

SEP 21 1999



**COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX**

PLANNING COMMISSION
ZONING EVALUATION DIVISION

John R. Byers, Vice Chairman
Suzanne F. Harsel, Secretary
Alvin L. Thomas, Parliamentarian

Barbara J. Lippa, Executive Director
Sara Robin Hardy, Chief, Administration Branch
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PLANNING COMMISSION
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John M. Palatiello
Laurie Frost Wilson

September 17, 1999

Jill R. Gottdiener,
Agent for Wink Development
McGuire, Woods, Battle & Boothe
1750 Tysons Blvd., Suite 1800
McLean, VA 22102

Dear Ms. Gottdiener:

This will serve as your record of the Planning Commission's action on **CP-86-C-121-12**, an application by Wink Development, L.L.C. for a two story child care center at Reston Town Center. On Wednesday, September 15, 1999, the Planning Commission voted unanimously (Commissioners Alcorn, Coan, Downer and Kelso absent from the meeting) to approve CP-86-C-121-12.

For your information, I have also attached a copy of the verbatim excerpts from the Commission's action on this application. Should you need any additional information on this action, please contact me at 324-2865.

Sincerely,

Barbara J. Lippa
Executive Director

Attachment (a/s)

cc: Robert Dix, Supervisor, Hunter Mill District
John Palatiello, Commissioner, Hunter Mill District
Jackie Blue, Staff Coordinator, DPZ
Y-2 File

Planning Commission Meeting
September 15, 1999
Verbatim Excerpts

CP-86-C-121-12 - WINK DEVELOPMENT, L.L.C.

Administrative Review During Commission Matters

Commissioner Palatiello: The second Concept Plan is filed by Wink Development. This is a proposal for a two story child care center. This is on Explorer Drive, or Explorer Street and New Dominion Parkway within Reston Town Center. This is bordered by the County facility that is a homeless shelter and the Library, and is bounded on the South by New Dominion Parkway. Again, this application has been before the Planning and Zoning Committee in Reston. It has their approval. The applicant has made some modifications pursuant to the recommendations of the Planning and Zoning Committee. We had an issue that took some time to work through with regard to landscaping, screening and the fence. I was concerned -- wanted to make sure that we had a fence height and a fence location that protected the children at this child care center. New Dominion Parkway will be a major thoroughfare when it is soon extended and will intersect and have an at-grade intersection with the Fairfax County Parkway and I wanted to make sure that extra precaution was made with regard to fencing the play area at the child care center to make certain that every precaution was made to preclude any ability for the children to get out of that play area and out onto that busy street, and I'm satisfied that that has been done. Mr. Chairman, with that I would MOVE THAT THE PLANNING COMMISSION APPROVE CONCEPTUAL PLAN 86-C-121-12 BY WINK DEVELOPMENT, L.L.C.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of that motion? All those in favor of the motion to approve CP-86-C-121-12, say aye.

Commissioners: Aye.

Chairman Murphy: Motion carries.

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(The motion carried unanimously with Commissioners Alcorn, Coan, Downer and Kelso absent from the meeting; Commissioner Wilson not present for the vote.)

LBG

GENERAL NOTES

1. THE PARCEL SUBJECT TO THIS TOWN CENTER CONCEPT PLAN IS KNOWN AS SECTION 89, BLOCK 3, RESTON. THE TAX MAP REFERENCE FOR THE PARCEL IS 17-1-((17)), PARCEL 3.
2. THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION SHALL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THIS TOWN CENTER CONCEPT PLAN, DATED JULY 1999, PREPARED BY 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 FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES.
3. THE PROPOSED BUILDING SHALL BE UTILIZED AS A CHILD CARE CENTER, WHICH IS A BY-RIGHT USE IN THE PRC TOWN CENTER DISTRICT. THE MAXIMUM DAILY ENROLLMENT SHALL BE 200 CHILDREN.
4. THE APPLICATION PROPERTY CONSISTS OF 0.6495 HECTARES.
5. THE PROPOSED BUILDING SHALL CONSIST OF A MAXIMUM OF 836.127 SQUARE METERS. THE MAXIMUM FAR FOR THE APPLICATION PROPERTY SHALL BE 0.13
6. PARKING SHALL BE PROVIDED PURSUANT TO ZONING ORDINANCE ARTICLE 11. STAFF PARKING IS NOTED ON CONCEPT PLAN (SHEET #2). ALL OTHER PARKING IS FOR DROP OFF AND PICK UP OF CHILDREN.
7. THE MAXIMUM BUILDING HEIGHT SHALL BE 10.67 METERS (35 FEET).
8. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF WESTERRA RESTON, L.L.C., BY DEED RECORDED IN DEED BOOK 9881 AT PAGE 1645 & 1677 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.,
9. NO TITLE REPORT WAS UTILIZED.
10. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN CEMETERIES OR BURIAL GROUNDS ON THIS SITE.
11. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO STRUCTURES EXISTING ON THIS SITE.
12. THE PROPOSED DEVELOPMENT WILL USE PUBLIC WATER AND SEWER.

13. STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES WILL BE PROVIDED IN THE EXISTING DETENTION POND LOCATED OFF SITE TO THE WEST. (TOWN CENTER PARKWAY SWM FACILITY 5734-PI-01).
14. TOPOGRAPHY PROVIDED BY TERRABROOK. CONTOUR IS 0.5m USGS DATUM.
15. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN THE TITLE 40, CODE OF FEDERAL REGULATIONS PART 115.4, 302.4, AND 355; HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT V. 672-10-1- VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATION; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 250; TO GENERATED, UTILIZED, STORED, AND/OR DISPOSED OF ON SITE.
16. THE PROPOSED USE CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS.
17. BOUNDARY INFORMATION IS BASED ON A PLAT PROVIDED BY TERRABROOK.
18. THE EXTERNAL AND INTERNAL PEDESTRIAN CIRCULATION SYSTEM (INCLUDING) TRAILS, SIDEWALKS, AND CROSSWALKS) SHALL BE PROVIDED AS GENERALLY SHOWN ON THIS TOWN CENTER CONCEPT PLAN.
19. THERE ARE NO SCENIC ASSETS DESERVING PRESERVATION.
20. SUBJECT TO APPROVAL OF A VARIANCE BY THE BOARD OF ZONING APPEALS, THE HEIGHT OF THE FENCE SURROUNDING THE PLAY AREA MAY BE INCREASED TO SIX FEET.
21. A MINIMUM OF 28% OPEN SPACE SHALL BE PROVIDED,
22. A MINIMUM OF 5% INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED.
23. A MINIMUM OF 15% TREE COVER SHALL BE PROVIDED.
24. THE APPLICANT SHALL IMPLEMENT A LANDSCAPE PLAN GENERALLY CONSISTENT WITH THE LANDSCAPING REFLECTED ON THIS TOWN CENTER CONCEPT PLAN, SUBJECT TO FINAL REVIEW AND APPROVAL BY DEM.

25. WITH THIS PLAN WE HEREBY REQUEST A MODIFICATION OF TRANSITION SCREEN REQUIREMENTS ALONG THE EXPLORER STREET FRONTAGE TO THAT WHICH IS REFLECTED ON THE PLAN.
26. TREE COVER CANOPY TABULATIONS WILL BE PROVIDED WITH THE FINAL LANDSCAPE PLAN PREPARED WITH THE FINAL SITE PLAN. THE SITE PLAN SHALL PROVIDE A MINIMUM OF 15% TREE COVER CANOPY.
27. THE APPLICANT SHALL CONTRIBUTE TO THE RESTON STREET LIGHT DEMONSTRATION PROGRAM (SUBJECT TO THE APPROVAL OF THE DISTRICT PLANNING COMMISSIONER).
28. IN CONSORTIUM WITH URBAN FORESTER, THE APPLICANT SHALL MAKE DILIGENT EFFORT TO SAVE, IF POSSIBLE, THOSE TWO TREES DESIGNATED ON THE LANDSCAPE PLAN.
29. THE PROPOSED FENCE AND SIGN ELEVATION SHALL BE IN GENERAL CONFORMANCE WITH WHAT WAS APPROVED BY THE RESTON TOWN CENTER DESIGN REVIEW BOARD AND RESTON PLANNING AND ZONING COMMITTEE.
30. THE MAXIMUM NUMBER OF CHILDREN OUTSIDE AT ANY ONE TIME WILL BE 75, AGES 6 WEEKS TO 10 YEARS.
31. THE CHILDREN'S CENTER WILL BE CONSTRUCTED TO INCLUDE NOISE MITIGATION MEASURES THAT WILL REDUCE THE INTERIOR NOISE LEVELS TO DNL 45 DBA OR LESS.
32. THE HOURS OF OPERATION FOR THIS CARE CENTER WILL BE FROM 6:30 A.M. TO 7:00 P.M.
33. THE MAXIMUM NUMBER OF EMPLOYEES FOR THIS CARE CENTER WILL NOT EXCEED 25.