



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

May 5, 2008

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.

Attn: Michael Romeo, AICP

1 East Market Street, 3rd Floor

Leesburg, VA 20176

RE: SPEX 2007-0053; Washington Immanuel Presbyterian Church

Dear Mr. Romeo:

The following constitutes the 45-day report for the above-referenced application, as required by *Section 6-1305(C)* of the Revised 1993 Loudoun County Zoning Ordinance. Copies of all referral agency comments have been previously forwarded to you and are summarized in the attached memorandum. Please note that the referral comments may not represent all of the issues raised by the referral agencies or staff at this time or at any time in the future.

Section 6-1305(D)(1) of the Revised 1993 Loudoun County Zoning Ordinance indicates that upon receipt of the review agency comments, the Applicant shall respond in writing within 15 calendar days of transmittal of this report. Failure to respond within this time frame shall result in the suspension of the decision deadline until such response is received. To ensure that the pertinent deadlines are met, please provide me with your written response to all referral comments within 15 days of transmittal of this report, or no later than May 20, 2008. Upon receipt of your revised application, I will forward it to the appropriate referral agencies on a 15-day referral timeline.

In the event there are any questions regarding the issues identified in the first referral, County staff is available to meet with you to discuss the project prior to submittal of your response to the referral comments. If you would like to schedule a meeting, or if you have any questions or need additional information, please do not hesitate to call me at 703-777-0246.

Sincerely,

Stephen Gardner

Project Manager

cc: *Project Files*

County of Loudoun
Department of Planning

MEMORANDUM

DATE: May 5, 2008

TO: Michael Romeo, AICP; Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.

FROM: Stephen Gardner
Project Manager

RE: **SPEX 2007-0053 – Washington Immanuel Presbyterian Church**
1st Referral Comments, Summary of Outstanding Issues

Community Planning

- Staff finds that the proposed use of the subject property for a church is consistent with the planned land use for the area and is supported by the rural policies of the Revised General Plan.
- Plan policies do not support permanent pump-and-haul operations within the Rural Policy Area; however, the applicant may apply for a permanent pump-and-haul application which will be evaluated by the Health Department and LCSA prior to final action by the Board of Supervisors. Resolution of this major issue, prior to moving forward on the legislative application, will determine if the utilization of the subject property for the proposed church is viable or if other uses for the property should be considered.
- The proposed church appears to have a minimal impact on traffic and adequate on-site provisions have been provided to accommodate safe access to the site. The applicant should provide a commitment to the trip generation data submitted with the traffic study to ensure that future traffic created by the proposed use of the subject property as a church will not negatively impact the existing road network.
- Staff recommends that provided parking meet, not exceed, what is required by the Zoning Ordinance for the proposed use. Should the applicant require additional parking beyond what is required by the Zoning Ordinance, information should be provided demonstrating the need for the additional spaces. If additional spaces are needed for overflow parking, staff recommends that a low-impact parking lot design be considered.

- Staff recommends that existing trees on the perimeter of the property be incorporated into the landscaping plan for the required buffers on the property and that these existing trees be designated as Tree Conservation Areas (TCAs) on the Special Exception Plat.
- Staff finds that adequate provisions and commitments have been provided to mitigate potential impacts of noise and light trespass on the adjoining properties by the proposed church on the subject property.

Parks, Recreation & Community Services

- No Outstanding Issues

Virginia Department of Transportation (VDOT)

- VDOT has no objection to the proposed use.
- VDOT suggests a large (50') radius in lieu of the 180' right turn taper shown on Sheet 2.
- VDOT does not believe a left turn lane is warranted for this site.

Building & Development, ERT

- Due to presence of drains, water bodies, hydric soils, and potential wetlands identified by the Loudoun County Wetlands Model on the property and the potential road crossing identified in the application, staff recommends that the applicant perform a wetland delineation verified by the Army Corps of Engineers for the property. Staff further recommends that all identified jurisdictional waters and wetlands be depicted on the Special Exception Plat.
- Staff recommends that the County Steep Slopes layer be used to identify steep slopes on the Special Exception Plat, consistent with FSM 8.102.A.37, which supports the use of County data for identifying areas of steep slopes based upon 5-foot topography.
- The Statement of Justification (Page 2) indicates that the existing pond will be used to accommodate stormwater runoff. Staff notes that the land disturbance associated with the project will likely exceed the 1-acre threshold whereby water quality measures are required. Furthermore, additional volume would need to be added to the existing pond if it is intended to satisfy water quality requirements. Therefore, staff recommends that the applicant explore opportunities to incorporate separate water quality measures such as bioretention areas to treat runoff from the proposed entrance road/parking area before it enters the pond. Staff further recommends that

locations for proposed water quality facilities be identified on the Special Exception Plat.

- Staff acknowledges that minimal disturbance to existing vegetation will be required to construct the proposed project. However, staff recommends that the existing forest cover located along the western property boundary be placed within a Tree Conservation Area to ensure preservation of existing vegetation on the property. Staff further recommends that a Condition of Approval ensuring preservation of the designated areas accompany the application.

Building & Development, Zoning

- **Section 2-403(C).** Clarify that the proposed use is “Church, synagogue and temple.”
- **Section 2-404(C).** Include this requirement on Sheet 1.
- **Section 2-404(D) and Section 5-900(A)(10)(a).** Clarify that the “75’ yard line” shown on Sheet 2 pursuant to §2-404(D) is also a 75 ft. building setback pursuant to §5-900(A)(10)(a).
- **Section 2-405(A)(2).** The lot coverage stated on Sheet 1 is incorrect. Provide additional details concerning how this figure was derived, and include all structures (including covered porches) on the property.
- **Section 5-900(A)(10).** Include this requirement on Sheet 1.
- **Section 5-900(C).** The Applicant is proposing a new access point to the site off of Evergreen Mills Road (Route 621), which is classified as a major collector per the Countywide Transportation Plan (CTP). Pursuant to §5-900(C), new access points to major collector roads shall be limited to locations at existing median breaks, planned median breaks or other locations approved by Loudoun County or VDOT.
- **Section 5-1102(A)(3).** Clarify that 62 parking spaces are required, not 62.5.
- **Section 5-1102(B)(11)(c) and Table 5-1102.** Churches are included in the category “Places of Worship” for purposes of calculating required parking (not “Public Assembly”), and parking must be provided at the rate of .25/person in permitted capacity. Clarify if the permitted capacity of the proposed church will be 250, or if the congregation has 250 members. Parking must be provided based on the permitted capacity of the church. Revise the parking requirements on Sheet 1 of the plat accordingly.
- **Section 5-1200.** The proposed sign appears to exceed Table 5-1204(D)(2)(c) maximum size requirements. Remove the sign from the plat. A separate zoning permit is required for the approval of all signs.

- **Section 5-1413(B)(3).** There shall be a minimum six foot wide landscape island at the end of every row of parking. Revise the plat accordingly.
- **Table 5-1414(B)(2).** Type II Side buffer yards must be a minimum of 20 ft. and a maximum of 30 ft. in width. Revise the plat accordingly. Be advised that no portion of the parking lot may be located within the buffer yard per §5-1408.
- **Section 5-1504.** Note on the plans that lighting will comply with §5-1504 standards. Be advised that in the A-3 district, lights shall be shielded so that the direct glare of the bulb is not visible beyond the property line of the parcel.
- **Section 5-1508.** County records indicate that Moderately Steep Slopes (15-25%) only are present on the property. Verify that Very Steep Slopes (>25%) are present.
- **Section 6-701.** Be advised that a site plan is required for the proposed use.
- **Section 6-1000.** County records indicate that there is a single 1,426 sq. ft. "miscellaneous improvement" on the property. However, there appears to be a 10,646 sq. ft. warehouse on the property and two additional structures. Be advised that permits must be obtained for all structures on the property prior to commencement of the church use.
- **Article 8 definition, "Church, synagogue, temple or mosque."** Provide additional information concerning the existing trailer and the existing 1-story block building on the property. What is the intended use of these structures?
- The plans submitted contain much more detailed information than is required. The Applicant should be advised that a likely condition of approval of the special exception will be the development of the site in substantial conformance with the special exception plat.
- County records indicate that the property owner is as follows:
Washington Immanuel Presbyterian Church
10511 Judicial Drive
Fairfax, VA 22030-5114
- Remove the "Existing" land use from Sheet 1.

Fire, Rescue & Emergency Management

- The applicant did not adequately address Item B of the Issues for consideration in accordance with Section 6-1310 of the Zoning Ordinance. Staff respectfully requests information regarding proposed fire protection systems for the building as the building changed from a warehouse use to an assembly use. Staff understands

that this is more of a site plan issue and would be comfortable with a condition of approval that would require the applicant to share that information at that time.

Office of Transportation Services (OTS)

- The applicant's traffic study indicates that based on turn lane warrants for the weekday peak hour, right and left turn lanes are not warranted into the site entrance. A right turn taper is shown to be warranted and the applicant has reflected this on the plat. The CTP calls for turn lanes at all intersections. However, given that turn lane warrants are not met during the critical weekday a.m. and p.m. peak hours OTS is not recommending them for this particular use. Should additional uses be requested in the future which increase weekday peak hour traffic, however, this would likely change. In addition, please note that VDOT will make the final determination as to whether turn lanes or any other improvements to the entrance are required from the applicant.
- In keeping with the Countywide Transportation Plan, the applicant's plat shows a 60 foot wide right of way reservation from centerline along the site frontage to accommodate the road widening. Given that a design has not been completed for widening this road segment of Route 621, the 60 feet from centerline shown is acceptable for the planned future widening. In addition, the applicant should reserve an additional 15 feet from the road centerline to accommodate a separate future trail.

Loudoun County Health Department

- The existing pump and haul is not approved as a permanent pump and haul for the current structure. The facility and pump and haul must be approved for permanent use under the Sewage Handling and Disposal Regulations. (12 VAC 5-610-599.3)
- No records exist for the existing well. A well meeting public standards must be applied for and installed if the Special Exception and Permanent Pump and Haul is approved. The actual standards cannot be determined at this time with the limited information provided.