

Planning Commission Meeting
January 7, 1987
Verbatim Excerpts

RZ-86-C-023 - RESTON LAND CORPORATION

Decision Only During Commission Matters

Commissioner Thillmann: There's a decision-only tonight that I have, which was a Reston case we heard back on December 17th. As you recall, the application that was heard that evening was almost in two parts. The first half of that evening's agenda---on the Reston business anyway---was a Plan amendment and the second half was a rezoning application. The Plan amendment was accepted by the Planning Commission and recommended for approval to the Board of Supervisors; however, the zoning case as it was heard that evening, specifically the development plan, did not reflect in total the changes that were made to the Comprehensive Plan. And one of the reasons why I deferred that application that evening was to get a development plan which was---in my mind's eye anyway---more reflective of the Plan amendment that we recommended that evening to the Board. The other half of the issues that were raised that evening dealt with a series of proffers that the staff and myself and the Supervisor had requested from the applicant and that we did not have in hand that evening, but that the applicant, in every instance, agreed to provide to the County. And subsequent to that, the staff indicated that instead of a recommendation for deferral, or a denial absent the deferral, that based on testimony provided by the applicant that evening and satisfactory resolution of tying the new development plan to the Plan amendment, that they would recommend approval. What you have before you this evening is an addendum to the staff report. And that addendum speaks for itself. And I'm going to ask Ms. Poupard to---a couple of questions and then the rest of you I guess can ask the same question. But let me ask Ms. Poupard two questions. First, we now have a recommendation for approval. Is that based on both the satisfactory resolution of the development plan and also the proffers?

Ms. Poupard: Yes, sir.

Commissioner Thillmann: Okay. Could you just spend one minute explaining then how the development plan now accommodates that low density transition at the buff---border and what happened to the road?

Ms. Poupard: Yes. This is a copy of the revised development plan. As you can see, the applicants have shifted the proposed Reston Avenue Parkway to the east and been able to accommodate then low density residential development in this area. The applicants are proposing a density of one unit an acre from this line north, as well as around the perimeter of the site. I can show you a development plan that more clearly illustrates---the yellow portions of this development plan will be developed at a density of one unit an acre. In addition, the proffers have addressed staff's transportation related concerns; including reservation and dedication for a grade-separated interchange at Reston Avenue and Route 7; the installation of traffic signals where needed; and design concerns that we elucidated in the staff report. Also, they have committed to not intruding into floodplain and EQC areas in this portion of the site.

Commissioner Thillmann: Thank you. So can I assume then, based on what I read in the staff report, that all of the issues that were outstanding that evening have been satisfactorily resolved?

Ms. Poupard: Yes, sir.

Commissioner Thillmann: Okay. Thank you.

Chairman Lilly: Ms. Poupard, would you say something about that interchange? You're saying there's a reservation?

Ms. Poupard: Yes.

Chairman Lilly: It's not going to be built right away?

Ms. Poupard: No. The applicants have committed to reservation and, if the County determines that a grade-separated interchange would be needed prior to 1990, dedication. However, there's no commitment to construction. I would remind you that the Plan amendment that discussed the grade-separated interchange indicated that it had been shown on the Plan at the existing intersection of Reston Avenue and Route 7 and therefore should be moved with the road, but that further study does need to be done on whether an interchange actually is needed.

Chairman Lilly: All right. Thank you. Any other questions of staff? Mr. Thillmann.

Commissioner Thillmann: Mr. Chairman, I'm completely satisfied that every issue that was brought up by either the citizenry, the staff upon their review, myself, and Supervisor Pennino, has been resolved satisfactorily. Furthermore, I think that what we have now is an actual development plan that is much superior to the first development plan we saw albeit that it is many hundreds of units less than that first development plan which was filed with the rezoning a number of months ago. It is completely consistent with the Master Plan. I won't get into all the details of that. I think that's self-evident from the staff report. And therefore, Mr. Chairman, I intend to move approval---or recommend approval of this rezoning action to the Board of Supervisors. So, without further ado, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ-86-C-023, SUBJECT TO THE PROFFERS DATED JANUARY 5, 1987, WHICH ARE CONTAINED IN APPENDIX 2 OF THE ADDENDUM WE GOT THIS EVENING.

Commissioner Byers: Second.

Chairman Lilly: Seconded by Mr. Byers. Is there discussion of the motion? I agree with Mr. Thillmann about this plan itself. I have some reservations about the future of that interchange, but I guess that'll come along in some sort of good time. Is there further discussion? All those in favor of the motion say aye.

Commissioners: Aye.

Chairman Lilly: Opposed? The motion carries. Mr. Thillmann.

Commissioner Thillmann: Mr. Chairman, I also MOVE THAT THE PLANNING COMMISSION REQUEST THAT THE BOARD OF SUPERVISORS DIRECT THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT TO RETURN THOSE RESIDENTIAL AREAS THAT ARE ADJACENT TO THE OPEN SPACE SHOWN ON THIS DEVELOPMENT PLAN, WHICH ARE EAST AND NORTH OF WIEHLE AVENUE AND EAST OF PROPOSED RESTON PARKWAY.

Commissioner Murphy: Second.

Chairman Lilly: Seconded by Mr. Murphy. Is there discussion of that motion? If not, all those in favor say aye.

Commissioners: Aye.

Chairman Lilly: Opposed? The motion carries. Mr. Thillmann.

Commissioner Thillmann: Mr. Chairman, I also recommend that the Planning--- that the Board of Supervisors---or that we recom---THAT WE ASK THE BOARD OF SUPERVISORS TO DIRECT DEM THAT THEY RETURN THE VILLAGE CENTER AND ITS RESIDENTIAL COMPONENT TO THE PLANNING COMMISSION FOR REVIEW AND RECOMMENDATION.

Commissioner Byers: Second.

Chairman Lilly: Seconded by Mr. Byers. Is there discussion of that motion? If not, all those in favor say aye.

Commissioners: Aye.

Chairman Lilly: Opposed? The motion carries. Anything else?

Commissioner Thillmann: Thank you. That's it.

Chairman Lilly: Thank you very much.

Ms. Poupard: Excuse me, Mr. Thillmann? Would it also be---

Commissioner Thillmann: Oh, the streets. Right. I forgot. Mr. Chairman, I also MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE USE OF STREET STANDARDS WHICH MATCH THE EXISTING STREET STANDARDS IN RESTON, WHERE DETERMINED APPLICABLE BY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.

Commissioner Byers: Second.

Chairman Lilly: Seconded by Mr. Byers. Is there discussion of that motion? If not, all those in favor say aye.

Commissioners: Aye.

Chairman Lilly: Opposed? The motion carries. Is that it?

Ms. Poupard: Thank you.

Commissioner Thillmann: Thank you. That's it.

Chairman Lilly: Thank you very much.

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(All four motions carried unanimously with Commissioners Sell and Sparks absent from the meeting; one At-Large seat vacant.)

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