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ZONING EVALUATION DIVISION

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, OCP

DATE: April 12, 1993

FROM: Barbara J. Lippa, Deputy Director
Planning Commission Office BJL

SUBJECT: Planning Commission Action on Conceptual Plan for Reston Land Corporation and Hazel/Peterson Companies (Edgewater), CP-89-C-025, Hunter Mill District

On Wednesday, April 7, 1993, the Planning Commission voted unanimously (Commissioner Thomas not present for the vote) to approve the "Conceptual Plan for Edgewater", dated February 23, 1993 and revised March 24, 1993, subject to the following conditions:

-- dedication of necessary right-of-way and/or easements for the Fairfax County Parkway at the time of final site plan approval, or upon demand by Fairfax County;

-- preservation of tree save areas as shown on the Conceptual Plan, or preservation of acceptable alternative tree save areas as determined by the Urban Forester;

-- submission of a final landscape plan which provides for effective year round screening along all property boundaries subject to the approval of the Urban Forester.

--all contracts for deed of conveyance and all leases issued for all residential units shall include disclosure of the existence of all utility transmission lines and the construction of the Fairfax County Parkway on or adjacent to the subject property.

The Commission noted that this approval satisfied Proffer E1 of the Reston Town Center proffers (RZ-89-C-025) which required review by the Office of Comprehensive Planning and approval by the Planning Commission of a conceptual plan prior to submission of a preliminary site plan for any portion of the property.

For your information, a copy of the verbatim excerpts from the Commission's action on this matter is attached. Should you need any additional information, please do not hesitate to contact me at 324-2865.

Attachment (a/s)

cc: Robert Dix, Supervisor, Hunter Mill District
John M. Palatiello, Commissioner, Hunter Mill District
Cathy Chianese, Senior Staff Coordinator, ZED, OCP
Michele Brickner, Site Review Branch, DEM
April 7, 1993 Date File
Y-1(c) File

Planning Commission Meeting
April 7, 1993
Verbatim Excerpts

CP-89-C-025 - RESTON LAND CORPORATION & HAZEL/PETERSON COMPANIES (Edgewater)

During Commission Matters

Commissioner Palatiello: I'm sorry, under Commission business, I was a little slow here. We have a conceptual plan approval on the Edgewater site in Reston that is on our agenda. The Commission will recall that when the proffers on Reston Town Center were approved, there was a provision that required that conceptual plans come back for review by the Office of Comprehensive Planning and review and approval by the Planning Commission. This was distributed last week to the Planning Commission. I had indicated my intention to bring that up this evening. This is a plan for development of 23.85 acres with 174 condominium units and 80 single-family townhouse units. This is at the intersection of Town Center Parkway and Baron Cameron Road in Reston. Ms. Chianese has worked very diligently on this application and I commend her for her efforts and I'm available to answer any of the easy questions and she can certainly handle any of the tough ones.

Chairman Murphy: All right.

Commissioner Palatiello: There being no questions, Mr. Chairman, I would MOVE THAT THE PLANNING COMMISSION APPROVE CONCEPTUAL PLAN CP-89-C-025, SUBJECT TO THE RECOMMENDATIONS IN THE STAFF REPORT DATED MARCH 31, 1993, AND WITH THE FOLLOWING ADDITIONAL CONDITION: THAT ALL CONTRACTS FOR DEED OF CONVEYANCE AND ALL LEASES ISSUED FOR ALL RESIDENTIAL UNITS SHALL INCLUDE DISCLOSURE OF THE EXISTENCE OF ALL UTILITY TRANSMISSION LINES ON OR ADJACENT TO THE SUBJECT PROPERTY -- I'm sorry, ALL UTILITY TRANSMISSION LINES AND THE CONSTRUCTION OF THE FAIRFAX COUNTY PARKWAY ON OR ADJACENT TO THE SUBJECT PROPERTY.

Chairman Murphy: Is there a second to the motion?

Commissioner Strickland: Second.

Chairman Murphy: Seconded by Mr. Strickland. Discussion? Ms. Downer.

Commissioner Downer: Yes, Mr. Palatiello, would you repeat that about the utility line. Are you talking about the Colonial pipeline that goes right through there?

Commissioner Palatiello: Very perceptive. It -- it is as follows. This property does -- the easement for the Colonial pipeline, as well as other utilities, in the future site of the Fairfax County Parkway does go through the border -- or actually through this property. And what I am asking is that all contracts for deed of conveyance, and all leases provide a notification to prospective renters or purchasers to the existence of those utilities and the

future development of the parkway. I'll read the actual condition again. "While contracts for deed of conveyance and all leases issued for all residential units shall include disclosure of the existence of utility transmission lines and the construction of the Fairfax County Parkway on or adjacent to the subject property."

Commissioner Downer: Is -- is there any provision in here from staying away from that pipeline by a certain distance?

Commissioner Palatiello: There -- there -- there is a setback. It is 50 feet from the location of the utility. That is --

Commissioner Downer: From the right-of-way or the pipeline?

Commissioner Palatiello: My understanding is the pipeline.

Commissioner Downer: Do we know where -- we do know where the pipeline is.

Commissioner Palatiello: We do now.

Commissioner Downer: Yes. Fifty feet, all right. Thank you.

Commissioner Harsel: Mr. Chairman?

Chairman Murphy: Further discussion? Mrs. Harsel.

Commissioner Harsel: This little piece of paper that was just handed out to us, probably -- I don't know if it's gotten all the way around -- but, it is showing 70 feet from building four to the Columbia Gas -- you got two, three gas pipelines?

Commissioner Palatiello: Plus water.

Commissioner Harsel: A water, and a VEPCO, and a highway?

Commissioner Palatiello: That's right.

Commissioner Harsel: But it's showing 70 feet.

Commissioner Palatiello: The general County policy is a 50 -- this is not in writing in any place, in either the Public Facilities Manual or in the Zoning Ordinance, but is a standard practice of that minimum of a 50-foot setback. And we do certainly meet that.

Commissioner Harsel: But this shows 70, so are we -- do you want to keep it 70 like it's shown here or do you want to keep it 50, like your motion? This shows 70.

Commissioner Palatiello: My motion has -- my motion does not address the issue. The setback is discussed in the staff report and the conceptual plan shows the dimensions as is, and I'm recommending approval of the conceptual plan --

Commissioner Harsel: With the 70.

Commissioner Palatiello: As it is in front of you. Yes, ma'am.

Commissioner Harsel: It's at 70 feet. Let's get it on the record. Seventy feet.

Chairman Murphy: Further discussion? All those in favor of the motion as stated by Mr. Palatiello, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? The motion carries.

Commissioner Palatiello: Thank you, Mr. Chairman.

Chairman Murphy: Thank you very much.

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(The motion passed unanimously with Commissioner Thomas not present for the vote.)

SLS

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ZAPS USER GENERATED REPORTS

ZONING APPLICATION SUMMARY REPORT

APPLICATION NUMBER: CP 89-C -025

DECISION DATE: 4-7-1993

HEARING BODY: PC

CRD: NO

MAGISTERIAL DISTRICT:

APPLICANT NAME RESTON LAND CORPORATION

STAFF COORDINATOR: JTHO10

ACTION: APPROVE

DECISION SUMMARY:

ON APRIL 7, 1993, THE PLANNING COMMISSION UNANIMOUSLY A PPROVED CONCEPTUAL PLAN 89-C-025, ON A MOTION BY COMMIS SIONER PALATIELLO AND SUBJECT TO THE RECOMMENDATIONS IN THE STAFF REPORT DATED MARCH 31, 1993 AND CONDITIONS N OTED DURING THE APRIL 7, 1993 PLANNING COMMISSION.

TAX MAP NUMBERS

017-1- /01/ /0003-

APPROVED ZONING DISTRICT DATA

ZONING DISTRICT: PRC

	APROVED RESIDENTIAL DEVELOPMENT				APROVED NON-RESIDENTIAL DEVELOPMENT				
LAND USE	DWELLING UNITS	LAND AREA	UNIT OF MEASURE	NO. OF ADU'S	FLOOR AREA	UNIT OF MEASURE	LAND AREA	UNIT OF MEASURE	FAR
MFD	174	11.92	ACRES	11					
SFA	80	11.92	ACRES	11					
TOTAL	254	23.85	ACRES	11					

DEVELOPMENT CONDITION INFORMATION

DEVELOPMENT CONDITION STATEMENT DATE: 11-03-2008

ITEM	DUE DATE	TRIGGER NO.	TRIGGER EVENT	CONTRIB AMT	EXPIRATION DATE