

Planning Commission Meeting
June 16, 2011
Verbatim Excerpt

PRC 85-C-088-02 – SOUTH OF MARKET LOT 16 LLC

After the Close of the Public Hearing

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

Commissioner de la Fe: Thank you, Mr. Chairman. This PRC case involves replacing the previously approved PRC plan for development of this site with a development changes that – that changes the configuration of what is to be built, but does not change the number of residential units or general retail space available. From my perspective, the major difference in the configuration currently being considered from the previously approved one is the parking garage. Previously, the parking was to be located completely below grade. Now we are presented with what I would call a traditional parking deck. Though I personally would prefer the below-grade parking, the applicant has made a number of design changes to the - - to the parking garage to mitigate its overall appearance and, as you heard tonight, promised to continue to work with the Reston Arts group to try to further mitigate the visual impact of what is left to be seen of the parking garage. The Reston Planning and Zoning Committee, after much discussion of the parking structure, recommended approval. As a PRC plan this case is not subject to the parameters that we generally expect to be met in a rezoning or a special exception. The applicant is already bound by the proffers associated with the Reston Town Center rezonings. Nevertheless, the applicant has agreed to a request concerning affordable housing. The applicant has committed to meet the overall 12 percent workforce housing County goal. This commitment, because of the existing residential limitations on this site, does not provide for the bonus units envisioned in the general policy. Additionally, the workforce housing units will be the same as the market units. As we discussed during the public hearing, Note 36 on the PRC Plan will be changed to reflect a distribution of the units at 3 percent each for the tiers at 80 and 100 AMI and 6 percent at 120. I hate to raise this one, but I will, because it was raised in the staff report. Although it was not an issue raised before and it was not raised here, since it was mentioned in the staff report, I would like to address a school contribution, because in most cases I believe that the school contribution is very important. As I stated before, this is not a rezoning; however, I noticed that in the School Analysis Memorandum there is a figure for Anticipated Number of Students to be produced by this development. The Analysis does not go on to indicate the number of students that would be produced under current zoning. Under the normal application in a rezoning, the school memorandum requests a contribution based on the additional students over and above existing zoning. Since in fact the number of students produced under this plan is not in excess of what the current zoning would yield, I do not believe that a school contribution would be requested or, therefore required. The staff recommends approval and so does the Reston Planning and Zoning Committee. I agree. Therefore Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PRC 85-C-088-02, SUBJECT TO THE DEVELOPMENT CONDITIONS SET FORTH IN APPENDIX 1 OF THE STAFF REPORT, WITH THE CHANGE TO

DEVELOPMENT CONDITION 5 TO REFLECT THE DISTRIBUTION OF THE WORKFORCE HOUSING AS CONTAINED IN PRC PLAN NOTE 36 AS AGREED TO TONIGHT BY THE APPLICANT.

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 that it approve PRC 85-C-088-02, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried unanimously with Commissioners Hall and Hart absent from the meeting.)

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