

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.)

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