

Planning Commission Meeting
February 17, 2016
Verbatim Excerpt

PCA-A-936-03/PRCA-A-936/DPA-A-936-05 – 2222 COLTS NECK ROAD, LLC

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed. Mr. de la Fe.

Commissioner de la Fe: Thank you very much, Mr. Chairman. This is a good thing for Reston and I hope that we actually go ahead and develop it since we approved the original one a long time ago and nothing happened. But I do want to note that you received a change in the proffers regarding the use of parking spaces, which – all it does is to remove a reference to providing hang tags to residents – and also removing a sentence about the right to charge a fee for parking spaces by all residents. And that was – I thank the developer for agreeing to that proffer change. And that was directly at the request of the townhouse community next door to them because they were concerned about the possibility that some of the folks that were either living, working, or visiting this facility might want to park in their parking spaces. So with that, Mr. Chairman – Mr. Chairman, well there is – there are no – are there development conditions in this? I know that there are proffers, but I can't remember.

Mary Ann Tsai, Zoning Evaluation Division, Department of Planning and Zoning: There are PRC conditions.

Commissioner de la Fe: That's right. There are – yes, could the applicant please confirm, for the record, agreement to the proposed PRC development conditions dated February 3rd, 2016?

Mark Looney, Applicant's Agent, Cooley, LLP: The applicant is agreeable to the conditions.

Commissioner de la Fe: Thank you very much. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-936-03 [sic], DPA-

Chairman Murphy: A.

Commissioner de la Fe: 3 – no it's 36-03 - 03 and then we go to PRC-

Chairman Murphy: There's an A after DPA-A.

Commissioner de la Fe: Yes, I haven't gotten there yet. The order is different, yes – PCA-A-936-03, DPA-A-936-05, AND PRCA-A-936, SUBJECT TO THE PROFFERED CONDITIONS NOW DATED FEBRUARY 11, 2016 AND THE PROPOSED DEVELOPMENT CONDITIONS DATED FEBRUARY 3RD.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors to approve all these applications, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: And, Mr. Chairman, I'll MOVE THREE OTHER MOTIONS TOGETHER. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF:

- A MODIFICATION OF SECTION 13-303 OF THE ZONING ORDINANCE FOR THE TRANSITIONAL SCREENING REQUIREMENT TO THAT SHOWN ON THE PCA/DPA/PRCA PLAN;
- A WAIVER OF SECTION 13-304 OF THE ZONING ORDINANCE FOR THE BARRIER REQUIREMENT; AND
- APPROVAL OF A MODIFICATION TO THE FAIRFAX COUNTY COUNTYWIDE TRAILS PLAN REQUIREMENT ALONG COLTS NECK ROAD TO THAT SHOWN ON THE PCA/DPA/PRCA PLAN.

Chairman Murphy: Seconded by Mr. Flanagan?

Commissioner Flanagan: Yes.

Chairman Murphy: He's watching that video screen. All those in favor of those motions say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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

JLC