

Planning Commission Meeting  
April 22, 2010  
Verbatim Excerpt

CPA 86-C-121-12/PRC 86-C-121-02 – RAJ DEVELOPMENT, LLC

After Close of the Public Hearing

Vice Chairman Alcorn: The public hearing is closed; Commissioner de la Fe.

Commissioner de la Fe: Thank you, Mr. Chairman. As we have heard, this is a, you know, a project that, I think, would be a great addition to Reston Town Center. I always point out that the first residents of Reston Town Center were the residents of the shelter and low income, subsidized housing in the, I believe it's 21 units that are across the street. So I'm glad that we are now finally bringing affordable – more affordable – dwelling units into Reston Town Center after its growth as a very high end market. So I welcome this, this project. This project has been, if you notice, it was – the case was filed on November 25<sup>th</sup>, 2008, and it has taken this long to get it to this stage. This is a Concept Plan under the Reston Town Center Proffers. It has gone through the Reston Planning and Zoning review process. It will also, being part of the Reston Town Center – and they recommended approval – The Reston Town Center proffers have their own design review board, so this project will – although it – I'm sure has gone through its preliminary review, it will go through a final review before it is built through that, just as all the other ones. Therefore – so I think it's a great addition. And I would like to place into the record a letter that we received from an attorney representing a nearby development in which he placed certain concerns with this action. However, essentially the letter represents interpretations of interpretations and I am not in a position to be the one that renders final judgment. Staff has found that this is in compliance with the Comprehensive Plan and other applicable regulations. So that is at this stage good enough for me and the proffer interpretations belong with the Board of Supervisors. So I will not get into that if it gets to that stage. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE CPA 86-C-121-12.

Commissioner Hart: Second.

Vice Chairman Alcorn: Seconded by Commissioner Hart. Any discussion on that motion? All those in favor of approval of CPA 86-C-121-12, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries. Commissioner de la Fe.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PRC 86-C-121-02, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED APRIL 20<sup>TH</sup>, 2010 WITH THE ONE AMENDMENT TO DEVELOPMENT CONDITION 18 REGARDING THE – the, you know, THE PROVISIONS FOR THE –

Commissioner Hart: Universal design.

Commissioner de la Fe: UNIVERSAL DESIGN ITEMS.

Vice Chairman Alcorn: Okay, that motion has been made. Is there a second?

Commissioner Lawrence: Second.

Vice Chairman Alcorn: Seconded by Commissioner Lawrence. Any discussion on that motion?

Commissioner Hart: Mr. Chairman?

Vice Chairman Alcorn: Commissioner Hart.

Commissioner Hart: It's SUBJECT ALSO TO THE EXPECTATION THAT CONDITION 15 IS GOING TO BE CLARIFIED ABOUT THE QUID PRO QUO ON THE WORKFORCE HOUSING. Thank you.

Vice Chairman Alcorn: Okay. So noted. All right. All those in favor of recommending that the Board of Supervisors approve PRC 86-C-121-02, subject to the development conditions dated April 20<sup>th</sup>, 2010, as amended and articulated by Commissioner de la Fe, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS MODIFY THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE PERIPHERY OF THE SITE IN FAVOR OF WHAT IS SHOWN ON THE PRC PLAN.

Commissioner Hart: Second.

Vice Chairman Alcorn: Seconded by Commissioner Hart. Any discussion on that motion? All those in favor of recommending modification of transitional screening and barrier requirements on the periphery of the site in favor of that shown on the PRC plan, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries. Commissioner de la Fe.

Commissioner de la Fe: And finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS WAIVE ANY

TRANSITIONAL SCREENING OR BARRIER REQUIREMENTS BETWEEN USES ON THIS SITE.

Commissioner Hart: Second.

Vice Chairman Alcorn: Seconded by Commissioner Hart. Any discussion of that motion? All those in favor of recommending a waiver of the transitional screening and barrier requirements as articulated by Commissioner de la Fe, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries.

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(The motions carried unanimously with Commissioner Murphy not present for the vote; Commissioners Donahue, Flanagan, and Hall absent from the meeting.)

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