



County of Fairfax, Virginia

April 15, 2016

**2016 Planning
Commission**

Peter F. Murphy
Chairman
Springfield District

Frank de la Fe
Vice Chairman
Hunter Mill District

James R. Hart
Secretary
At-Large

Timothy J. Sargeant
Parliamentarian
At-Large

Ellen J. "Nell" Hurley
Braddock District

John Ulfelder
Dranesville District

James Migliaccio
Lee District

Julie Strandlie
Mason District

Earl L. Flanagan
Mount Vernon District

Kenneth A. Lawrence
Providence District

Karen Keys-Gamarra
Sully District

Janyce N. Hedetniemi
At-Large

Jill G. Cooper
Executive Director

Kimberly A. Bassarab
Assistant Director

John W. Cooper
Clerk to the Commission

Ben Wales, Agent
11951 Freedom Drive, Ste 1600
Reston, VA 20190

Re: **CSPA 85-C-088 – RESTON TOWN CENTER PROPERTY LLC
Hunter Mill District**

Dear Mr. Wales:

At its Thursday, April 14, 2016 meeting, the Planning Commission voted 11-0 (Commissioner Flanagan was not present for the vote.) to **APPROVE** CSPA 85-C-088, subject to the development conditions dated April 6, 2016, as attached.

Enclosed for your records is a copy of the verbatim of the Commission's action on this matter. Should you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

John W. Cooper, Clerk
Fairfax County Planning Commission

Zoning Evaluation Division
APR 18 2016
RECEIVED
Department of Planning & Zoning

Attachments (a/s)

cc: Catherine Hudgins, Supervisor, Hunter Mill District
Frank A. de la Fe, Planning Commissioner, Hunter Mill District
Mary Ann Tsai, Staff Coordinator, ZED, DPZ
✓ Robert Harrison, ZED, DPZ
April 14, 2016 date file

To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



CSPA 85-C-088 – RESTON TOWN CENTER PROPERTY LLC

After Close of the Public Hearing

Chairman Murphy: Without objection, the public hearing is closed; recognize Mr. de la Fe.

Commissioner de la Fe: Thank you very much, Mr. Chairman. I apologize for all the copies of this report that you got as well as the addendum. The reason for the addendum and the original delay, I hope the applicant doesn't object to my using the word "oops" but there was an error that they left a little piece out of the sign plan. And the other thing that I would like to mention is that you received tonight an addition to Development Condition Number 2, the first sentence which says, "Regardless of the depictions or descriptions of the signs highlighted in the CSPA, content of a sign is not regulated by this CSPA." I just wanted to...

Chairman Murphy: Okay.

Commissioner de la Fe: Say that was on advice of counsel. If the applicant could please step forward? Do you agree?

Brian Winterhalter, Esquire, Cooley, LLP: Good evening, I'm Brian Winterhalter with Cooley, go ahead, sorry.

Commissioner de la Fe: Thank you. Do you agree to the proposed development conditions for CSPA 85-C-088, now dated April 6th, 2016?

Mr. Winterhalter: Yes, on behalf of the applicant we are in agreement with the conditions.

Commissioner de la Fe: Thank you very much. Mr. Chairman, given that I MOVE THAT THE PLANNING COMMISSION APPROVE CSPA 85-6 (sic), no, 85-C-088, SUBJECT TO THE DEVELOPMENT CONDITIONS NOW DATED APRIL 6TH, 2016.

Commissioners Hart and Lawrence: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried by a vote of 11-0. Commissioner Flanagan was not present for the vote.)

TMW



County of Fairfax, Virginia

RECEIVED
Department of Planning & Zoning

MAR 15 2016

Zoning Evaluation Division

2016 Planning
Commission

March 11, 2016

Peter F. Murphy
Chairman
Springfield District

Ben Wales, Agent
11951 Freedom Drive, Ste 1600
Reston, VA 20190

Frank de la Fe
Vice Chairman
Hunter Mill District

Re: **CSPA 85-C-088 – RESTON TOWN CENTER PROPERTY LLC**
Hunter Mill District

James R. Hart
Secretary
At-Large

Dear Mr. Wales:

Timothy J. Sargeant
Parliamentarian
At-Large

At its March 10, 2016 meeting, the Planning Commission voted 12-0 to **DEFER THE PUBLIC HEARING** on the above referenced application to a date certain of April 14, 2016. A copy of the verbatim transcript is attached.

Ellen J. "Nell" Hurley
Braddock District

John Ulfelder
Dranesville District

James Migliaccio
Lee District

Julie Strandlie
Mason District

Earl L. Flanagan
Mount Vernon District

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Executive Director

Kimberly A. Bassarab
Assistant Director

John W. Cooper
Clerk to the Commission

Sincerely,

John W. Cooper, Clerk
Fairfax County Planning Commission

Attachments (a/s)

cc: Catherine Hudgins, Supervisor, Hunter Mill District
Frank A. de la Fe, Planning Commissioner, Hunter Mill District
Mary Ann Tsai, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
March 10, 2016 date file

To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.

Fairfax County Planning Commission
12000 Government Center Parkway, Suite 330, Fairfax, VA 22035
703-324-2865 (Voice) 703-324-7951 (TTY) 703-324-3948 (Fax)
www.fairfaxcounty.gov/planning



CSPA 85-C-088 – RESTON TOWN CENTER PROPERTY LLC

During Commission Matters

Commissioner de la Fe: Thank you very much, Mr. Chairman. We were scheduled to have a public hearing on a sign plan amendment for the Reston Town Center Property, CSPA 85-C-088, and the applicant found some things that were not there that should be there and they requested that we defer the public hearing. Therefore, Mr. Chairman, I MOVE THAT THE PUBLIC HEARING ON CSPA 85-C-088, RESTON TOWN CENTER PROPERTY LLC, BE DEFERRED TO A DATE CERTAIN OF APRIL 14TH, 2016.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of the motion? All those in favor of the motion to defer the public hearing CSPA 85-C-008 (sic), Reston Town Center Property LLC, to a date certain of April 14th, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: Mr. Chairman.

Chairman Murphy: Yes?

Commissioner de la Fe: It's, you said 008 it's, C- its 088.

Chairman Murphy: 088, sorry, correction, I'm sorry.

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(The motion carried by a vote of 12-0.)

TMW