

Planning Commission Meeting
July 21, 2016
Verbatim Excerpt

PRC C-020/SE 2016-HM-012 – TALL OAKS DEVELOPMENT COMPANY, LLC AND TALL OAKS COMMERCIAL CENTER, LLC

Decision Only During Commission Matters
(Public Hearing held on July 14, 2016)

Commissioner de la Fe: Mr. Chairman, I have two decisions tonight. The first one is the Tall Oaks Development Company, LLC and Tall Oaks Commercial Center, LLC. That is PRC C-020/SE 2016-HM-012. We had the public hearing on these cases on July 14th and we deferred decision for a number of issues that arose during the public hearing and those issues, I believe, have been satisfactorily resolved. And you received revised development conditions last night. I'll touch on the major ones. On Condition 7, we added language so that individual home – townhome building, which may be expanded or contracted to accommodate the required interior garage width, either through the removal of a drive space or by re-allocating unit dimensions within a row of townhouses, subject to meeting the parking requirements in Article 11 of the Zoning Ordinance. Condition 12 – we add a new –condition on pedestrian connection to the extent feasible. Special pavers, scored concrete, and other materials should be provided along the rear alleyways of the townhomes and two-over-two multi-family dwelling units to establish and/or differentiate pedestrian pathways from the vehicle driveways fronting on the alleyways. We – and then we added a condition to provide for traffic signal pre-emption devices and also another condition on a contribution to the Reston Association for its Tall Oaks Development pool – for its pool. And with those, I would ask a representative of the applicant to step forward. Yes.

Mark Looney, Applicant's Agent, Cooley, LLP: Thank you, Mr. de la Fe. Mark Looney on behalf of the applicant.

Commissioner de la Fe: Mr. Looney, do you agree with the development conditions – both for the PRC and the SE?

Mr. Looney: The ones dated July 20th?

Commissioner de la Fe: Yes.

Mr. Looney: We do.

Commissioner de la Fe: Now dated July 20th.

Mr. Looney: We do.

Commissioner de la Fe: Okay. Thank you very much. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PRC C-020, SUBJECT TO THE PRC CONDITIONS CONSISTENT WITH THOSE DATED JULY 20TH, 2016 AND SE 2016-HM-012, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED JULY 20TH, 2016.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is that 12 or 20 on the SE?

Commissioner de la Fe: The SE is 12 – 012.

Mary Ann Tsai, Zoning Application Division, Department of Planning and Zoning: It's 012.

Chairman Murphy: Okay. Seconded by Mr. Hart. Is there a discussion of the motion? All those in favor of the motion to the Board of Supervisors that it approve PRC C-020 and SE 2016-HM-012, say aye.

Commissioners: Aye.

Chairman Murphy: Oppose? Motion carries.

Commissioner Strandlie: Mr. Chairman, I need to abstain. I was not here for the hearing.

Chairman Murphy: Okay. Ms. Strandlie abstains, not present for the hearing. Mr. de la Fe.

Commissioner de la Fe: Yes. Mr. Chairman, I FURTHER MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING WAIVER AND MODIFICATIONS:

- ONE, APPROVAL OF A MODIFICATION OF PARAGRAPH 2 OF SECTION 6-306 OF THE ZONING ORDINANCE FOR THE 200 SQUARE-FOOT PRIVACY YARD REQUIREMENT FOR SINGLE-FAMILY ATTACHED DWELLING UNIT LOTS TO THAT SHOWN ON THE PRC PLAN/SE PLAT;
- APPROVAL OF A WAIVER OF PARAGRAPH 10 OF SECTION 11-102 OF THE ZONING ORDINANCE TO PERMIT TANDEM PARKING FOR THE TWO-OVER-TWO DWELLING UNITS TO COUNT TOWARDS THE OFF-STREET PARKING REQUIREMENT FOR MULTI-FAMILY DWELLING UNITS;
- APPROVAL OF A MODIFICATION OF SECTION 11-203 OF THE ZONING ORDINANCE FOR THE REQUIRED NUMBER OF LOADING SPACES TO THAT SHOWN ON THE PRC PLAN/SE PLAT; AND
- APPROVAL OF SECTION – OF A MODIFICATION OF SECTIONS 13-303 AND 13-304 OF THE ZONING ORDINANCE FOR THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS TO THAT SHOWN ON THE PRC/SE PLAT.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of that motion? All those in favor of the motion, as articulated by Mr. de la Fe, say aye.

Commissioners: Aye.

Chairman Murphy: Oppose? Motion carries.

Commissioner de la Fe: Thank you very much. That's it and...

Commissioner Strandlie: Mr. Chairman, I abstain from that vote too.

Chairman Murphy: Yes. Same abstention. Thank you.

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(Each motion carried by a vote of 10-0-1. Commissioner Strandlie abstained from the vote.
Commissioner Lawrence was absent from the meeting.)

JLC