

County of Loudoun
Office of Transportation Services
MEMORANDUM

DATE: February 11, 2008

TO: Stephen Gardner, Project Manager, Department of Planning

THRU: Art Smith, Senior Coordinator 

FROM: George Phillips, Senior Transportation Planner 

SUBJECT: Washington Immanuel Presbyterian Church, SPEX 2007-0053

Location: Westside of Route 621 (Evergreen Mills Road) between Route 616 and Route 772 (See Attachment 1)

Background

The applicant, Washington Immanuel Presbyterian Church, is requesting special exception approval for church use within an existing building in the A-3 zoning district on a 10 acre site. The applicant has submitted a special exception plat dated January 8, 2008 by TRI-TEK Engineering, a statement of justification dated December 6, 2008 and a traffic study dated November 27, 2007 from Wells & Associates. Based on current 7th Edition ITE trip rates noted in the traffic study, the proposed development would generate approximately 8 a.m. peak hour, 7 p.m. peak hour, 97 weekday and 383 Sunday vehicle trips. The existing zoning would allow three single family units which would generate approximately 5 a.m. peak hour, 5 p.m. peak hour and 30 daily vehicle trips based on current 7th Edition ITE trip rates.

Existing and Proposed Road Network

The proposed site includes a single private driveway access to Route 621 which is a two lane rural major collector road adjacent to the site. Route 621 serves as an

important connecting road between Leesburg and Route 606. It includes a 21-22 foot wide pavement section with a 55-MPH speed limit in the vicinity of the site. There are no separate turn lanes on Route 621 into the site entrance. Based on the latest available (2006) VDOT traffic counts, the road segment adjacent to the site carries 7,800 annual average daily vehicle trips.

This portion of Route 621 is included in the Countywide Transportation Plan (CTP) as a rural 4 lane median divided major collector road. The CTP calls for this road segment to include 120 feet of right of way, turn lanes at all intersections and to accommodate bicycle/pedestrian facilities. There are currently no VDOT or private sector projects to widen this portion of Route 621.

Transportation Comments

1. 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.
2. 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.

Conclusion/Recommendation

The Office of Transportation Services (OTS) does not have a recommendation at this time. Further discussion of the above issues is needed. OTS staff is available to discuss these issues with the applicant.

D Drive/C Drive files/SPEX 2007-0053/Washington Immanuel Presbyterian Church

ATTACHMENT 1

