

CP-86-C-121-7 - KINDERCARE LEARNING CENTERS, INC.

During Commission Matters

Commissioner Palatiello: Mr. Chairman, last week the Commission had distributed to it a memorandum to you, Mr. Chairman, from Ms. Byron, the Director of the Zoning Evaluation Division. The memorandum is dated April 16, 1997 and it concerns the staff analysis of Conceptual Plan 86-C-122-7, Kindercare Learning Centers, Incorporated. This is another one of these highly controversial Reston Town Center concept plans. We have had some that we have been able to handle in this manner. We have some that we have handled in other manners. This is one that upon which I know of no controversy. The memorandum from Ms. Byron indicates, through the analysis of staff, that they are supportive and recommend approval of this conceptual plan. It has been before the Planning and Zoning Committee in Reston and it has their approval, given that there are some modifications from the original application that do indeed take into account the recommendations of the Planning and Zoning Committee. This is a proposal for construction of a one-story child care center with a gross floor area of 10,500 square feet or an FAR of .07 on 3.05 acres located in the southeast quadrant of the intersection of Old Reston Avenue and Temporary Road. Members of the Commission will recall that when the Reston Town Center was created through a rezoning in 1987, there was a proffer to come back with Reston Town Center concept plans on certain land areas and it was anticipated that each section of the Town Center, as it was developed, the conceptual plan would provide a review by OCP staff, the community and the Planning Commission which showed more details for each section, to include traffic circulation, landscaping and screening, building location, parking lot location, and the like. This is an application that has been all worked out with the exception of one minor issue. I would note for the record that after the publication of the staff analysis, correspondence was received by staff from VDOT providing additional comments with regard to improvement to Old Reston Avenue that had not been shown on the conceptual plan. VDOT has requested that the applicant might be required to construct a right turn deceleration lane along Old Reston Avenue at the intersection of Temporary Road. It is my understanding that this additional improvement will not adversely impact the Kindercare site and can be accommodated within the existing right-of-way. Although not included on the conceptual plan notes, the applicant has agreed to this improvement which would be addressed at the time of site plan, if indeed demanded by VDOT. Therefore, with the understanding that the applicant will construct this right turn deceleration lane, if requested by VDOT, I would MOVE, Mr. Chairman, THAT THE PLANNING COMMISSION APPROVE CONCEPTUAL PLAN CP-86-C-121-7.

Commissioners Byers and Hunter: Second.

Chairman Murphy: Seconded by Mr. Hunter and Mr. Byers. Is there a discussion of the motion? All those in favor of the motion to approve CP-86-C-121-7, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried unanimously with Commissioner Coan not present for the vote.)

GLW