

Board Agenda Item  
November 16, 2010

3:30 p.m.

Public Hearing on PRC 86-C-121-03 (Reston Excelsior LLC) to Approve the PRC Plan Associated with RZ 86-C-121 to Permit 457 Multi-Family Dwellings, Located on Approximately 5.0 Acres, Zoned PRC, Hunter Mill District

The application property is located in the northeast quadrant of the intersection of Dulles Toll Rd. and Reston Pkwy. Tax Map 17-4 ((1)) 7B.

PLANNING COMMISSION RECOMMENDATION:

On Wednesday, November 3, 2010, the Planning Commission voted unanimously (Commissioner Alcorn absent from the meeting) to recommend that the Board of Supervisors approve PRC 86-C-121-03, subject to the Development Conditions dated November 1, 2010.

ENCLOSED DOCUMENTS:

Attachment 1 - Verbatim

Staff Report previously furnished and available online at  
<http://ldsnet.fairfaxcounty.gov/ldsnet/ldsdfw/4333182.PDF>

STAFF:

Regina Coyle, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)  
St. Clair Williams, Staff Coordinator, Zoning Evaluation Division, DPZ

Planning Commission Meeting  
November 3, 2010  
Verbatim Excerpt

PRC 86-C-121-03 – RESTON EXCELSIOR LLC  
(Public Hearing held on June 24, 2010)

During Commission Matters

Commissioner de la Fe: Mr. Chairman, this is on PRC 86-C-8-03 (*sic*). It's a PRC plan. The public hearing for this case was held on June 24<sup>th</sup>, 2010. The decision on the case was deferred to resolve a variety of issues raised during the public hearing, as well as those raised by staff, in its initial report recommending denial. During the deferral period everyone involved has worked diligently to resolve the outstanding issues. The staff Addendum indicates that the issues have been resolved and staff is now recommending approval. The Addendum discusses the resolution of the issues. I won't repeat what is stated in the Addendum; however, I would like to address some of the issues raised and discussed during the public hearing. As noted at that time, this PRC Plan is in compliance with the proffers and concept plan associated with this site and which were approved previously. Since the approval of the concept plan in 2006, County policies concerning TDMs and the provision of affordable housing in high-rise residential development for rezonings have changed. Although the proffers and concept plan committed the applicant to address TDM and affordable housing beyond what was generally expected at that time, those commitments were not in line with current policy expectations. The applicant and the County have now agreed to TDM and affordable/workforce housing commitments that are more in line with current policy. Another issue that was raised by the applicant during the public hearing related to development conditions as part of the PRC plans. I know that the applicant is still concerned about the issue, but I have been advised that development conditions are appropriate as part of PRC Plan – of the PRC plan approval process. In reviewing the proposed development conditions, the vast majority of them are included as Concept Plan and PRC Plan Notes. I have described previously the situation as "wearing belts and suspenders." In this case, I think we may be adding safety pins. However, I see no reason why they – development conditions should not be listed separately. The staff now recommends approval. The Reston Planning and Zoning Committee recommended approval with a suggestion that more affordable housing provisions be made than was included in the previously approved Concept Plan. That commitment has been included in the PRC Plan. The residents of these units will be within easy walking distance of the retail available at Plaza America, including its numerous restaurants, a pharmacy, grocery store, cleaners, etcetera. It is also within walking distance, though slightly farther, of the Reston Town Center Urban Core. In addition, these residences would be about a quarter mile to the future Reston Parkway or Reston Town Center Metro Station and about one eighth of a mile from the Wiehle Avenue Metro Station. The site is served by both Reston's Internal Bus System and a variety of Connector Bus routes that tie Reston Town Center to Tyson's Corner and the West Falls Church Metro station. I might add that this service is both inbound and outbound. I believe that the PRC – this PRC Plan is ready for approval. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE PRC 86-C-121-03, SUBJECT TO THE DEVELOPMENT CONDITIONS NOW DATED NOVEMBER 1<sup>ST</sup>, 2010.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PRC 86-C-121-03, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried unanimously with Commissioner Alcorn absent from the meeting.)

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