

3:00 P.M. Item - 79-C-032 - RESTON LAND CORP.
Centreville District

On Thursday, January 24, 1980 the Planning Commission voted unanimously (Mr. Sell out for the vote; Mr. Lockwood and Mr. Maxwell absent from the meeting) to recommend to the Board of Supervisors that the Zoning Ordinance, as it applies to the subject property, be amended from the R-E and R-1 districts to the PRC district subject to the following modifications on the development plan:

- Inclusion of the following proffers as submitted by the applicant on 1/24/80:
 - a) Proffer D (under Rezoning)
 - b) Development Plan proffers #1, #3, #4 and #5.

- Inclusion of the following recommendations from the Staff Report, page 7: Recommendations #3, #4, #5, #10, #11 and #13.

Planning Commission Meeting
January 24, 1980
Verbatim Excerpts

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After close of public hearing.

Mr. Gurski: I'm going to close the public hearing and recognize Commissioner Halley Merrell, Commissioner of the Centreville District.

Mr. Merrell: Thank you Mr. Chairman. Without much preamble, let me hit briefly on, on a couple of the high spots and then I will go promptly into a motion with some recommended proffers on this. First of all, in a plan this large and encompassing this much acreage, I would hope we could have, as I think we have to a large degree, focused on, on the plan itself and what it's going to provide in that area. One of the central issues, apparently, tonight has been, with respect to the difference between staff and the applicant, has to do with convenience centers. The RCA certainly is in support of the applicant with what they proposed. And I think Mr. Prichard has made a very good argument as to what this convenience center really is and what it should be. However, I'm still not yet persuaded by floating circles. I think that, that in order for us to put in affect a commercial block, a commercial red spot on that stretch of Baron Cameron Avenue, that that in fact demands that the Commission and the public have an opportunity to hear that particular point by virtue of a Plan amendment. And we have time for that in the next few months and we'll be hearing these things. I would feel much happier and much, and feel like I've been given the Reston Master Plan the sense of integrity that it deserves by actually bringing that to focus and letting the public and RCA focus specifically on that particular issue of the convenience center and where it should be and if in fact it should be on Baron Cameron and what that really means to the Memco commitments made before. I will make a motion, as part of my motion that the approval of the southern most convenience center not be permitted. Secondly, with respect to the road issue, Mr. Prichard and I have talked about this and I'm sure he's talked about it with a lot of folks and I think he's absolutely right, absolutely right that the kind of thing that they want to do out there is what they ought to do but I think the staff report points out that this is really not an issue, specifically in this zoning case tonight. It is in fact an issue which will have to be resolved. It's a matter of Board policy what they want to let go and what not. And I think all we can do if we, if you approve my motion to approve this tonight, would be in spirit, endorsing the Reston Land Corporation's plan for the roads out there and would be that kind of guidance to the Board of Supervisors that they ought to proceed along that basis. Third, a third non-issue which has been raised tonight is pipestems. I looked at the development plan, I see no pipestems there that bother me.

I, the pipestems that do appear to be, and I guess they are by definition, double-stacked, do have the advantage of a nice strip of open space behind them. Pipestems, if done well, can be an asset to the community and to people who live there who happen to like them. And I just don't believe that just because we see pipestems, that we ought to get a little nervous about it. I'm sure there are other issues but those ones I want to highlight and let me now make a motion which will include some amendments with respect to the proffers. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD THAT IN THE CASE OF APPLICATION 79-C-032 THE ZONING ORDINANCE, AS IT APPLIES TO THE SUBJECT PROPERTY, BE AMENDED FROM THE R-E AND R-1 DISTRICT TO THE PRC DISTRICT SUBJECT TO THE FOLLOWING MODIFICATIONS ON THE DEVELOPMENT PLAN, parenthetically I'd like to highlight the ones from the Reston proffers which have been offered tonight and then add in those which are in our staff report, perhaps you can follow it better that way. I WOULD INCLUDE PROFFER D, UNDER REZONING, OFFERED TONIGHT, PROFFERS 1 AND 3 AND 4 AND 5 UNDER THE DEVELOPMENT PLAN PROFFERS OFFERED TONIGHT. IN ADDITION FROM THE STAFF REPORT ON PAGE 7, RECOMMENDATIONS 3, 4, 5, 10, 11, AND 13. I BELIEVE THAT COMPLETES MY MOTION, MR. CHAIRMAN.

Mr. Gurski: Alright. Is there a second to that motion?

Mrs. Fasteau: Second.

Mr. Gurski: Seconded by Mrs. Fasteau.

Mr. Merrell: Mr. Chairman, might I just ask staff for guidance here. Mr. Reid, have I included all of the proffers that you think I want to include? I think I have. Thank you.

Mr. Gurski: Mr. Lightfoot.

Mr. Lightfoot: Mr. Chairman. Mr. Merrell, you spoke to the floating service center and your desire for it to become a matter of Plan amendment. Do you intend to submit a nomination for this year's operation on the APR?

Mr. Merrell: Yes.

Mr. Lightfoot: You're going to submit that?

Mr. Merrell: If it isn't submitted by the time that our deadline arrives, I will do it.

Mr. Lightfoot: Well the public deadline has already passed. Thank you.

Mr. Gurski: Alright. Any other comments? If not, you've heard the motion by Mr. Merrell that this Commission recommend to the

Board of Supervisors approval of the requested change in zoning district from the R-E and the R-1 to the PRC District subject to the modifications that he mentioned in his motion. All those in favor of the motion please respond by saying aye. Opposed? The motion passes unanimously. Mr. Merrell, any other action?

Mr. Merrell: No sir.

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