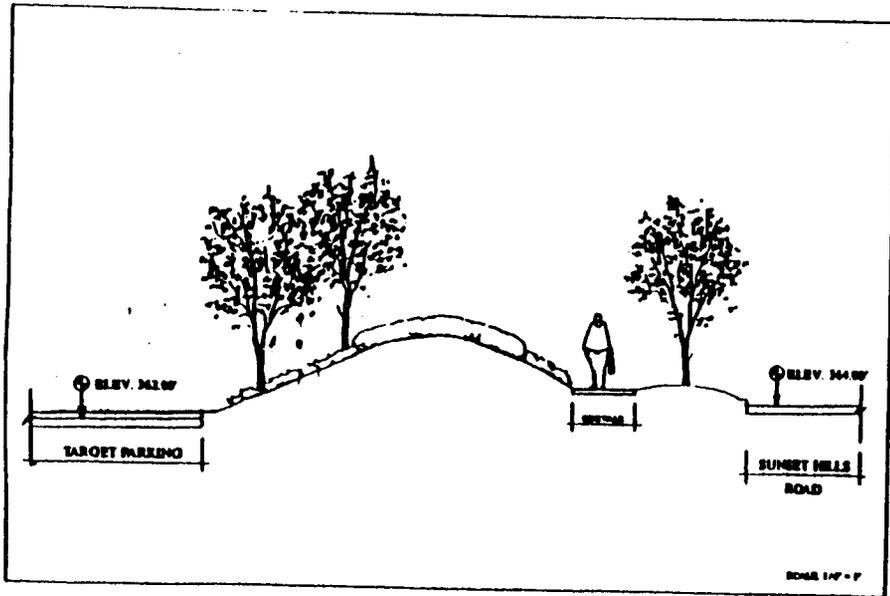
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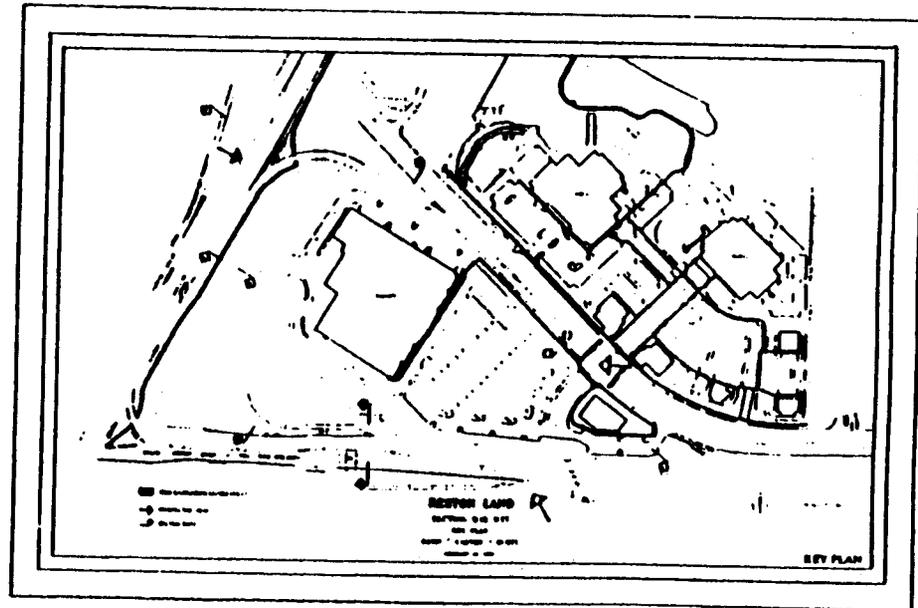
**SECTION A**  
Davis Carter Scott



**SECTION B**  
Davis Carter Scott



**SECTION C**  
Davis Carter Scott



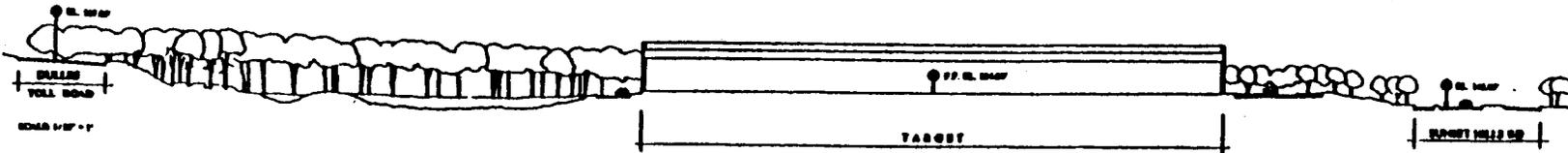
DAVIS • CARTER • SCOTT  
 ARCHITECTS AND ENGINEERS  
 (60)

PROJECT NO.  
**RESTON LAND SECTION 937**  
 SHEET NO.

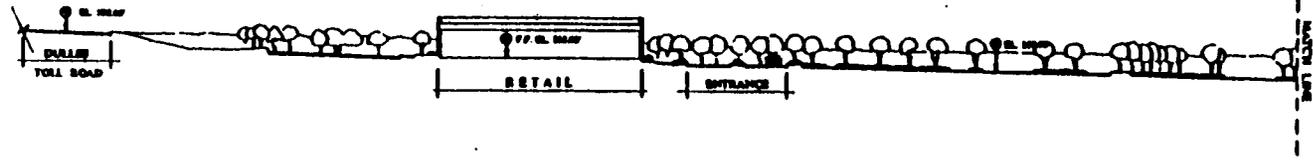
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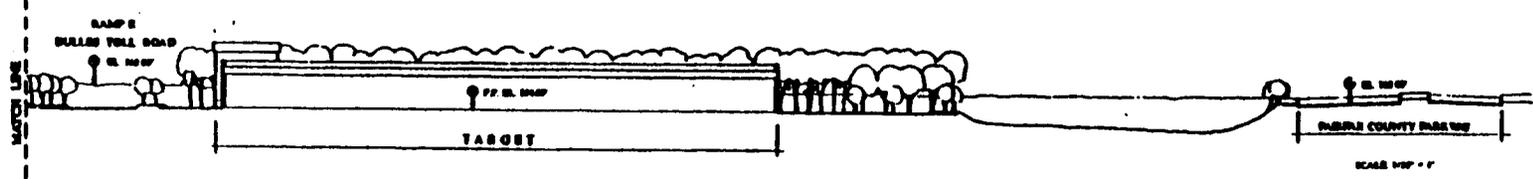
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SECTION D



SECTION E



NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES.
2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
3. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
4. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO CONSTRUCTION.
5. ALL FOUNDATIONS SHALL BE CONCRETE ON COMPACTED FILL.
6. ALL ROOFING SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS.
7. ALL INTERIORS SHALL BE FINISHED TO THE STANDARD OF A HIGH QUALITY OFFICE BUILDING.
8. ALL EXTERIORS SHALL BE FINISHED TO THE STANDARD OF A HIGH QUALITY OFFICE BUILDING.
9. ALL LANDSCAPING SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS.
10. ALL SIGNAGE SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS.

PROJECT NO. 1000  
**RESTO  
 LAND  
 SECTION  
 037**  
 SHEET NO. 1000

DATE 10/1/80  
**SITE  
 SECTIONS**

SCALE 1/8" = 1'

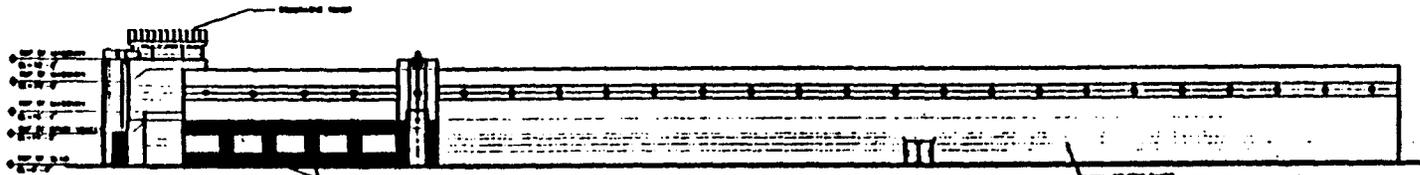
**CP-5**



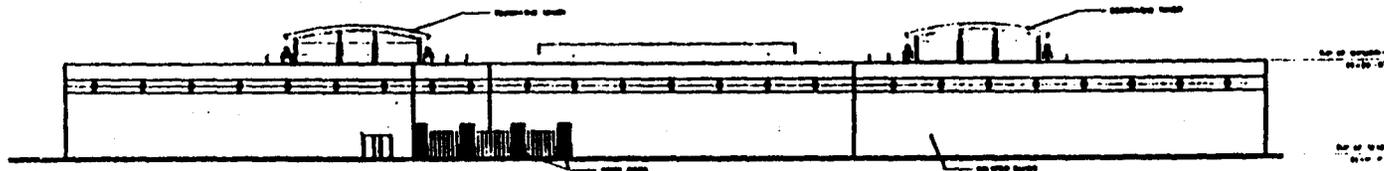


1 FRONT ELEVATION

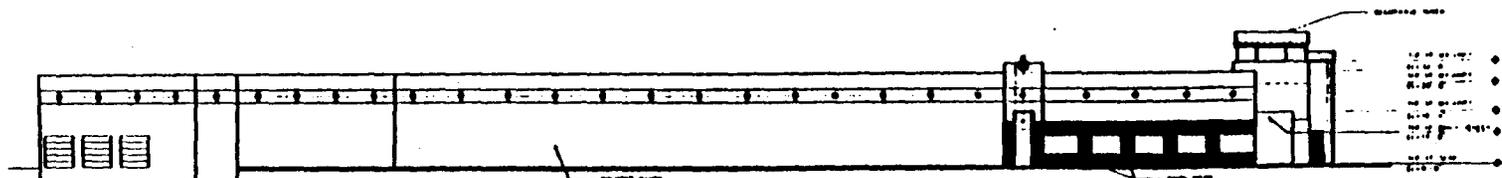
NOTE: FINAL SIGN PLAN TO BE DETERMINED



2 SIDE ELEVATION AS SEEN FROM SUNSET HILLS ROAD



3 REAR ELEVATION AS SEEN FROM THE FAIRFAX COUNTY PARKWAY



4 SIDE ELEVATION AS SEEN FROM THE DULLES TOLL ROAD

DAVIS • CARTER • SCOTT  
ARCHITECTS AND INTERIOR DESIGNERS

(63)

PROJECT NAME  
**RESTO' LAND SECTION 037**

PROJECT NO.

DATE

SCALE

BY

CHECKED BY

</

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

**FROM:** *Bruce G. Douglas*  
Bruce G. Douglas, Chief  
Environment & Development Review Branch, DPZ

**SUBJECT:** Comprehensive Plan Land Use Analysis for: Case No. DPA 86-C-121  
Westerra Reston, L.L.C.

**DATE:** 24 August 1998

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and the development plan dated August 3, 1998. This application requests a development plan amendment for a service station, quick service food store with an accessory fast food restaurant and car wash. Approval of this application would result in a floor area ratio (F.A.R.) of .05. The extent to which the proposed use, intensity/density, and the development plan are consistent with the guidance of the Plan is noted.

**CHARACTER OF THE SURROUNDING AREA:**

The subject property is presently vacant, planned for residential planned community and zoned PRC. To the north and east are located a YMCA facility and a proposed hotel/retail development which are planned for residential planned community and zoned PRC. To the south is located the Dulles Airport Access Road. To the west is located a large retail store which is planned residential planned community and zoned PRC. The subject property and the surrounding development is designated as Town Center by the Reston Master Land Use Plan.

**COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:**

The 1.73-acre property is located in the Reston Community Planning Sector (UP5) of the Upper Potomac Planning District in Area III. The Comprehensive Plan text and/or map provides the following guidance on land use and intensity for the property:

**Text:**

On page 423 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading "Town Center Portion of Land Unit D," the Plan states:

"The Reston Town Center should develop as planned in order to provide a viable residential and commercial mix. It is presently planned for a maximum development program of 8,415,000 square feet. Development is planned to be phased in as transportation capacity is available. The proposed composition of this development is as follows:

- Office/research and development - 7,100,000 square feet;
- Retail - 315,000 square feet; and,
- Hotel - 1,000,000 square feet.

The proposed Town Center development will also include hospital uses and a minimum of 1,400 dwelling units, incorporating a mixture of multi-family and single-family housing unit types at up to 50 dwelling units per acre. Additional housing units are encouraged as they would contribute to and enhance the mixed-use character planned for this area."

**Map:**

The Comprehensive Plan map shows that the property is planned for Residential Planned Community and the Reston Land Use Master Plan designates this property as part of the Town Center.

**Analysis:**

The application and development plan propose a retail use up to .05 FAR which is in conformance with the use and intensity recommendations of the Comprehensive Plan.

The Comprehensive Plan also provides the following text that establishes guidelines for evaluating the development proposal:

**Text:**

On pages 416 and 417 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading "Recommendations, Land Use," the Plan states:

"In order to achieve the planning objectives for this Suburban Center, it is necessary that new development be responsive to general criteria and site-specific conditions which focus on mitigating potential impacts. Development proposals must be responsive to the following development criteria, which apply to all sites in the Reston-Herndon Suburban Center:

- "1. Development applications in the area should be accompanied by a

development study report which describes the impacts of the proposed development and demonstrates the proposal's conformance with the Comprehensive Plan and adopted policies.”

**Analysis:**

The application and development plan assess the impacts of the proposed development and address the guidance of the Comprehensive Plan and adopted policies. The applicant should address the issues discussed below.

**Text:**

- “2. A development plan that provides high quality site and architectural design, streetscaping, urban design and development amenities.”

**Analysis:**

The applicant should consider moving the pump stations (north) away from the through-lane and deleting the car wash in order to improve the site design.

**Text:**

- “3. Provision of a phasing program which includes on- and off-site public road improvements, or funding of such improvements to accommodate traffic generated by the development. If, at any phase of the development, further mitigation of traffic generated by the development is deemed necessary, provision and implementation of a plan which reduces development traffic to a level deemed satisfactory to the Office of Transportation through Transportation System Management (TSM) strategies.”

**Analysis:**

Consult the Office of Transportation concerning this development criterion.

**Text:**

- “4. Provision of design, siting, style, scale, and materials compatible with adjacent development and the surrounding community, and which serves to maintain and/or enhance the stability of existing neighborhoods.”

**Analysis:**

The applicant has provided architectural schematics for this development in order for this development criterion to be addressed. See the site design comments noted above.

**Text:**

- “5. Provision of energy conservation features that will benefit future residents of the development...”

**Analysis:**

The applicant should address this development criterion.

**Text:**

- “7. Land consolidation and/or coordination of development plans with adjacent development to achieve Comprehensive Plan objectives.”

**Analysis:**

The applicant has consolidated the appropriate land for this development.

**Text:**

- “8. Provision of the highest level of screening and landscaping for all parking (at, above, or below grade.)”

**Analysis:**

The applicant has provided adequate screening and landscaping of proposed parking.

**Text:**

- “9. Consolidation of vehicular access points to minimize interference with arterial roadways.”

**Analysis:**

Refer to the Office of Transportation concerning this development criterion.

**Text:**

- “10. Provision of stormwater management by the use of Fairfax County's Best Management Practices.”

**Analysis:**

Such facilities are now required by ordinance.

BGD:ALC

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division  
Department of Planning & Zoning

**FROM:** Angela Kadar Rodeheaver, Chief  
Site Analysis Section  
Department of Transportation

**FILE:** 3-4 (RZ 86 -C-121)

**SUBJECT:** Transportation Impact

**REFERENCE:** PCA 86-C-121-5, DPA 86-C-121-2 & CPA 86-C-121-4;  
Western Reston L.L.C.  
Land Identification Map: 17-3 ((1)) 33A

**DATE:** October 5, 1998

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING

OCT 7 1998

ZONING EVALUATION DIVISION

Transmitted herewith are the comments of the Department of Transportation with respect to the referenced application. These comments are based on plans made available to this department dated December 3, 1997 as revised to September 3, 1998.

The proposed application would not create any significant additional impacts on the surrounding public street system. Therefore, this department would not object to the approval of the subject application provided all previous commitments for transportation are carried forward.

AKR/eg

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

TO: Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

FROM: *Bruce G. Douglas*  
Bruce G. Douglas, Chief  
Environment and Development Review Branch, DPZ

SUBJECT: ENVIRONMENTAL ASSESSMENT for: DPA 86-C-121  
Westerra Reston, L.L.C. PCA 86-C-121-5  
CPA 86-C-121-4

DATE: 24 August 1998

This memorandum, prepared by Noel Kaplan, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the development plan dated December 3, 1997. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

## COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

On pages 86 and 87 of the 1990 Policy Plan as amended on February 10, 1997, under the heading "Water Quality", the Comprehensive Plan states:

**"Objective 2: Prevent and reduce pollution of surface and groundwater resources."**

On February 10, 1997, the Board of Supervisors adopted Comprehensive Plan text within the Environment section under the heading "Resource Conservation." This text includes the following:

**"Objective 12: Maintain and enhance the efficient use of natural resources."**

Policy a. Encourage the application of energy conservation and water conservation measures.”

**Car Wash Wastewater**

**Issue:**

The development plan indicates that a car wash will be provided. In order to protect downstream water quality, car wash wastewater should not be discharged into the surface water or groundwater systems. In order to reduce water usage, the recycling of car wash wastewater should be pursued.

**Suggested Solution:**

At least eighty percent of the wastewater generated by the car wash should be recycled; the applicant should ensure that the remainder of the wastewater is not discharged into the surface or groundwater system.

**TRAILS PLAN:**

No trails are planned on this property.

BGD:NHK

**GLOSSARY**

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted in the zoning district if the site were developed as a conventional subdivision. See Sect. 9-615 of the Zoning Ordinance.

**COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dBA:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

**DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

**DEVELOPMENT PLAN:** A graphic representation which depicts the nature and character of the development proposed for a specific area; information such as topography, location and size of proposed structures, location of streets, trails, utilities, and storm drainage is generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

**EASEMENT:** A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDORS (EQCs):** An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

**ERODIBLE SOILS:** Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN:** Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundant shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Environmental Management.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DEM for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT:** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DEM for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sec 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

#### Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PD	Planning Division
ADU	Affordable Dwelling Unit	PDC	Planned Development Commercial
ARB	Architectural Review Board	PDH	Planned Development Housing
BMP	Best Management Practices	PFM	Public Facilities Manual
BOS	Board of Supervisors	PRC	Planned Residential Community
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SP	Special Permit
DP	Development Plan	TDM	Transportation Demand Management
DPW&ES	Department of Public Works and Environmental Services	TMA	Transportation Management Association
DPZ	Department of Planning and Zoning	TSA	Transit Station Area
DU/AC	Dwelling Units Per Acre	TSM	Transportation System Management
EQC	Environmental Quality Corridor	UP & DD	Utilities Planning and Design Division, DPW&ES
FAR	Floor Area Ratio	UMTA	Urban Mass Transit Association
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HCD	Housing and Community Development	VPH	Vehicles per Hour
LOS	Level of Service	WMATA	Washington Metropolitan Area Transit Authority
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DOT	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch

3/22/99

5:30 p.m. Item - DPA-86-C-121 - WESTERRA RESTON, L.L.C.  
Hunter Mill District

On Wednesday, February 10, 1999, the Planning Commission voted 9-0-3 (Commissioners Harsel, Murphy, and Wilson abstaining) to recommend to the Board of Supervisors a denial of DPA-86-C-121.

The Commission indicated that the application did not meet the criteria for a pedestrian-scaled mixed-use project nor the goals and objectives set forth in Objective 2 of the PRC Ordinance.

On Thursday, February 11, 1999, the Planning Commission also voted 9-0-2 (Commissioners Harsel and Wilson abstaining; Commissioner Coan absent from the meeting) to defer indefinitely its decision on CPA-86-C-121-4 pending Board action on DPA-86-C-121.

Planning Commission Meeting  
February 10, 1999  
Verbatim Excerpts

CPA-86-C-121-4 - WESTERRA RESTON, L. L. C.  
DPA-86-C-121 - WESTERRA RESTON L.L.C.

Decision Only During Commission Matters  
(Public hearing held on November 4, 1998)

Commissioner Palatiello: Mr. Chairman, on November 4, 1998, the Planning Commission held a public hearing on two concurrent applications. The applicant is Westerra Reston L.L.C. The applications were DPA-86-C-121 and CPA-86-C-121-4. The purpose of the application was to move -- to approve -- to amend the approved development plan and conceptual plan to permit a service station and quick service food store as a pad site in the land unit where the Target store is currently located. I had some concerns about this application and deferred the decision twice and have met with the applicant since that time. This is within the Reston Town Center district. There are currently two service stations, excuse me, there is one existing service station within the Reston Town Center district that has a rather extensive quick service food store and fast food type restaurant within it. It is owned by the Exxon Corporation which is currently engaged in a merger with Mobil. Mobil has approval for a second service station already within the Reston Town Center with a quick service food store. This would make the third service station with a quick service food store within Reston Town Center and I think this is the straw that breaks the proverbial back of the camel. The Comprehensive Plan in -- for Area III in the section that discusses the Reston/Herndon Suburban Center on page 423, says: "The Reston Town Center represents the major focal point for the Suburban Center and integrates pedestrian scaled mixed use projects." I do not believe that this particular application meets that criteria for pedestrian scaled mixed use projects. Furthermore, the Ordinance for plans -- for PRC planned residential communities in Section 6-301 of the Ordinance establishes criteria and goals and objectives in the PRC Ordinance. Objective 2 says "...an orderly and creative arrangement of all the end uses with respect to each other and to the entire community." In my judgment this application fails to meet that standard as well. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS DENIAL OF DPA-86-C-121.

Commissioner Alcorn: Second.

Commissioner Thomas: Second.

Chairman Murphy: Seconded by Mr. Alcorn and Mr. Thomas. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it deny DPA-86-C-121, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Wilson: Abstain.

Commissioner Harsel: Abstain. I just arrived.

Chairman Murphy: Motion carries. Ms. Wilson, Ms. Harsel and the Chair abstain.  
Mr. Palatiello.

Commissioner Palatiello: Mr. Chairman, I MOVE THE PLANNING COMMISSION DENY  
CPA-86-C-121-4 AS SUBMITTED.

Commissioner Thomas: Second.

Commissioner Alcorn: Second.

Chairman Murphy: Seconded by Mr. Alcorn and Mr. Thomas. Is there a discussion of the  
motion? All those in favor of the motion to deny CPA-86-C-121-4, say aye.

Commissioners: Aye.

Commissioner Wilson: Abstain.

Commissioner Harsel: Abstain.

Chairman Murphy: Opposed? Motion carries. Ms. Wilson, Ms. Harsel and the Chair  
abstains.

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(The motions passed by a vote of 9-0-3, with Commissioners Harsel, Murphy and Wilson  
abstaining.)

MAP

Planning Commission Meeting  
February 11, 1999  
Verbatim Excerpts

CPA-86-C-121-4 - WESTERRA RESTON, L.L.C.

During Commission Matters

Commissioner Palatiello: Last evening the Planning Commission took action on a decision on an application that we heard late last year. The applicant was Westerra Reston and it was for a service station/quick service food store/fast food restaurant proposed in the Reston Town Center. The Commission unanimously voted to deny the Development Plan Amendment and I also offered a motion with regard to the Conceptual Plan Amendment. As Commissioners know, under the special process that was established for Reston Town Center, a unique instrument known as a concept plan was created and those are for approval or denial by the Planning Commission and do not go to the Board of Supervisors. The action on the motion that I made last night means that if something is worked out on the development plan between now and the time this goes to the Board of Supervisors and if the situation should be such that the Supervisors see fit to approve the Development Plan Amendment, the applicant would have to come back and file a new concept plan because of the action taken by the Planning Commission last evening. I certainly hope that something favorable can be worked out between the applicant, between now and when this goes to the Board of Supervisors, so I'm going to offer two motions and ask for the Commission's concurrence. I believe, as a member voting on the prevailing side last evening, it would be within my rights to ask for reconsideration of a vote we took last night. And this would be the only evening, as the next ensuing meeting, at which such a motion would be in order. My motion would be to ask for reconsideration of our motion on the Concept Plan Amendment and should that prevail and we do reconsider that, I would then make a motion to defer indefinitely the Concept Plan Amendment so that we can wait and see what the action is of the Board. I think it would be more appropriate to take action on the Concept Plan Amendment at that time. So with that, Mr. Chairman, I would MOVE THAT THE PLANNING COMMISSION RECONSIDER ITS DECISION ON CPA-86-C-121-4.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of the motion? All those in favor of the motion to reconsider, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Palatiello.

Commissioner Palatiello: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION DEFER INDEFINITELY ITS DECISION ON CPA-86-C-121-4.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of the motion?

Commissioner Alcorn: Mr. Chairman?

Chairman Murphy: Mr. Alcorn.

Commissioner Alcorn: Mr. Chairman, I'm going to support this motion with the understanding that ultimately the Planning Commission does reserve judgment on the Concept Plan Amendment and that would be discussed and voted on at the appropriate time should the Board approve the DPA.

Commissioner Palatiello: That is the intent of the motion.

Chairman Murphy: Further discussion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Wilson: Abstain.

Commissioner Harsel: I abstained last night. I think I better abstain tonight.

Chairman Murphy: Ms. Wilson and Ms. Harsel abstain.

Commissioner Palatiello: Thank you, Mr. Chairman and I thank the Commission.

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(The first motion carried unanimously with Commissioner Coan absent from the meeting.)

(The second motion carried by a vote of 9-0-2 with Commissioners Harsel and Wilson abstaining; Commissioner Coan absent from the meeting.)

GLW

**PROPOSED DEVELOPMENT CONDITIONS****DPA 86-C-121****November 5, 1998**

If it is the intent of the Board of Supervisors to approve DPA 86-C-121, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

1. Any plan submitted pursuant to this Development Plan Amendment shall be in conformance with the approved Development Plan Amendment/Town Center Concept Plan, entitled Reston - Section 937, Mobil Service Station, prepared by Walter L. Phillips, Inc. and Wolfgang Doerschlag Architects & Engineers Limited, Inc., which is dated December 3, 1997 and revised through September 30, 1998, consisting of six sheets, and the following conditions.
2. Any plan submitted pursuant to this Development Plan Amendment shall also be in conformance with the Conceptual Plan Notes dated September 30, 1998, unless specifically modified by these conditions.
3. Any food sales deemed to be a fast food operation by Zoning Ordinance definition, may only be permitted as an accessory use to the quick service food store and no seating shall be provided. The sale of alcoholic beverages shall be prohibited.
4. Building mounted signage shall be permitted in accordance with Article 12 of the Zoning Ordinance. A freestanding sign shall only be permitted if allowed by the Zoning Ordinance or upon approval of a Comprehensive Sign Plan. If permitted, the freestanding sign shall be placed in the general location shown on the Development Plan Amendment/Town Center Concept Plan and shall be in substantial conformance with the freestanding sign illustrative depicted on Sheet C1.4 of the Concept Plan
5. The employee parking area located on the east side of the ingress/egress easement shall be deleted and converted to landscaped open space.

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division  
Dept. of Planning and Zoning

**DATE:** November 11, 1999

**FROM:** Barbara J. Lipa, Executive Director  
Planning Commission Office *BJL*

**SUBJECT:** Planning Commission Action Re: CPA-86-C-121-4, Reston Town Center  
Concept Plan for Mobil Oil , Hunter Mill District

On Wednesday, November 10, 1999, the Planning Commission voted 7-0-3 (Commissioners Murphy, Smyth and Wilson abstaining; Commissioner Koch not present for the vote; Commissioner Downer absent from the meeting) to deny Conceptual Plan Amendment 86-C-121-4, as submitted, for a third service station within the Reston Town Center District.

The Commission noted that the application fails to meet the requirements of the Comprehensive Plan for Area III, Reston/Herndon Suburban Center, pages 4-23, particularly that language calling for pedestrian-oriented and pedestrian-scaled mixed-use projects.

For your information, a copy of the verbatim excerpts from the Commission's action on this item is attached. Should you have any questions on this action, please do not hesitate to contact me at 324-2865.

**Attachment (a/s)**

cc: Robert Dix, Supervisor, Hunter Mill District  
John Palatiello, Commissioner, Hunter Mill District  
Marie Travesky, representing Mobil Oil  
November 10, 1999 Date File  
Y-1(c) File

Planning Commission Meeting  
November 10, 1999  
Verbatim Excerpts

CPA-86-C-121-4 - RESTON TOWN CENTER CONCEPT PLAN

During Commission Matters

Commissioner Palatiello: Mr. Chairman, we have coming back to us this evening a Conceptual Plan in the Reston Town Center. The staff report was distributed to the Commission in our packets for this evening. It is DPA-86-C-121 and CPA-86-C-121-4. The original applicant was Westerra Reston, L.L.C. As members of the Commission may recall, when the Reston Town Center was created and that zoning was approved, the applicant proffered to create a new instrument that is unique to the Reston Town Center called a Conceptual Plan. When the Reston Town Center was approved, it was approved outside of the urban core as basically a block plan where a variety of different uses might be permitted, but in order to look at the proposal to develop each block and to look at it in the context of the overall Reston Town Center, a Conceptual Plan was created as a means of coming back and giving the Planning Commission an opportunity for review and approval on a parcel-by-parcel basis. We had this particular application, that is both a Development Plan Amendment and a Conceptual Plan Amendment before us a year ago, almost to the day, November 4, 1998. We had decision on this on February 10, 1999. The Board of Supervisors has approved the Development Plan Amendment. I had held and deferred indefinitely further action by the Planning Commission on the Conceptual Plan Amendment. So we are back here with that again this evening. Under those proffers, a Conceptual Plan application does not necessarily require a public hearing and as the Hunter Mill District Planning Commissioner, I have the discretion as to whether to conduct a public hearing or not. I don't think a public hearing is necessary in this case, but with the indulgence of this Commission I would like to ask Ms. Travesky, a representative of the applicant, or the contract purchaser of this site, if she was interested in coming forward and making a statement to the Commission to refresh our memories as to the nature of the application and the position of her client.

Ms. Marie Travesky: Thank you. Mr. Chairman, Marie Travesky, for Mobil Oil. The applicant was Westerra Reston. Mobil has purchased the property in question. As Mr. Palatiello stated, we were before you a year ago and decision was deferred for a time and then made on February 10. We were denied and then the CPA was reconsidered and we went forward to the Board of Supervisors and they approved a Development Plan Amendment. We believe that the proposed plan has retained the design features established for this site under the previous Town Center Concept Plan for a retail use. The internal access roads, the sidewalk along Sunset Hills Road and all of the other road improvements, extensive landscaping, etc., have been retained. And as Mr. Palatiello pointed out, there was a block. The station has been placed inside of that to retain the open space that they were seeking to do and we have as much as 48 percent open space. We have made many changes to this project in the course of its review by the citizens and by the Planning Commissioner, such as we eliminating the carwash; we made a clearer

distinction and preserved the travelway for public access through the site; we have been to the Reston P&Z Committee on three different occasions, back in March of '98 and October of '98 and they have given us their blessing. Both of those times, the Board, when we were heard by them in June, asked us to go back, or in April, asked us to go back to the P&Z Committee and have them give it a final review, which we did on June 7 and they again affirmed their support for the application. On October 13 of '98 we went before the Reston Town Center committee and they also approved the entire plan and the landscaping plan and the Conceptual Plan. As we said previously, we believe it is in conformance with the Town Center Concept Plan and we urge your approval of this Concept Plan Amendment. I'd be happy to answer any questions.

Chairman Murphy: Mr. Palatiello.

Commissioner Palatiello: I don't have any questions. Thank you, Ms. Travesky. Mr. Chairman, I do not believe that any conditions have changed since the Planning Commission made its original recommendation. Also passed out to the Commission in addition to the original staff report is a copy of the verbatim from the Planning Commission consideration. I would like to call to the attention of the Commission the fact that several years ago I had requested of Ms. Byron, the Director of the Zoning Evaluation Division, a proffer interpretation to help me to understand what the latitude and authority of the Planning Commission is with regard to Conceptual Plans in Reston Town Center. I'd like to read some portions of that interpretation. In one section it says: "It is my determination..." -- "my" being Ms. Bryon's, not myself -- "It is my determination that in the proffers the applicant granted the Planning Commission broad authority to approve, withhold approval or deny a Conceptual Plan based upon how the approved office, retail, residential, community, recreation and/or parking uses are proposed to be developed on the site when viewed in the context of the proffers and the Zoning Ordinance." It goes on to say: "Broad authority is also consistent with the context in which the conceptual plans were created, i.e., to compensate for development plans that did not provide a level of detail sufficient to evaluate specific development plans such as had been provided for in the urban core." Ms. Byron goes on to point out that Section 16-204 of the Zoning Ordinance addresses approval of preliminary site plans by DEM. Paragraph 1 of the section states also: "Preliminary site plans shall be prepared in accordance with the applicable objectives of the PRC District." Paragraph 7 of Section 16-204 states that: "The applicable objectives of the PRC District must be met by the preliminary site plan for the Director to approve such a plan. In Section 6-301, Purpose and Intent, states in part: "To be granted this Zoning District, the developer must demonstrate the achievement of the following specific objectives throughout all of his planning, design and development." That section then lists seven objectives, including the following: "An orderly and creative arrangement of all land uses with respect to each other and to the entire community."; "A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic to include facilities such as mass transportation, roadways, bicycle or equestrian paths and equestrian walkways."; and "The location of structures to take maximum advantage of the natural and manmade environment"; and finally: "The

provision of adequate and well-designed open spaces for use of all residents." "The objectives are further defined" and again, I'm still reading from the proffer interpretation, "The objectives are further defined by paragraph D of Section 6-302 of the Zoning Ordinance which discusses the Town Center as follows: "The following uses are permitted in those locations approved for a Town Center which should be a central location for retail, community and leisure uses on a scale serving the planned community and the surrounding area. There should be no more than one Town Center in a new town and it should contain a mixture of uses such as residential, community, office, retail, entertainment and specialty shops. The uses should be well integrated and contain unique design elements. The pedestrian and vehicular traffic within the Center should be separated with major emphasis on the pedestrian circulation system." As I noted in my verbatim on November 4 of last year, in my judgment this application fails to meet the requirements of the Comprehensive Plan for Area III in the section that discusses the Reston/Herndon Suburban Center on page 4-23 which says: "The Reston Town Center represents a major focal point for the Suburban Center and integrates pedestrian scaled mixed use projects." I do not believe that this particular application meets the criteria for pedestrian scaled mixed use projects. Furthermore, the Ordinance for PRC, Planned Residential Communities, in Section 6-301 of the Ordinance establishes the criteria and goals and objectives in the PRC Ordinance. Objective 2 says: "An orderly and creative arrangement of all the end uses with respect to each other and to the entire community." This would provide approval for a third service station in the Reston Town Center District -- in fact, a third service station with a quick-service food store in a pad site in the Reston Town Center District. Given the fact that the Comprehensive Plan and the Ordinance very specifically calls for pedestrian oriented and pedestrian scaled development, I do not believe that the approval of a third service station by the same operator, which is what the case would be given the pending merger of Exxon and Mobil, is consistent with the concept as spelled out in the Plan and in the Ordinance for a town center. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION DENY CPA-86-C-121-4 AS SUBMITTED.

Commissioner Thomas: Second.

Chairman Murphy: Seconded by Mr. Thomas. Is there a discussion of the motion?

Commissioners Alcorn and Wilson: Mr. Chairman?

Chairman Murphy: Mr. Alcorn.

Commissioner Alcorn: Question for staff. In the staff report -- well, first of all, I think Commissioner Palatiello laid out very well the legal justification for denying this and I don't question that at all. My question is more on the effect of denying this. If this Concept Plan is turned down, will a service station still be allowed to be built on the site or is the service station and the quick food -- or is that and the quick service food store tied together?

Ms. Leslie Johnson: The Development Plan Amendment that was approved by the Board permits the use on the site. However, in order to establish that use, they would have to file a Concept Plan Amendment, because right now what's approved under the Concept Plan is retail. If all the DPA did was say that they could also have a service station, but in order to put in that use, they would have to come back and file another Conceptual Plan Amendment to do that.

Commissioner Alcorn: Okay. So by turning down this Concept Plan they will not be able then to build a service station. Is that correct?

Ms. Johnson: That's correct.

Commissioner Alcorn: Okay. Thank you.

Commissioner Wilson: Mr. Chairman?

Chairman Murphy: Ms. Wilson.

Commissioner Wilson: The verbatim that was handed out to us tonight indicates that I abstained when this vote came up in February and I intend to abstain again.

Chairman Murphy: Further discussion of the motion? All those in favor of the motion to deny CP-86-C-121-4, say aye.

Commissioners: Aye.

Commissioners Smyth and Wilson: Abstain.

Chairman Murphy: Opposed? Motion carries. Ms. Smyth, Ms. Wilson, and I abstained initially and I'll continue to abstain. Chair abstains. Motion carries. Thank you very much.

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(The motion carried by a vote of 7-0-3 with Commissioners Murphy, Smyth and Wilson abstaining; Commissioner Koch not present for the vote; Commissioner Downer absent from the meeting.)

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**Verbatim Transcript - Portion of September 11, 2000, Board of Supervisors' Meeting  
Consideration Item C-2 (Appeal by Mobil Oil Corporation of Planning Commission Denial  
of Conceptual Plan Amendment Application CPA 86-C-121-4 (Hunter Mill District))**

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**(Tape 3)**

**Chairman Hanley:** C-2, Appeal by Mobil Oil Corporation of the Planning Commission denial of the Conceptual Plan Amendment CPA 86-C-121-4. Mr. Fox.

**Mr. Steve Fox (Esquire)  
Rep. for Applicant:** Good morning Madam Chairman, Members of the Board of Supervisors, it's my pleasure to appear before you, I don't think.....

**Chairman Hanley:** Mr. Fox, before you start, let me tell you that you do not have to take all five minutes.

**Mr. Fox:** I was going to tell you that I would not take the entire five minutes.

**Chairman Hanley:** We are in agreement.

**Mr. Fox:** Members of the Board, I think that the staff's recitation of the chronology of events stated in the Board item is correct. So I don't need to argue that. Uh, what are we here asking the Board to do....and there's been a lot of sparks flying around this application, but I want to uh, my comment is to condense and sort of focus your...

**Chairman Hanley:** ...Fairly unfortunate in the gas station.

**Mr. Fox:** ...exactly. Focus the Board's thoughts on where I think we should be. This matter really was at the Board on April 26, 1999. The Board approved the development plan amendment. In so doing, the Board reaffirmed that the application was consistent with the comprehensive plan. Having made that determination that the application, the use was consistent with the comprehensive plan, it remanded the matter, pursuant to a proffer, to the Planning Commission for approval of the concept plan. The concept plan in that case was identical to the development plan. The Planning Commission however had other ideas, and the other ideas I think resulted in some level of confusion about the Planning Commission's role. The Planning Commission, after the Board made its determination that the use was consistent with the

comprehensive plan, could not then be the interpreter of the comprehensive plan. The Board is the interpreter of the Comprehensive Plan, and uh to that extent, I think the Planning Commission got a little off track, and all I'm asking the Board to do is to remand it back to the Planning Commission with a reaffirmation that the use which is a Service Station with a Quick-Service Food Store, in the Reston Town Center Planning District, does not constitute such a proliferation of that use as to be denounced by the Planning Commission. So, that's what we're really asking. The Planning Commission got a little off track and we're happy to go back before the Planning Commission and we work with staff to look at some of the integral elements of the development plan such as interior landscaping, additional peripheral landscaping, as we discussed the other day with you Ms. Hudgins, and I think that in fact we have a replica of what we were talking about doing on the board. Adding additional landscaping in the triangulated portion to the east of the gas station, and some other landscaping on the Sunset Hills Road side. So I'm here on behalf of the appellant, the applicant, to just ask the Board to remand it with clear direction to mandate to the Planning Commission that they are not to reconsider the approval of the use by the Board, because the Board's already approved that. That's ...

**Chairman Hanley:**

O.K.

**Mr. Fox:**

That's all I have.

**Chairman Hanley:**

Thank you. Questions for the appellant?

**Supervisor Hudgins:**

Madam Chairman, I just wanted to go over some things so that there was clarity when I ask to have a motion before the Board....

**Chairman Hanley:**

O.K.

**Supervisor Hudgins:**

... as to where we are and why we're doing this. And as Mr. Fox has indicated, that it's the conceptual plan that the Planning Commission was approving and actually denied at that time....

**Mr. Fox:**

That's correct.

**Supervisor Hudgins:**

...and so uh, there were some concerns raised at the Planning Commission. Uh, you have referred to use. I'm gonna refer to some of the other items that were raised. But before doing so, I just wanted to ask staff about the sequence of activities that have taken place with this application. And after having been filed at the end of '98, as Mr. Fox said, there were approvals in February

again, uh, uh, by the...I'm sorry, in February by the presentation, rather to the Planning Commission in February for the development plan, and at that time there was a recommendation of denial, and at that time you had actually not had the development plan approved and it was still a retail site. The service station was not allowed at that time. When it did go before the Board of Supervisors in April the Board approved the development plan.

**Mr. Fox:**

That's correct.

**Supervisor Hudgins:**

And by approving the development plan it then thus allowed the service station available...

**Mr. Fox:**

And the Quick-Service Food Store.

**Supervisor Hudgins:**

...and the Quick-Service, with the added need for the Planning Commission to approve the concept plan. Is that correct?

**Mr. Fox:**

That's correct.

**Supervisor Hudgins:**

So the absence of the approval of the concept plan says you can't have the service station at all. Is that correct? The service station and the quick food, right?

**Mr. Fox:**

That's correct.

**Supervisor Hudgins:**

O.K., What I wanted to just go over was that the plan had gone through all of the steps and had approval from the Board of Supervisors for the deep...the development plan, and in April the Board of Supervisors directed that it go back for approval for the concept plan, as well as go before the Planning and Zoning Committee of Reston.

**Mr. Fox:**

Yes.

**Supervisor Hudgins:**

And what was the recommendation of the Planning and Zoning? And what were the concerns from the Planning and Zoning Committee?

**Mr. Fox:**

They recommended approval.

**Supervisor Hudgins:**

And the areas that the Planning and Zoning focused on were landscaping and vehicular circulation.

**Mr. Fox:**

That's correct.

**Supervisor Hudgins:** And out of the vehicular circulation questions that were raised about the plan, what were the....uh, what did the applicant....how did the applicant modify its plan in order to address those?

**Mr. Fox:** May I confer?

**Supervisor Hudgins:** Sure.

(Silence)

**Mr. Fox:** Uh, I'm advised that those concerns were raised at an early P&Z meeting, but that at the last meeting before the P&Z they had no further concerns about that, but were...wanted the definition of where the curb was gonna be set. To be...

**Supervisor Hudgins:** So those were resolved in terms...

**Mr. Fox:** ...those were resolved.

**Supervisor Hudgins:** ...of vehicular issues. And then the others were the landscaping issues that were raised. And you did some improvements in the landscaping. And it then went before the Planning Commission and the Planning Commission then denied that.

**Mr. Fox:** That's correct.

**Supervisor Hudgins:** O.K., uh you indicated on your plan that you have some proposed improvements.

**Mr. Fox:** Yes, uh.....the improvements would be in this cross hatch area, it would be additional landscaping, and there would be additional landscaping in this triangulated area over here which is separated from where the gas station is to be located.

**Supervisor Hudgins:** And uh, staff had looked at the plan earlier, trying to determine if there were additional types of improvements and I'd just like to ask Leslie, that when you looked at additional opportunities for vehicular circulation your conclusions were what there?

**Leslie Johnson:** That what the applicant had shown was alright. I mean, we had tried to look at maybe changing the travel way a little bit, but because of the situation with the Target retail store adjacent, and there is an ingress, officially recorded ingress/egress easement, we felt that this was appropriate. What the applicant has shown.

- Supervisor Hudgins:** And so in your concerns....are there any concerns about the current landscape improvements.
- Leslie Johnson:** We think that they will add...what he's propo...what the applicant is proposing will add significantly to the landscaping there. And we had raised that as an issue during our initial review and had asked for them to look at the interior of the site to provide more landscaping. So this will address those concerns.
- Supervisor Hudgins:** O.K., um, Madam Chairman, I don't have any other questions, at this time.....
- Chairman Hanley:** O.K., alright.
- Supervisor Hudgins:** ...and if there are other questions.
- Chairman Hanley:** Mrs. McConnell has a question.
- Supervisor McConnell:** Madam Chairman, when I saw this and read through it I had to think of years ago. Mr. Vesky will probably remember this, I think Mrs. Pennino and I were one of the two that were on the Board that met with Mobil Oil people years ago, about our negative look at any kind of a fast food connected with a station, and they wondered why. I think this is the only State they stated, that which they have trouble. And you can go up and down the East Coast, and everywhere you go they have service stations combined with fast food stores so you can stop and get a loaf of bread, or a quart of milk or something, without having to go into a big shopping center. My experience in my District has been a very negative approach to these kinds of facilities and I don't understand why. Every other State has them. They're very um, certainly business-wise, good for the business people who go into these stations, and I just wonder if you...if this had anything to do with it or if this was uh, 'cause immediately that was my first thought.
- Mr. Fox:** No ma'am, if you would refer to page 84 of the consideration item it's hand numbered 84, the comments of the Planning Commission are contained therein, and those are the ones that I was focusing on. And the concerns were not so much about the uh...the way it worked, or the way the plan worked or how the use...you know, whether it was appealing or not, but apparently there was an interpretation at the Planning Commission that the Reston Town Center plan placed at least some...(inaudible)...limit on the number of such facilities in the Reston Town Center and that this one, though already approved by the Board of Supervisors, would constitute, in the words of the Planning Commission, a

proliferation of the use. And the only thing that we're here asking you to do is reaffirm that the use is appropriate, which you've already ruled on, and we are certainly prepared and willing to work with staff and the Planning Commission to look at those internal integral elements to the concept plan that would make it either more appealing or more pleasing.

- Supervisor McConnell:** I see the questions on...(inaudible)...does talk about the quick-food. I really hope that the Board will take an opportunity to talk to their Planning Commissioners about this. It's been a long time concern, and I personally think that they're great. That they.....they provide a place for people to get gas and get the items they need rather than having to go in traffic again after they go home, back to a store. And everywhere else it seems to work, but Fairfax County seems to have this thing about combining the two, so I just had to put in my two cents worth because I remember Mrs. Pennino and I going to the meeting there about that.
- Supervisor Hudgins:** O.K.
- Chairman Hanley:** Mrs....Mrs., uhm Hudgins
- Supervisor Hudgins:** Hudgins.
- Chairman Hanley:** Yeah Hudgins, I know you. Do you have a motion?
- Supervisor Hudgins:** I do have a motion. Madam Chairman, I'm going...
- Chairman Hanley:** Oh, wait a minute....Barbara...?
- Supervisor Hudgins:** Barbar...
- Chairman Hanley:** ....David, somebody....jump in here.
- David Stoner  
(Asst. County Atty.):** Could.....could we just be sure that the record reflects, and I believe this is correct, Mr. Fox, that the proposed changes would also relocate two parking spaces on the site.
- Mr. Fox:** Yes.
- Supervisor Hudgins:** Yes they do.
- Chairman Hanley:** O.K., we've just cleared that up.

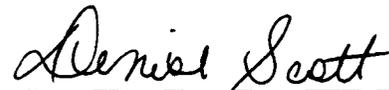
- Mr. Fox:** And then that that would be deemed to be consistent with the approved DPA.
- Chairman Hanley:** O.K., alright, we've cleared that right up. We didn't know we were confused on it, but gosh we've cleared it up, so...Mrs. Hudgins.
- Supervisor Hudgins:** O.K., Madam Chairman, I do have a motion, and consistent with the discussion here that the Board of Supervisors approved the development plan that allows the.....permits the service station and the food service, and that the citizens have reviewed this, and that the concerns that have raised are concerns that the applicant is willing to address. Concerns raised by the citizens in their review of this are concerns that would be addressed by the applicant, and that this is an allowed permitted use and it conforms to the plan. I'd like to make the following motion. In light of the Board of Supervisors approval of the development plan amendment 86-C-121 which permits a service station, in conjunction with a quick food service store on Tax Map 17-3 ((1)) Parcel 33A, and given that Mobil's willingness to modify the conceptual plan for the site to enhance the landscaping elements eastern most triangle to expand the open space along the property's frontage on Sunset Hills Road and to move the two parking spaces closest to the Sunset Hills Road to a more internal location just north of the travelway that parcels the Dulles Toll Road, I move that the Board reverse the Planning Commission's denial of the Concept Plan Amendment 86-C-121-4 and remand this matter to the Planning Commission for action consistent with the Board's decision. And Madam Chairman, I further move that the Board request the Planning Commission to take final action on this matter. And I'd just like to ask a comment from staff. Be it the most consistent, 30 days or 45, do you have a recommendation different?
- Barbara Byron:** It would be uh....well the applicant has just agreed to 60. I was going to suggest 45. It would be our intent to get it as soon as possible.
- Supervisor Hudgins:** I think I won't take less than 45....I...
- Mr. Fox:** Well I'll take 45....45
- Supervisor Hudgins:** ....I won't take MORE than 45. So I will make the motion 45 days of Mobil submitting it's concept plan....a conceptual plan amendment.
- Supervisor Connolly:** I second the motion.

**Chairman Hanley:** It's been moved and seconded. All those in favor of the motion, please indicate by saying "AYE."

**Board (In unison):** AYE.

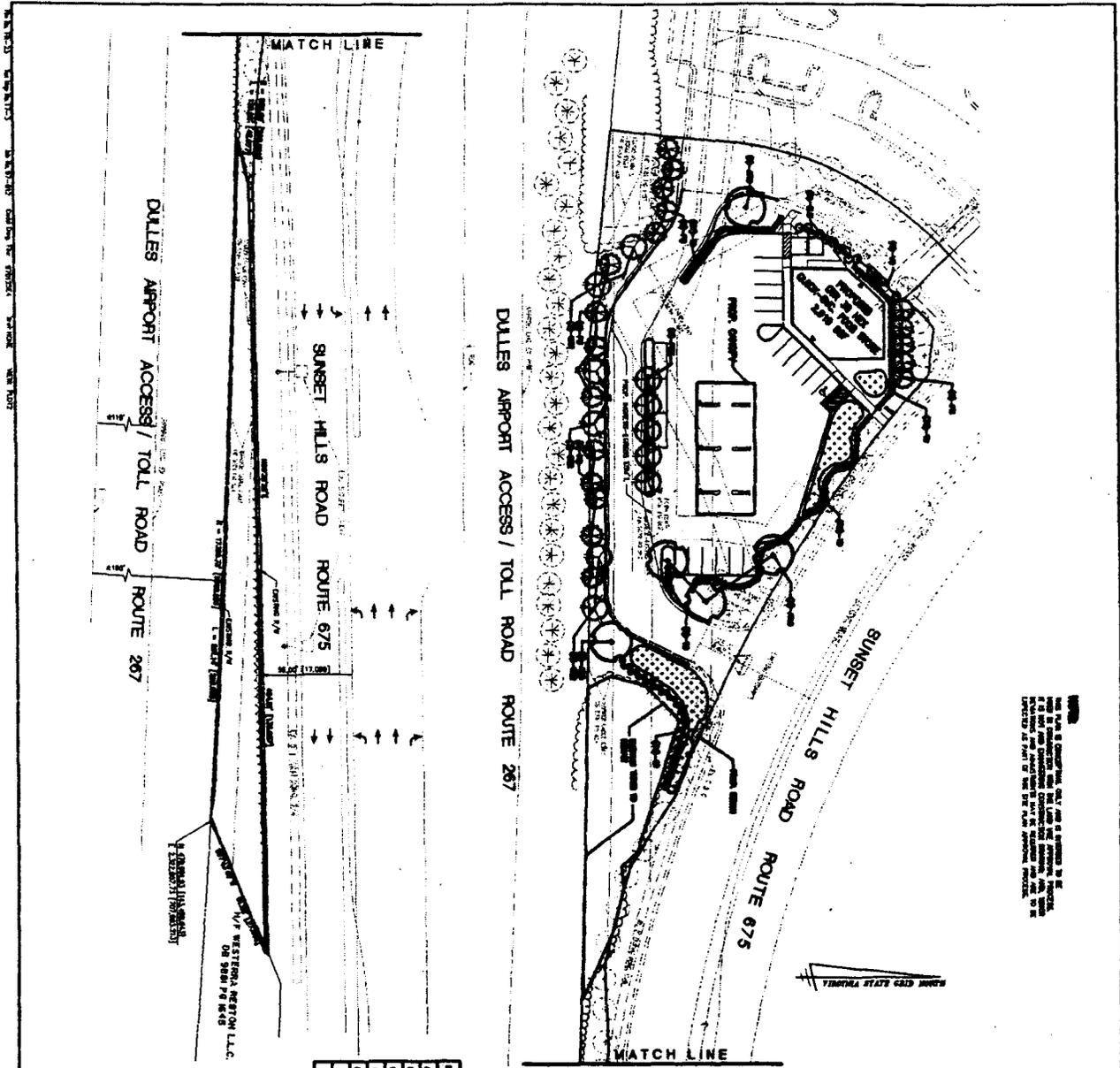
**Chairman Hanley:** Opposed? That motion carries. Thank you Mr. Fox.

**Mr. Fox:** Thank you Members of the Board.



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**DENISE SCOTT, Verbatim Specialist  
Office of the Clerk to the Board**



THIS PLAN IS CONSIDERED FINAL ONLY AND IS SUBJECT TO BE REVISED OR AMENDED AT ANY TIME WITHOUT NOTICE BY THE ENGINEER. THE CLIENT AND THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES AS PART OF THE PLAN DEVELOPMENT PROCESS.

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	ASPHALT DRIVEWAY	100	SQ. YD.	
2	CONCRETE DRIVEWAY	50	SQ. YD.	
3	GRAVEL DRIVEWAY	200	SQ. YD.	
4	GRAVEL DRIVEWAY	100	SQ. YD.	
5	GRAVEL DRIVEWAY	50	SQ. YD.	
6	GRAVEL DRIVEWAY	25	SQ. YD.	
7	GRAVEL DRIVEWAY	12.5	SQ. YD.	
8	GRAVEL DRIVEWAY	6.25	SQ. YD.	
9	GRAVEL DRIVEWAY	3.125	SQ. YD.	
10	GRAVEL DRIVEWAY	1.5625	SQ. YD.	
11	GRAVEL DRIVEWAY	0.78125	SQ. YD.	
12	GRAVEL DRIVEWAY	0.390625	SQ. YD.	
13	GRAVEL DRIVEWAY	0.1953125	SQ. YD.	
14	GRAVEL DRIVEWAY	0.09765625	SQ. YD.	
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17	GRAVEL DRIVEWAY	0.01220703125	SQ. YD.	
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**LEGEND**

- 1. 1/2" = 1' (1/2" SCALE)
- 2. 1/4" = 1' (1/4" SCALE)
- 3. 1/8" = 1' (1/8" SCALE)
- 4. 1/16" = 1' (1/16" SCALE)
- 5. 1/32" = 1' (1/32" SCALE)
- 6. 1/64" = 1' (1/64" SCALE)
- 7. 1/128" = 1' (1/128" SCALE)
- 8. 1/256" = 1' (1/256" SCALE)
- 9. 1/512" = 1' (1/512" SCALE)
- 10. 1/1024" = 1' (1/1024" SCALE)
- 11. 1/2048" = 1' (1/2048" SCALE)
- 12. 1/4096" = 1' (1/4096" SCALE)
- 13. 1/8192" = 1' (1/8192" SCALE)
- 14. 1/16384" = 1' (1/16384" SCALE)
- 15. 1/32768" = 1' (1/32768" SCALE)
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- 77. 1/1511157

