

3:30 p.m. Item - PCA-90-C-006 - PLAZA AMERICA DEVELOPMENT CORPORATION
CDPA-90-C-006 - PLAZA AMERICA DEVELOPMENT CORPORATION
Hunter Mill District

On Thursday, October 7, 1993, the Planning Commission voted unanimously (Commissioners Hartwell and Sell not present for the vote to make the following recommendations to the Board of Supervisors pertinent to the above-referenced applications:

- 1) approval of PCA/CDPA-90-C-006, subject to the proffers consistent with those dated October 4, 1993, with the following modifications:
 - on page 24, Section III, Transportation, paragraph 3 is revised as follows: "At such time as a public road or nonexclusive public access at the intersection of Old Reston Avenue and Sunset Hills Road is provided with acceptable (direct and unimpeded) site access and directional signage for the property through the Reston Land property . . .".
 - on page 46, Section VI, Miscellaneous Provisions, paragraph 7 shall read as follows: "All signage for the property, including interparcel directional signage, shall be in accordance with a comprehensive signage plan to be separately submitted for Planning Commission approval."
- 2) approval of FDPA-90-C-006, subject to the development conditions dated October 4, 1993, with the following modification:
 - add to the end of Condition #1: "Supplemental landscaping shall be provided at such time as the parcel to the west, Tax Map Parcel 17-4((1))7, develops."
- 3) modification of the transitional screening and barrier requirement along the western boundary to that shown on the CDPA/FDPA, and as further specified in the development conditions.

The Commission further voted 9-1 (Commissioner Harsel opposed; Commissioners Hartwell and Sell not present for the vote) to recommend to the Board of Supervisors approval of a waiver of the 75-foot commercial structure setback requirement from the Dulles Airport Access Road and Dulles Toll Road.

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Verbatim Excerpts

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After Close of the Public Hearing

Chairman Murphy: Thank you very much. All right, with no objection, the public hearing is closed; recognize Mr. Palatiello.

Commissioner Palatiello: Mr. Chairman, I MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA/CDPA-90-C-006, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 4, 1993, WITH THE FOLLOWING MODIFICATIONS:

- ON PAGE 24, PROFFER III, NUMBER 3, IS REVISED AS FOLLOWS: IT SHALL READ, "AT SUCH TIME AS A PUBLIC ROAD OR NONEXCLUSIVE PUBLIC ACCESS AT THE INTERSECTION OF OLD RESTON AVENUE AND SUNSET HILLS ROAD IS PROVIDED WITH ACCEPTABLE (DIRECT AND UNIMPEDED) SITE ACCESS AND DIRECTIONAL SIGNAGE FOR THE PROPERTY THROUGH THE RESTON LAND PROPERTY . . .", AND SO ON, AS IT READS IN THE PROFFERS.
- and, ON PAGE 46, PROFFER NUMBER VI, PROFFER 7 SHALL READ AS FOLLOWS: "ALL SIGNAGE FOR THE PROPERTY, INCLUDING INTERPARCEL DIRECTIONAL SIGNAGE, SHALL BE IN ACCORDANCE WITH A COMPREHENSIVE SIGNAGE PLAN TO BE SEPARATELY SUBMITTED FOR PLANNING COMMISSION APPROVAL."

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Mr. Montenegro, for the record, I presume you agree with these proffer changes?

Carlos Montenegro, Esquire: Yes. Thank you, Mr. Chairman.

Chairman Murphy: All right, thank you. Discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA/CDPA-90-C-006, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Palatiello.

Commissioner Palatiello: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE FDPA-90-C-006, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 4, 1993, WITH THE FOLLOWING MODIFICATION:

- ADD TO CONDITION NUMBER 1, AT THE END THEREOF, THE FOLLOWING SENTENCE: SUPPLEMENTAL LANDSCAPING SHALL BE PROVIDED AT SUCH TIME AS THE PARCEL TO THE WEST, TAX MAP PARCEL 17-4((1))7, DEVELOPS.

Commissioner Thomas: Second.

Chairman Murphy: Seconded by Mr. Thomas. Is there a discussion of that motion? All those in favor of the motion to approve FDPA-90-C-006, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Palatiello.

Commissioner Palatiello: Mr. Chairman, I MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING BARRIER REQUIREMENT ALONG THE WESTERN BOUNDARY TO THAT SHOWN ON THE CDPA/FDPA, AND AS FURTHER SPECIFIED IN THE DEVELOPMENT CONDITIONS.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Palatiello.

Commissioner Palatiello: Finally, Mr. Chairman, I MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE SEVENTY-FIVE (75) FOOT COMMERCIAL STRUCTURE SETBACK REQUIREMENT FROM THE DULLES AIRPORT ACCESS AND TOLL ROAD.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of that motion?

Commissioner Harsel: Mr. Chairman?

Chairman Murphy: Mrs. Harsel.

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Commissioner Harsel: I will vote no on this as I do for all setbacks from highways on buildings -- waivers of that. I believe that they should be held. I think someday we're going to be buying a lot of office buildings when we have to expand roads.

Chairman Murphy: Further discussion of the motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Palatiello.

Commissioner Harsel: No.

Chairman Murphy: Mrs. Harsel votes no, as she indicated earlier. Motion carries.

Commissioner Palatiello: Thank you, Mr. Chairman.

Chairman Murphy: Thank you very much -- Mr. Montenegro, Miss Murray, thank you and your respective staffs.

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(The first three (3) motions passed unanimously with Commissioners Hartwell and Sell not present for the vote.)

(The last motion passed by a vote of 9-1, with Commissioner Harsel opposed; Commissioners Hartwell and Sell not present for the vote.)

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