

COUNTY OF LOUDOUN
DEPARTMENT OF BUILDING AND DEVELOPMENT
ZONING ADMINISTRATION REFERRAL

DATE: December 17, 2009
FROM: Nita Bearer, Zoning Planner
THRU: Marilee Seigfried, Deputy Zoning Administrator
RE: Draft SPEX Conditions of Approval
Dulles Industrial Park South, Lot 1 – SPEX-2006-0006

Following are recommended revisions after review by Marilee Seigfried, Diane Ferrell, and me.

(Deleted text is shown crossed out and revised text is shown underlined)

1. Throughout the text, change “permitted use” to “special exception use.”
2. Revise Condition #1 as follows:
The proposed bulk storage of propane gas shall be developed in substantial conformance with ~~Sheet 2 and Sheet 3~~ ~~(together)~~ comprising and herein referred to as the “Special Exception Plat”) of the plan set entitled Special Exception Plat, Lot 1, Dulles Industrial Park South, SPEX 2009-0006, prepared by William H. Gordon Associates, dated February 2009, revised through November 16, 2009 (the “Plans”) and the Revised 1993 Loudoun County Zoning Ordinance (the “Zoning Ordinance). Approval of this application for Tax Map /102///1/////1/ (PIN# 097-40-7676) (the “Property”), shall not relieve the ~~Property applicant~~ from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement.
3. Revise Condition #2 as follows:
 - (a) Approval of the Special Exception grants approval for the bulk gasoline, petroleum products and natural propane gas, as defined by the Revised 1993 Loudoun County Zoning Ordinance, in the MR-HI (Mineral Resource – Heavy Industrial) Zoning District.
 - (b) This Special Exception is limited to permit two 30,000-gallon propane storage tanks as shown on the Special Exception plat.
 - (c) Storage of distribution vehicles shall not be permitted on the Property.

4. In the first sentence of Condition #5, delete “permitted” and replace with “proposed”.
5. Add “within the special exception area” to the end of the first sentence of Condition #6.
6. Removed “or in conjunction with” from the first sentence of Condition 7.
7. Revise Condition #8 as follows:

The applicant shall install an evergreen screen in the location shown on the special exception plat. The size, amount, and species of the evergreen plantings shall be determined in consultation with the County Urban Forester. The applicant shall utilize native species for new plant material to the maximum extent possible. Landscaping materials within the evergreen screen shall be maintained in good condition by the property owner or appropriate owners association for the life of the planted materials. The landscaping described herein shall be bonded prior to site plan approval.
8. Revise Condition #10 as follows:

Upon written request by the Virginia Department of Transportation (CDOT) or the County, the applicant shall dedicate to the County five feet (5’) of right of way along the Property’s frontage to Wade Drive (Route 872) for construction of the planned Route 50 North Collector Road. Such ~~provision~~ dedication shall be made at no cost to VDOT or the County.
9. Condition 11 should be revised to reference “Condition 10” instead of “Condition 4.”
10. Revise Condition 12 as follows:

Pump and haul tanks located on the Property shall be abandoned prior to ~~or in conjunction with~~ the first site plan approval for the special exception use.
11. Revise the second sentence in the Note as follows:

This contribution shall be made prior to ~~or in conjunction with site plan~~ the first zoning permit ~~approval~~ issuance for the ~~empty solid waste vehicle and container propane storage~~ tank(s).