

CP-86-C-121-5 - RESTON LAND CORPORATION

During Commission Matters

Commissioner Palatiello: Thank you, Mr. Chairman. We also have an administrative item this evening. This was distributed to the Commission dated February 11th, 1998 in a memorandum from Ms. Byron to Chairman Murphy. And the subject is "Staff Analysis of Conceptual Plan 86-C-121-5." The concept plan is by Westerra Reston, L. L. C. As the Commission is aware, under the Reston Town Center rezoning, there was a proffer to bring back Town Center conceptual plans to the Planning Commission for review and approval preceded by consultation with the Reston Community through the Planning and Zoning Committee. This particular concept plan has been before the Planning and Zoning Committee for 18 months, if not longer. It has gone through significant redesign. It was the subject of a considerable amount of concern with regard to aspects of the use, the layout, the design, traffic flow, pedestrian access and internal pedestrian network and through these many months, the applicant has very patiently worked with the Planning and Zoning Committee and I think all parties concerned believe that the concept plan that is before us this evening is a much better plan, a vastly improved plan than what was originally proposed. What is proposed are four free standing commercial buildings. The applicant has agreed that not more than one of those will be a fast food restaurant with a drive-through and a second drive-through would be limited to a financial institution or a retail use such as a pharmacy. There were discussions with the adjoining property owner, a office development known as the Reston Executive Center, with their attorney and with the owners of that property. Once the number of issues were worked through with that owner, the one remaining issue was the fact that there is a stub road at the Reston Executive Center that was anticipated for inter-parcel access. The owners of Reston Executive Center very strongly believed that that was neither warranted nor desirable and they felt that their property and the adjoining properties would be much better developed and used if there was a traffic signal at the entrance of the Reston Executive Center. While that in and of itself was not part of this application, it did become a relevant topic of discussion. I have two letters from Mr. Robert Flinn, the attorney representing the Reston Executive Center, regarding that traffic signal and I would enter them into the record. They commit to financing the cost of installing that traffic signal should it be approved by VDOT. And we will certainly work with VDOT for that. They have data that shows that the warrants for the signal are indeed met. There is a note Number 14 in here that indicates that this applicant will certainly cooperate with the Reston Executive Center and the terms of that are, as I said, outlined in note Number 14. There was one last minute issue that I raised. It is my understanding that the applicant has agreed that when it files site plan, that it will bury the above ground power line. This is one of the rare locations in Reston where there are still power lines up on what I call telephone poles and they're buried in the rest of Reston. We're working on making sure that that will be the case on other portions of this parcel that have already been before us, but my understanding is, in discussions with the applicant, that they are agreeing that those lines will, of course, be buried on the

frontage of this particular site. With that Mr. Chairman, I would thank the applicant for its cooperation with the Planning and Zoning Committee, thank and commend the Planning and Zoning Committee for their hard work and I think their very constructive contribution to this application, and thank Ms. Johnson for all of her efforts in facilitating this and her review and analysis. And I would MOVE, Mr. Chairman, THAT THE PLANNING COMMISSION APPROVE CONCEPTUAL PLAN 86-C-121-5 BY WESTERRA RESTON, L. L. C.

Commissioners Byers and Thomas: Second.

Commissioner Alcorn: Mr. Chairman?

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

Commissioner Alcorn: Yeah, I have a question for staff. In the environmental analysis, there's discussion of tree preservation efforts. Was there any progress made with the applicant on getting a tree preservation plan in place for this, or -- what was the response?

Ms. Leslie Johnson: There's really not much, given the layout and the number of pad sites in the development. I mean there's not much tree preservation that can be done. I don't know that there was all that much that was real desirable on the site. I think the focus was on the northern part where the YMCA was and there was a lot of preservation done in that area. It's all part of the same section of Reston.

Commissioner Alcorn: Okay. And my second question is for Commissioner Palatiello. Jog my memory -- I don't think we've gotten any other correspondence other than you said you had some correspondence relating to the traffic signal. I don't believe we've gotten any other correspondence on this matter.

Commissioner Palatiello: I am aware of no opposition to this application in the Reston community. As I said, it has gone through a long review and consultation with the Planning and Zoning Committee and ultimately did receive their favorable recommendation.

Commissioner Alcorn: Okay. Thank you.

Chairman Murphy: Further discussion of the motion? All those in favor of the motion to approve CP-86-C-121-5, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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Commissioner Palatiello, Thank you, Mr. Chairman.

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(The motion carried unanimously)

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