



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

PLANNING COMMISSION

SUITE 330
12000 GOVERNMENT CENTER PARKWAY
FAIRFAX, VIRGINIA 22035-0042

(703) 324-2865
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July 9, 1992

PLANNING COMMISSION

Peter F. Murphy, Jr., Chairman
Patrick M. Hanlon, Vice Chairman
Suzanne F. Harael, Secretary
Maya A. Huber, Parliamentarian

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David P. Bobzien
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Mary A. Pascoe, Clerk to the Commission

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

JUL 10 1992

Lawrence Phelps, Esq.
Reston Land Corporation
11911 Freedom Drive
Suite 300
Reston, VA 22090

ZONING EVALUATION DIVISION

RE: CSP-85-C-088
RESTON LAND CORP. & RESTON
TOWN CENTER PHASE I ASSOCIATES
Centreville District

Dear Mr. Phelps:

This will serve as your record of the Planning Commission's action on CSP-85-C-088, an application by Reston Land Corporation and the Reston Town Center Phase I Associates, in the Centreville District.

On Wednesday, July 9, 1992, the Planning Commission voted unanimously (Commissioners Hanlon and Thomas absent from the meeting) to approve the Comprehensive Signage Plan for 85-C-088, subject to the attached development conditions dated July 8, 1992.

For your information, a copy of the verbatim excerpts from the Commission's action on this application is also enclosed as Attachment 2. Should you need any additional information, please do not hesitate to contact me at 324-2865.

Sincerely,

Barbara J. Lipka
Deputy Director

Attachments: A/S

cc: Robert Dix, Supervisor, Centreville District
David Bobzien, Commissioner, Centreville District
Lorrie Kirst, Staff Coordinator, OCP
July 8, 1992 Date File
Y-2 File

Planning Commission Meeting
July 8, 1992
CSP-85-C-088

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Commissioner Bobzien: That's it.

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(The motion carried unanimously with Commissioners Hanlon and Thomas absent from the meeting.)

GLW

Planning Commission Meeting
July 8, 1992
Verbatim Excerpts

CSP-85-C-088 - RESTON LAND CORPORATION & RESTON TOWN CENTER PHASE I ASSOCIATES

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed; recognize Mr. Bobzien.

Commissioner Bobzien: Thank you, Mr. Chairman. As you are well aware from looking at the staff report and the actual comprehensive sign plan that was distributed to us, we have a very highly detailed plan here and I think that Reston Land and RTKL Associates are to be commended for that. We also have an extremely detailed analysis and Ms. Kirst should be commended for that. She has been able to contrast, with great success, the proposed signage with the Zoning Ordinance and has shown where they differ. It's a very painstaking effort, but it's been very helpful. And the net effect is that we see essentially three things because of the unique nature of Town Center, larger signs and signs that are either not contemplated, such as the retail directory that we saw on the slide, or not permitted by the Zoning Ordinance or proposed and/or by the staff deemed to be acceptable. Secondly, the plan for signage in the western core for the future when it is developed has been promoted with the analysis that has been done by the staff and with the sign plan itself. So that's for the future. And at the same time the analysis has shown that safety features must be maintained and the development conditions go toward ensuring the safety features such as setbacks and overhead clearances are maintained, those that are provided for in the Zoning Ordinance. And lastly, the development conditions also do something that I think is very valuable and is always to be encouraged, and that is that in a situation such as this a great deal of discretion is left to the Zoning Administrator for certain aspects of future implementation. I might add that Joe Stowers from the Reston Community Association did have one concern. They are working very diligently on some signage for the shopping -- the village centers and he had a concern that they may be held to the same standard that is proposed for this application. And I have talked with both Reston Land and with staff and I have determined that that is not the case. They will be free to come in with their own comprehensive sign plan or will be able to employ signage that meets the Zoning Ordinance requirements. With that being said, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE CSP-85-C-088, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS THAT ARE DATED JULY 8, 1992.

Commissioner Hubbard: Second.

Chairman Murphy: Seconded by Mr. Hubbard. Is there a discussion of the motion? All those in favor of the motion to approve CSP-85-C-088, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.