

**COUNTY OF FAIRFAX
PLANNING COMMISSION OFFICE**

12000 Government Center Parkway, Suite 330

Fairfax, Virginia 22035-0042

Office: (703) 324-2865

Fax: (703) 324-3948

2002 PLANNING COMMISSION

Peter F. Murphy, Jr. Chairman
Springfield District

John R. Byers, Vice Chairman
Mount Vernon District

Suzanne F. Harsel, Secretary
Braddock District

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Barbara J. Lippa
Executive Director

Sara Robin Hardy
Assistant Director

Mary A. Pascoe
Clerk to the Commission

April 9, 2002

William H. Lauer
Applicant/Contract Purchaser
11529 Sunrise Valley Drive
Reston, VA 20191

RE: CP-86-C-121-14
Hunter Mill District

Dear Mr. Lauer:

The purpose of this letter is to formally advise you, as the applicant/contract purchaser on the above referenced case, that on Thursday, April 4, 2002, the Planning Commission voted unanimously (Commissioner Byers not present for the vote; Commissioners Alcorn and Harsel absent from the meeting) to approve CP-86-C-121-14, subject to the conceptual plan notes dated April 4, 2002, as attached.

Also attached for your records is a copy of a verbatim transcript of the Commission's action. If you need additional information, please let me know.

Sincerely,

Barbara J. Lippa
Executive Director
Planning Commission Office

Attachment (a/s)

cc: Frank de la Fe, Hunter Mill District Planning Commissioner
Cathy Belgin, Zoning Evaluation Division, DPZ
4/4/02 Date File
Y-2 File

NOTES
RESTON TOWN CENTER CONCEPT PLAN
SECTION 89, BLOCK 5
April 4, 2002

GENERAL

1. The area subject to this Town Center Concept Plan is known as Section 89, Block 5 and Outlot D, Reston. The Tax Map reference for the parcels are 17-1-((17)), Parcel 5, and 17-1-((1)), Parcel 3L (the "Property"). The property is planned Town Center and zoned PRC Town Center (Planned Residential Community).
2. Town Center Concept Plan. The properties that are the subject of this application shall be developed in substantial accordance with this Town Center Concept Plan, dated Oct. 2001, revised through March 20, 2002, and prepared by Urban Engineering and Associates, Inc.; 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 Public Works and Environmental Services ("DPW&ES").
3. Area. The application property consists of approximately 2.09 acres (91,324 S.F.). Westerra Reston, L.L.C. is the owner of the property and shall hereinafter be referred to as the "Owner." William H. Lauer is the contract purchaser of the property and shall hereinafter be referred to as the "Applicant."
4. Water and Sewer. The proposed development will use public water and sewer.
5. Storm Water Management. The Applicant may request a waiver of on-site stormwater management and BMP requirements, as the Property is part of the regional storm water management system for the Reston Town Center Study Area. Storm water management and Best Management Practices ("BMP") for the Property will be handled offsite in the regional detention pond created pursuant to that certain "TOWN CENTER STORM WATER MANAGEMENT DETENTION EASEMENT AND MAINTENANCE AGREEMENT," recorded among the land records of Fairfax County at Deed Book 6369, Page 1540. In the event a waiver of on-site stormwater management and BMP is not granted, the Applicant shall provide the required on-site facilities.
6. Residential Uses.
 - A. Under the Town Center rezonings (RZ 86-C-121 and subsequent PCAs), and the Development Plan for Parts 4 and 5 of the Reston Town Center Study Area, Block 5 and Outlot D are permitted to develop for residential uses with a maximum building height of 180 feet.
 - B. The proposed multifamily residential building shall consist of a maximum of 100 residential units of varied sizes depending on market demand and at the discretion

LANDSCAPING

14. Landscape plan. The Applicant shall implement a landscaping plan consistent with quality and quantity of plantings shown on Sheet 5 of this Town Center Concept Plan (the "Landscape Plan"). The Landscape Plan shall include deciduous trees, shrubs, bushes and similar underplantings, including a complement of three-inch (3") caliper trees along the Property's frontage on New Dominion Parkway and Fountain Drive. The final location of the plantings and trees may be modified as necessary for the installation of utilities, Virginia Department of Transportation ("VDOT") requirements and Fairfax County requirements, including modifications resulting from the future construction of any transportation or related improvements along either New Dominion Parkway or Fountain Drive. The Landscape Plan shall be coordinated with and subject to final review and approval by the Reston Town Center Design Review Board ("DRB") and by the Urban Forestry Division of DPW&ES at the time of site plan approval.
15. Plantings Within Easements. The Applicant shall provide supplemental landscaping within or adjacent to utility and other easements on the Property consistent with the Landscape Plan, subject to appropriate approval(s). If not permitted, and to the extent feasible, the Applicant shall relocate said plantings to other portions of the site, subject to review and approval by the DRB and DPW&ES.
16. Parking deck. No parking spaces shall be designed or permitted on the rooftop of the proposed parking structure. The Applicant shall provide landscaping and other amenities for residents on the rooftop of the parking structure as generally shown on Page 6 of this Town Center Concept Plan. Subject to review and approval of the DRB and the Urban Forestry Branch of the DPW&ES, the Applicant reserves the right to modify the design and schedule of landscaping and other amenities to be provided on the parking structure rooftop to ensure the viability and care of such landscaping in view of its proposed location above a concrete parking structure. Any such modifications shall provide, at a minimum, the quality and quantity of planting depicted on this Town Center Concept Plan.
17. Adjacent Open Space Area. Subject to the approval of the owner of the open space area located immediately west of the Property (Fairfax County Tax Map #17-1 ((17)), Parcel 4)(the "Adjacent Open Space Area") and the granting of appropriate letters of permission and/or easements by such owner, the Applicant shall trim, manicure and enhance the portion of the Adjacent Open Space Area through which the existing pedestrian path connects New Dominion Parkway and the Reston Regional Library, including providing supplemental landscaping, as warranted, along the pedestrian path and its immediate environs. The supplemental landscaping shall include a complement of shrubs, bushes and similar plantings along the pedestrian path. The Applicant shall include the details of such supplemental landscaping as part of the Applicant's Landscape Plan discussed in Note 14 above that is to be reviewed and approved by the Urban Forestry Branch of the DPW&ES. The Applicant shall complete such work prior to the issuance of the first residential use permit for the proposed development on the Property. Unless otherwise agreed to by the Applicant and the owner of the Adjacent Open Space Area, the

Applicant shall not be responsible for the future maintenance and repair of the supplemental landscaping completed by Applicant on the Adjacent Open Space Area.

PEDESTRIAN CIRCULATION

18. Pedestrian Circulation. The external and internal pedestrian circulation system (including trails, sidewalks, crosswalks and paths) shall be provided as generally shown on Sheet 2 of this Town Center Concept Plan.
19. Sidewalk and Traffic Signal Right-of-Way. The Applicant shall dedicate in fee simple to the Board of Supervisors additional right-of-way, consistent with areas depicted on this Town Center Concept Plan, for the future construction, by others, of a traffic signal at the intersection of Fountain Drive and Bowman Towne Drive, as well as to incorporate existing and/or proposed pedestrian sidewalks/trails into such right-of-way. Such dedications shall occur at the time of site plan approval for the Property or upon demand by either Fairfax County or VDOT, whichever occurs first.
20. Density Credit. Advanced density credit is reserved consistent with the provisions of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT pursuant to the Public Facilities Manual (PFM), at the time of site plan approval for the Property.

TRANSPORTATION

21. Warrant Study and Contribution for Traffic Signal at Bowman Towne Drive and Fountain Drive. The Applicant shall update a previous warrant study for a traffic signal at the intersection of Bowman Towne Drive and Fountain Drive to incorporate the proposed residential development and shall submit the results of the updated analysis to the Virginia Department of Transportation ("VDOT") within 30 days of initial site plan submission. In the event VDOT determines in writing that a traffic signal is warranted at the subject intersection by the time of site plan approval for the proposed residential development, and there has been no commitment by others to fund such signal, the Applicant shall contribute \$20,000 toward the installation of a traffic signal at the subject intersection. Any contribution required pursuant to this provision shall be made at the time of site plan approval.
22. Bus Shelter. The Applicant shall, if requested by the FCDOT, construct one (1) bus shelter (open, with bench and constructed of Plexiglas or similar material) along the Property's frontage on Fountain Drive. The final location of the bus shelter shall be determined in consultation with the FCDOT at the time of site plan approval for the Property, and shall be constructed prior to the issuance of the first residential use permit for the proposed residential building. The Applicant shall install a covered trash receptacle within the bus shelter. The property owners association to be created and tasked with maintaining the common areas of the Property following construction of the residential building shall be responsible for providing refuse removal and maintenance of the bus shelter.

SITE DESIGN

23. Reston Town Center Design Review Board. Landscaping, site design, pedestrian access, lighting, signage and architectural details are subject to final review and approval by the DRB.
24. Building Materials and Parking Structure Treatment. The Applicant shall construct the residential building and associated parking structure in accordance with the building design and elevations shown on Sheet 4 of this Town Center Concept Plan and shall utilize exterior materials and designs selected from among the following: brick, pre-cast panels, stucco, EIFS (Exterior Insulation Finish System), split-face block and Hardi panels. The parking structure will incorporate architectural and/or landscape treatments to break up visually the horizontal expanses and will include materials similar to and compatible with the residential building.
25. Lighting. 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 on adjacent properties. The location of light poles on the Property shall be in general conformance with the locations shown on Sheet 5 of the Town Center Concept Plan, subject to final engineering and design as part of site plan approval. The maximum height of the light poles and fixtures shall not exceed eighteen (18) feet.

DEDICATION TO RESTON LIBRARY

26. Reservation of Land for Expansion of Reston Regional Library. The Applicant shall reserve for future dedication to the Fairfax County Library Foundation, without compensation, an area approximately 16,599 square feet in size along the Property's frontage on Fountain Drive and Bowman Towne Drive (minus any dedications for the installation of a traffic signal at such intersection as discussed in Note 18 above), as more particularly shown on Sheet 2 of this Town Center Concept Plan (the "Reservation Area"), to accommodate potential future expansion of the Reston Regional Library (the "Library Expansion") located adjacent to the Property (Tax Map #17-1 ((17)), Parcel 12). This reservation shall occur in conjunction with site plan approval for the uses and development included in this Town Center Concept Plan and shall remain in place for a period of fifteen (15) years from the date of recordation of the deed of reservation, or until such time as Fairfax County notifies the Applicant in writing that it no longer needs the Reservation Area, whichever occurs first. The deed of reservation, however, shall provide the Applicant the right to place construction staging equipment and/or construct/locate a temporary sales facility within the Reservation Area from which the Applicant may market for sale the residential units to be constructed as part of this development.
27. Dedication of Land to Fairfax County Library Foundation. The Applicant shall dedicate to the Fairfax County Library Foundation, without compensation, the Reservation Area for the Library Expansion, which is to be designed, bonded and constructed by others. Given (a) the Applicant's need to conduct construction staging for and marketing of the

proposed residential development within the Reservation Area, and (b) the Applicant's need to ensure the construction of the Library Expansion within the Reservation Area maintains sufficient lateral support for the entrance to the Applicant's development due to the sloping topography of the land within the Reservation Area, the Applicant's requirement to dedicate the Reservation Area is contingent upon the satisfaction of the following:

- a. The Applicant has completed construction and/or marketing of the proposed residential development and no longer has an ongoing need for the Reservation Area for development purposes;
 - b. Approval of final construction plans for the Library Expansion, to be designed and funded by others, by the necessary public and/or private reviewing agencies for which any portion of the Reservation Area is needed;
 - c. Review by the Applicant of the construction plans for the Library Expansion, including any modifications to the entrance to the Property that may be necessary or desired as a result of the Library Expansion; and
 - d. Construction of the Library Expansion shall be at no cost to the Applicant, including any modifications to the entrance to the Property located adjacent to the Reservation Area or the construction of retaining walls within the Reservation Area to provide lateral support to the Property, as applicable.
28. In the event the Library Expansion requires less dedication from the Property than is provided by the Reservation Area, the excess Reservation Area shall be terminated and the underlying Property shall no longer be encumbered by the Reservation Area.

TOWN CENTER CONCEPT PLAN AMENDMENTS

29. 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. 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) as permitted by the Town Center rezonings and the Fairfax County Zoning Ordinance.
30. 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.

EX HOWMAN TOWNE DRIVE
(RTE 637)
(600ft)

N 73,250
E 25,250

CONCRETE SUBMITTALS

CONCRETE TYPE	FINISH	ACCESSORY	CONCRETE	ACCOMMODATION	COMMENTS
1	Smooth	1/2"	1/2"	1/2"	1/2"
2	Smooth	1/2"	1/2"	1/2"	1/2"
3	Smooth	1/2"	1/2"	1/2"	1/2"

N
N 73,250
E 25,250

FAIRFAX COUNTY
ZONING DISTRICT
OFFICE OF ZONING ADMINISTRATION
1000 MARKET STREET
RESTON, VIRGINIA 20190

N 73,250
E 25,250

RESTON SEC 89 BLOCK 4
MUSTANG REALTY L.P.
CORP. INC.
1000 MARKET STREET
RESTON, VIRGINIA 20190

EX NEW DOMINION PARKWAY
(RTE 637)
WIDTH VARIES
DB 7006 PG 2/1

FOUNTAIN DRIVE
RTE 637

LEGEND

[Stippled Pattern]	GRASS AREA
[Cross-hatched Pattern]	TREE COVER

RESTON SPECTRUM L.P.
DB 0973 PG. 1311
ZONED: IRC
TYPE: COMMERCIAL / INDUSTRIAL

N 73,800
E 25,250

BLDG. D2

BLDG. C

EXISTING VEGETATION SITE PLAN
SECTION 89 BLOCK 5
RESTON
HUNTER HILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=50'

URBAN ENGINEERING & ASSOC., INC.
ONE WILSON CENTER DRIVE, SUITE 200
RESTON, VIRGINIA 20190
TEL: 703.767.1111
WWW.URBANENGINEERING.COM

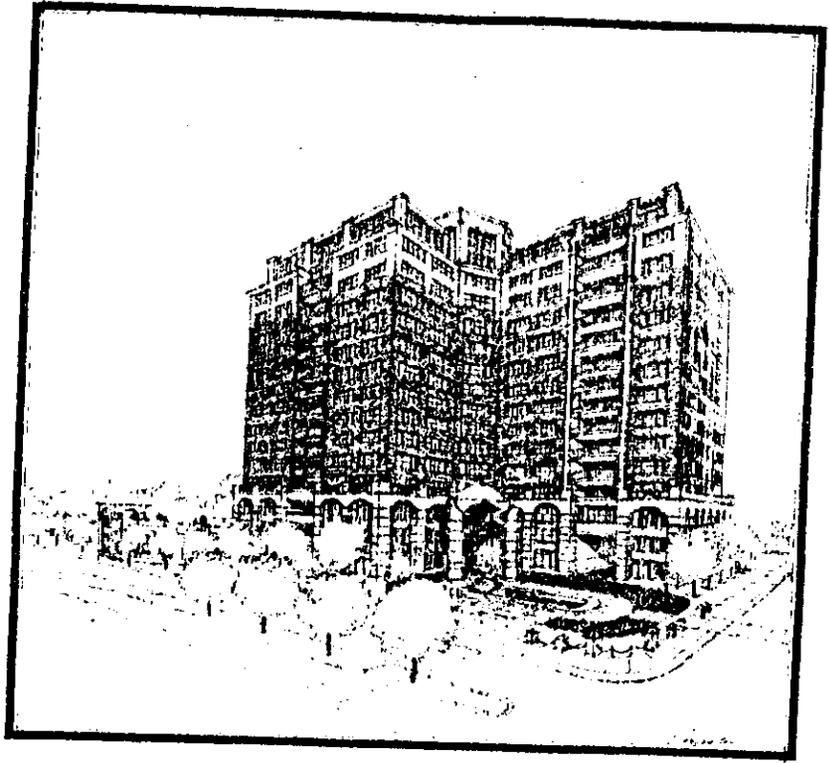
Summary of Units

Unit Type	Count	Area (sq. ft.)	Volume (cu. ft.)
1-Bed	100	1,000	10,000
2-Bed	200	2,000	20,000
3-Bed	100	3,000	30,000
4-Bed	50	2,000	20,000
5-Bed	20	1,000	10,000
Total	470	9,000	90,000

Unit No.	Unit Type	Area (sq. ft.)	Volume (cu. ft.)
101	1-Bed	1,000	10,000
102	1-Bed	1,000	10,000
103	1-Bed	1,000	10,000
104	1-Bed	1,000	10,000
105	1-Bed	1,000	10,000
106	1-Bed	1,000	10,000
107	1-Bed	1,000	10,000
108	1-Bed	1,000	10,000
109	1-Bed	1,000	10,000
110	1-Bed	1,000	10,000
111	1-Bed	1,000	10,000
112	1-Bed	1,000	10,000
113	1-Bed	1,000	10,000
114	1-Bed	1,000	10,000
115	1-Bed	1,000	10,000
116	1-Bed	1,000	10,000
117	1-Bed	1,000	10,000
118	1-Bed	1,000	10,000
119	1-Bed	1,000	10,000
120	1-Bed	1,000	10,000
121	1-Bed	1,000	10,000
122	1-Bed	1,000	10,000
123	1-Bed	1,000	10,000
124	1-Bed	1,000	10,000
125	1-Bed	1,000	10,000
126	1-Bed	1,000	10,000
127	1-Bed	1,000	10,000
128	1-Bed	1,000	10,000
129	1-Bed	1,000	10,000
130	1-Bed	1,000	10,000
131	1-Bed	1,000	10,000
132	1-Bed	1,000	10,000
133	1-Bed	1,000	10,000
134	1-Bed	1,000	10,000
135	1-Bed	1,000	10,000
136	1-Bed	1,000	10,000
137	1-Bed	1,000	10,000
138	1-Bed	1,000	10,000
139	1-Bed	1,000	10,000
140	1-Bed	1,000	10,000
141	1-Bed	1,000	10,000
142	1-Bed	1,000	10,000
143	1-Bed	1,000	10,000
144	1-Bed	1,000	10,000
145	1-Bed	1,000	10,000
146	1-Bed	1,000	10,000
147	1-Bed	1,000	10,000
148	1-Bed	1,000	10,000
149	1-Bed	1,000	10,000
150	1-Bed	1,000	10,000
151	1-Bed	1,000	10,000
152	1-Bed	1,000	10,000
153	1-Bed	1,000	10,000
154	1-Bed	1,000	10,000
155	1-Bed	1,000	10,000
156	1-Bed	1,000	10,000
157	1-Bed	1,000	10,000
158	1-Bed	1,000	10,000
159	1-Bed	1,000	10,000
160	1-Bed	1,000	10,000
161	1-Bed	1,000	10,000
162	1-Bed	1,000	10,000
163	1-Bed	1,000	10,000
164	1-Bed	1,000	10,000
165	1-Bed	1,000	10,000
166	1-Bed	1,000	10,000
167	1-Bed	1,000	10,000
168	1-Bed	1,000	10,000
169	1-Bed	1,000	10,000
170	1-Bed	1,000	10,000
171	1-Bed	1,000	10,000
172	1-Bed	1,000	10,000
173	1-Bed	1,000	10,000
174	1-Bed	1,000	10,000
175	1-Bed	1,000	10,000
176	1-Bed	1,000	10,000
177	1-Bed	1,000	10,000
178	1-Bed	1,000	10,000
179	1-Bed	1,000	10,000
180	1-Bed	1,000	10,000
181	1-Bed	1,000	10,000
182	1-Bed	1,000	10,000
183	1-Bed	1,000	10,000
184	1-Bed	1,000	10,000
185	1-Bed	1,000	10,000
186	1-Bed	1,000	10,000
187	1-Bed	1,000	10,000
188	1-Bed	1,000	10,000
189	1-Bed	1,000	10,000
190	1-Bed	1,000	10,000
191	1-Bed	1,000	10,000
192	1-Bed	1,000	10,000
193	1-Bed	1,000	10,000
194	1-Bed	1,000	10,000
195	1-Bed	1,000	10,000
196	1-Bed	1,000	10,000
197	1-Bed	1,000	10,000
198	1-Bed	1,000	10,000
199	1-Bed	1,000	10,000
200	1-Bed	1,000	10,000

Professional Engineer
 William H. Lauer
 License No. 12345
 State of Virginia

Professional Architect
 The Martin Architectural Group
 License No. 67890
 State of Virginia



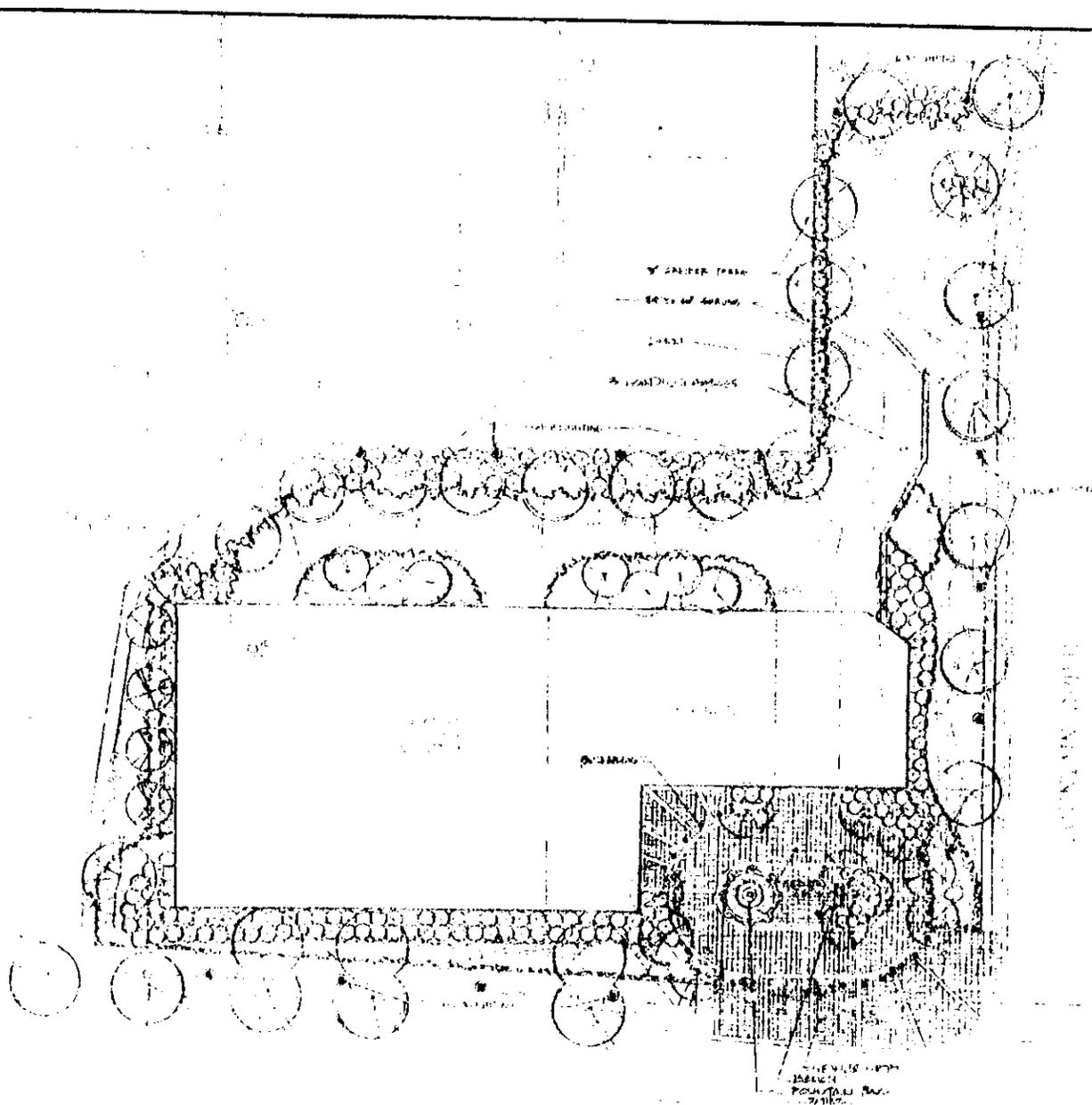
RESTON TOWN CENTER CONDOMINIUMS WILLIAM H. LAUER

THE MARTIN ARCHITECTURAL GROUP
 10000 WOODBRIDGE AVENUE, SUITE 100
 RESTON, VIRGINIA 20190
 PHONE: (703) 791-1100 FAX: (703) 791-1101

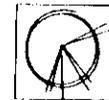
THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY
 AND IS SUBJECT TO CHANGE WITH FINAL SITE
 PLAN AND BUILDING PERMITS, INCLUDING
 CONSTRUCTION OF ADDITIONAL RESIDENTIAL UNITS UP
 TO THE MAXIMUM NUMBER OF UNITS SHOWN ON
 THIS TOWN CENTER CONCEPT PLAN

ARCHITECTURAL ILLUSTRATIVE PLAN
 SECTION 89 BLOCK 5
 RESTON
 PRUNTER HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1/4" = 1'-0"
 DATE: OCT. 1998

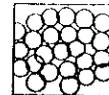
URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEER, LANDSCAPE ARCHITECTURE - LAND CONSTRUCTION
 LICENSE NO. 123456789
 STATE OF VIRGINIA
 10-10-07
 0-0-00



LEGEND.



SHADE TREE (DECIDUOUS)



SHRUBS



GROUND COVER

LANDSCAPE PLAN 1"=20'

THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE WITH FINAL SITE PLAN AND BUILDING PLANS

DATE	10-10-88
BY	W. J. BROWN
CHECKED BY	W. J. BROWN
SCALE	1" = 20'
URBAN ENGINEERING & ASSOC. INC. RESTON FORTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA	

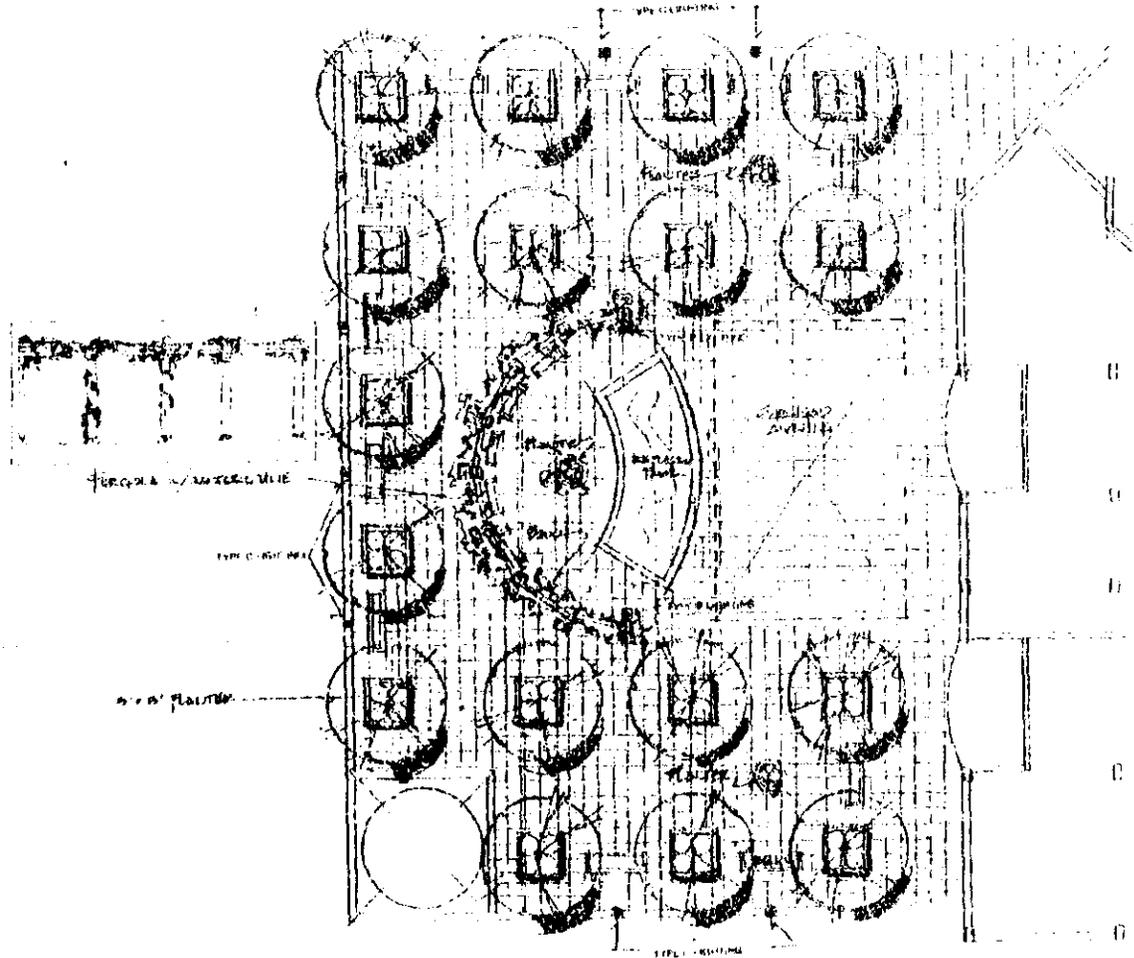


INDUSTRIAL BRASS



STREET & ROOF DECK LIGHTING

NOTE:
1. ALL LIGHT FIXTURES TO BE CLEARLY
2. ALL LIGHT FIXTURES TO BE CLEARLY
3. ALL LIGHT FIXTURES TO BE CLEARLY



ROOF DECK PLAN 1/8"

THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY
AND IS SUBJECT TO CHANGE WITH FINAL SITE
PLAN AND BUILDING PERMITS

PARKING STRUCTURE LANDSCAPE PLAN
SECTION 89 BLOCK 5
RESTON
FREDERICKSBURG, VIRGINIA

URBAN ENGINEERING & ASSOC. INC.
ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS

DATE: 05-13-22
BY: [Signature]

SCALE: 1/8" = 1'-0"



RECEIVED

PLEASE TYPE OR PRINT IN BLACK INK

COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

APPLICATION FOR ZONING MAP AMENDMENT
TOWN CENTER CONCEPT PLAN

OCT 10 2006

ZONING EVALUATION DIVISION

APPLICATION NO. CP 06-C-121-14
(Assigned by Staff)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), William H. Lauer, the applicant(s), petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the _____ District to the _____ District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made a part of this application.

PROPERTY DESCRIPTION

1. LEGAL DESCRIPTION

Reston Section 89, Blocks & Outlot D

Lot(s)	Block(s)	Subdivision	Deed Book	Page No.
--------	----------	-------------	-----------	----------

2. TAX MAP DESCRIPTION:

<u>17-1((17))5 & 17-1((1))3-L</u>				<u>2.09 acres</u>
---------------------------------------	--	--	--	-------------------

Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Area (Ac. or Sq. Ft.)
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3. POSTAL ADDRESS OF PROPERTY: (If any)

None

4. ADVERTISING DESCRIPTION: (Ex. South of Rt. 236, 1000 feet west of Rt. 274)

Located on the northwest corner of the intersection of New Dominion Parkway and Fountain Drive

5. PRESENT USE: Vacant

6. PROPOSED USE: Residential

7. SUPERVISOR DISTRICT: Hunter Mill

The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application.

The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter on the subject property as necessary to process the application.

Mark C. Looney
Type or Print Name of Applicant or Agent

[Signature]
Signature of Applicant or Agent

11951 Freedom Drive, One Freedom Square, Reston, VA 20190
Address

Telephone No. _____ Home _____ Work 703-456-8652

Please provide name and telephone number of contact person if different from above.

DO NOT WRITE IN THIS SPACE

Date application received: _____

Date application accepted: 11/27/01

A Parker
Application Fee Paid \$ N/A

Planning Commission Meeting
April 4, 2002
Verbatim Excerpt

CP-86-C-121-14 - WILLIAM H. LAUER

After Close of Public Hearing

Chairman Murphy: Public hearing is closed. Recognize Mr. de la Fe.

Commissioner de la Fe: Thank you, Mr. Chairman. This is a project -- if I may address one of the issues of traffic and too much residential, we do want at Town Center -- to have as much residential and as much density as possible there, because it will be close to a future Metro station. This really goes very well with the overall Reston plan. The Library dedication, I do believe, is very worthwhile and I have spoken to Mr. Looney on this and the way that it is written, it sounds as if they want to approve everything. But they don't. I think that they are more than willing to work with the Library to do this. I think this is an excellent opportunity for the Reston Library which has been trying to expand for quite some time. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE CP-86-C-121-14, SUBJECT TO THE CONCEPTUAL PLAN NOTES WHICH ARE NOW DATED APRIL 4, 2002.

Commissioner DuBois: Second.

Chairman Murphy: Seconded by Ms. Wilson. Discussion? All those in favor of the motion -- I'm sorry, I didn't hear you.

Commissioner DuBois: I seconded it.

Chairman Murphy: Oh, you seconded it. Okay. Correction. Seconded by Ms. DuBois. Further discussion? All those in favor of the motion to approve CP-86-C-121-14, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

//

(The motion carried unanimously with Commissioner Byers not present for the vote; Commissioners Alcorn and Harsel absent from the meeting.)

LBR

**ZAPS USER GENERATED REPORTS
ZONING APPLICATION SUMMARY REPORT
APPLICATION NUMBER: CP 86-C -121-14**

DECISION DATE: 4-4-2002

HEARING BODY: PC

CRD: NO

MAGISTERIAL DISTRICT:

APPLICANT NAME WILLIAM H. LAUER

STAFF COORDINATOR: JTHO10

ACTION: APPROVE

DECISION SUMMARY:

ON APRIL 4, 2002, THE PLANNING COMMISSION UNANIMOUSLY APPROVED CONCEPTUAL PLAN CP 86-C-121-14 ON A MOTION BY COMMISSIONER DE LA FE SUBJECT TO CONCEPTUAL PLAN NOTES DATED APRIL 4, 2002.

TAX MAP NUMBERS

017-1- /01/ / -

017-1- /17/ /0005-

APPROVED ZONING DISTRICT DATA

ZONING DISTRICT: PRC

APPROVED RESIDENTIAL DEVELOPMENT

APPROVED NON-RESIDENTIAL DEVELOPMENT

LAND USE	<u>DWELLING</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>NO.</u>	<u>FLOOR AREA</u>	<u>UNIT OF</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>FAR</u>
	<u>UNITS</u>	<u>AREA</u>	<u>MEASURE</u>	<u>OF</u>		<u>MEASURE</u>	<u>AREA</u>	<u>MEASURE</u>	
MFD	100	2.09	ACRES	100					
TOTAL	100	2.09	ACRES	100					

DEVELOPMENT CONDITION INFORMATION

DEVELOPMENT CONDITION STATEMENT DATE: 01-09-2009

<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
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