

County of Loudoun
Department of Planning
MEMORANDUM

DATE: September 13, 2010
TO: Loudoun County Board of Supervisors
FROM: Sophia Fisher, Planner, Land Use Review
Julie Pastor, Department Director
SUBJECT: **September 13, 2010 Board of Supervisors Public Hearing**
SPEX 2009-0032, SPMI 2009-0010, & CMPT 2009-0011,
Arcola Substation

Background:

At the time the staff report was published, the Conditions of Approval had not been approved as to legal form. Since then, they have been reviewed by the County Attorney's office, which resulted in minor revisions. The applicant has agreed to the changes. There are no outstanding issues.

There are no other changes to the application. Staff recommends approval of the application subject to the revised Conditions of Approval dated September 9, 2010 and with the attached Findings.

DRAFT MOTION(S):

1. I move that the Board of Supervisors forward CMPT 2009-0011, SPEX 2009-0032, and SPMI 2009-0010, Arcola Substation, to the September 21, 2010 Board of Supervisors Business Meeting for action.

OR

2. I move an alternate motion.

Attachments:

1. Findings
2. Conditions of Approval dated September 9, 2010 (Strikethrough and Clean)

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FINDINGS

1. The general location, character, and extent of the proposed utility substation expansion are in substantial accord with the Comprehensive Plan.
2. The existing utility substation and the proposed expansion are both compatible with the surrounding area and are supported by the land use and energy policies of the Revised General Plan.
3. The existing use and its proposed expansion generate minimal transportation impacts.
4. The proposed use, as conditioned, complies with the applicable requirements of the Revised 1993 Zoning Ordinance.

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**SPEX 2009-0032 ARCOLA SUBSTATION
DRAFT CONDITIONS OF APPROVAL
(September 19, 2010)**

1. Substantial Conformance. The ~~proposed~~ development of the Special Exception Use, ~~electrical-utility~~ substation, distribution, in the TR-3UBF and TR-3LF (Transitional Residential-3) zoning districts, shall be ~~developed~~ in substantial conformance with the Special Exception Plat entitled “Arcola Substation” ~~“SPEX 2009-0032 & CMPT 2009-0011”~~ “Sheets 1 of 5 through 5 of 5”, prepared by Dewberry & Davis LLC, dated November 20, 2009, as revised through August 23, 2010, (the “Plat”), and the Revised 1993 Loudoun County Zoning Ordinance. Approval of this application for Tax Map Number 105/////////4A (PIN# 251-47-5326) and an approximately 3.34 acre portion of the adjacent Tax Map Number 105/////////4/ (PIN# 208-27-0686) (the “Property”) shall not relieve the Applicant or the owners of the Property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement.
2. Lighting. Lighting on the Property shall be designed, ~~and~~ constructed, and installed to minimize light trespass off-site and to limit the view of lighting from off-site, and, specifically, ~~that~~ exterior light fixtures shall be “full ~~cut-off~~ cutoff outdoor lighting fixtures” as defined by the Illuminating Engineering Society of North America (IESNA). Light and fully shielded, and will be directed inward and downward toward the interior of the Property, away from the public streets and adjacent properties.
3. Boundary Line Adjustment. ~~The~~ A boundary line adjustment ~~for consolidating~~ the existing 0.54 acre substation parcel (PIN# 251-47-5326) and an approximately 3.34 acre portion of the adjacent (PIN# 208-27-0686) into a single 3.88 acre parcel in the configuration substantially as shown on the Plat shall be completed prior to site plan approval.

**SPMI 2009-0010 ARCOLA SUBSTATION
DRAFT CONDITIONS OF APPROVAL
(September 19, 2010)**

1. Landscape Buffer. Pursuant to any development of the Special Exception Use, utility substation, distribution, landscaping shall be installed in substantial conformance with the landscaping shown on Sheets 1 of 5 and 4 of 5 of the Special Exception Plat entitled “Arcola Substation” ~~“SPEX 2009-0032 & CMPT 2009-0011”~~ “Sheets 1 of 5 through 5 of 5”, prepared by Dewberry & Davis LLC, dated November 20, 2009, as revised through August 23, 2010, (the “Plat”), and the Revised 1993 Loudoun County Zoning Ordinance. Approval of this application for Tax Map Number 105/////////4A (PIN# 251-47-5326) and an approximately 3.34 acre portion of the adjacent Tax Map Number 105/////////4/ (PIN# 208-27-0686) (the “Property”) shall not relieve the Applicant or the owners of the Property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement. All landscaping shall be maintained in good health, and dead or diseased materials shall be replaced.

2. Future Road Alignment. In the event that the future Northstar Boulevard is constructed according to the Countywide Transportation Plan, ~~which would with the result in that~~ the public road shifting shifts away from the site and increased frontage width comes under ownership and control of the Applicant (the “Increased Frontage Width”) the Applicant shall install a full Type 4 landscape buffer along the resulting road frontage as required by the Zoning Ordinance, to the extent land allowed by the Increased Frontage Width. ~~Should any easements be required in order to provide the buffer, the Applicant shall acquire said easements.~~

**SPEX 2009-0032 ARCOLA SUBSTATION
DRAFT CONDITIONS OF APPROVAL
(September 9, 2010)**

1. Substantial Conformance. The development of the Special Exception Use, utility substation, distribution, in the TR-3UBF and TR-3LF (Transitional Residential-3) zoning districts, shall be in substantial conformance with the Special Exception Plat entitled "Arcola Substation" Sheets 1 of 5 through 5 of 5, prepared by Dewberry & Davis LLC, dated November 20, 2009, as revised through August 23, 2010, (the "Plat"), and the Revised 1993 Loudoun County Zoning Ordinance. Approval of this application for Tax Map Number 105////////4A (PIN# 251-47-5326) and an approximately 3.34 acre portion of the adjacent Tax Map Number 105////////4/ (PIN# 208-27-0686) (the "Property") shall not relieve the Applicant or the owners of the Property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement.
2. Lighting. Lighting on the Property shall be designed, constructed, and installed to minimize light trespass off-site and to limit the view of lighting from off-site, and, specifically, exterior light fixtures shall be "full cutoff outdoor lighting fixtures" as defined by the Illuminating Engineering Society of North America (IESNA). Lights will be fully shielded, and will be directed inward and downward toward the interior of the Property, away from the public streets and adjacent properties.
3. Boundary Line Adjustment. A boundary line adjustment consolidating the existing 0.54 acre substation parcel (PIN# 251-47-5326) and an approximately 3.34 acre portion of the adjacent (PIN# 208-27-0686) into a single 3.88 acre parcel in the configuration substantially as shown on the Plat shall be completed prior to site plan approval.

**SPMI 2009-0010 ARCOLA SUBSTATION
DRAFT CONDITIONS OF APPROVAL
(September 9, 2010)**

1. Landscape Buffer. Pursuant to any development of the Special Exception Use, utility substation, distribution, landscaping shall be installed in substantial conformance with the landscaping shown on Sheets 1 of 5 and 4 of 5 of the Special Exception Plat entitled "Arcola Substation" Sheets 1 of 5 through 5 of 5, prepared by Dewberry & Davis LLC, dated November 20, 2009, as revised through August 23, 2010, (the "Plat"), and the Revised 1993 Loudoun County Zoning Ordinance. Approval of this application for Tax Map Number 105////////4A (PIN# 251-47-5326) and an approximately 3.34 acre portion of the adjacent Tax Map Number 105////////4/ (PIN# 208-27-0686) (the "Property") shall not relieve the Applicant or the owners of the Property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement. All landscaping shall be maintained in good health, and dead or diseased materials shall be replaced.

2. Future Road Alignment. In the event that the future Northstar Boulevard is constructed according to the Countywide Transportation Plan, with the result that the public road shifts away from the site and increased frontage width comes under ownership and control of the Applicant (the “Increased Frontage Width”) the Applicant shall install a full Type 4 landscape buffer along the resulting road frontage as required by the Zoning Ordinance, to the extent allowed by the Increased Frontage Width.