



#7

SUPPLEMENTAL
INFORMATION

DEPARTMENT OF PLANNING
STAFF REPORT

BOARD OF SUPERVISORS PUBLIC HEARING

DATE OF HEARING: June 7, 2010

SPEX 2009-0036, Loudoun Youth Soccer Association Lighting

DECISION DEADLINE: July 27, 2010

PROJECT PLANNER: Sophia Fisher

DEPARTMENT DIRECTOR: Julie Pastor

ELECTION DISTRICT: Catoctin

EXECUTIVE SUMMARY

Loudoun Youth Soccer Association, Inc. of Leesburg, Virginia, has submitted an application for a special exception for the lighting standards of 5-1504(A), to exceed the allowed 0.25 foot candles above background light levels measured at the lot line of any adjacent lot in the JLMA-20 (Joint Land Management Area-20) zoning district. Maximum illuminations at the property boundaries measured 5.29 foot candles on the west, 5.32 foot candles on the south, and 6.08 foot candles on the eastern boundary. The property is located partially within the Ldn 60-65 aircraft noise contours of the Leesburg Municipal Airport AI (Airport Impact) Overlay District. This application is subject to the Revised 1993 Zoning Ordinance, and Section 5-1504(C) allows a special exception if the standards of 5-1504(A) cannot be met. The property is approximately 12 acres in size and is located on the east side of Sycolin Road, east of the Town of Leesburg Airport and south of the Loudoun County Park and Ride Lot, at 19798 Sycolin Road, Leesburg, Virginia in the Catoctin Election District. The area is governed by the policies of the Revised General Plan (Leesburg Joint Land Management Area Policy Area (Leesburg Community)), the Countywide Transportation Plan (CTP), and the Bicycle and Pedestrian Mobility Master Plan (BPMMP), which designate this area for Business uses.

RECOMMENDATION

Planning Commission:

At the Planning Commission Public Hearing on May 26, 2010, the Commission voted 9-0 to forward the application to the Board of Supervisors with a recommendation of approval subject to the Conditions of Approval dated May 25, 2010 and with the Findings for Approval contained in the May 26, 2010 Staff Report.

Staff:

Staff concurs with the Planning Commission's recommendation.

SUGGESTED MOTIONS

1. I move that the Board of Supervisors forward SPEX 2009-0036, Loudoun Youth Soccer Association Lighting to the July 7, 2010 Business Meeting for action.

Or,

- 2a. I move that the Board of Supervisors suspend the rules.

AND

- 2b. I move that the Board of Supervisors approve SPEX 2009-0036, Loudoun Youth Soccer Association Lighting subject to the Conditions of Approval dated May 25, 2010 and with the Findings contained in the June 7, 2010 Staff Report.

Or,

3. I move an alternate motion.

VICINITY MAP



Directions: From Leesburg, proceed south on Sycolin Road (Route 625) past Loudoun Center Drive. Site is on the east side of the road, just south of the Leesburg Park and Ride commuter parking lot.

SUMMARY OF DISCUSSION

Topic/ Issue Area	Issues Examined and Status
Comprehensive Plan / Zoning / Town of Leesburg	Lighting exceeds limits at the property boundaries as proposed. NO ISSUE – surrounding uses are non-residential and should not be negatively affected.
	Commit to the type of lighting and hours of operation for proposed lights. RESOLVED – See Conditions #2 and #3.
Transportation	Acknowledge future realignment of Sycolin Road and future right-of-way of Crosstrail Boulevard. RESOLVED – Applicant is fully aware of these and has planned for them with the underlying recreation use; see Attachment 3, page A-37.
	Ensure that lighting is not directed at public roads. RESOLVED – Lights will be focused on the two southern and eastern-most fields, and subject to Conditions #2 and #3.

PLANNING REVIEW AND RECOMMENDATION

The Planning Commission held a public hearing on this application on May 26, 2010. At the hearing, the applicant made a brief presentation pointing out the lack of lighted facilities in the County and the disrepair of many available fields. In addition, a statement from a neighboring property owner was read into the record. The neighbor is concerned about the extent of light trespass on his property affecting the resale value of the property. The Commission voted 9-0 to forward the application to the Board of Supervisors subject to the Conditions of Approval dated May 25, 2010 and with the Findings contained in the May 26, 2010 staff report.

FINDINGS FOR APPROVAL

1. The proposed lighting that exceeds Ordinance standards at property boundaries will facilitate a recreational use that is consistent with the policies of the Revised General Plan.
2. The proposed lighting that exceeds Ordinance standards at property boundaries is consistent with the regulations of the Revised 1993 Loudoun County Zoning Ordinance, as conditioned.
3. The conditions limiting the hours of operation and type of lighting, and thus the impacts of light spillage across property boundaries, mitigate any impacts on those neighboring properties.
4. The proposed lighting that exceeds standards will cause negligible, if any, impact on public roads from the underlying permitted recreational use.

CONDITIONS OF APPROVAL

(May 25, 2010)

1. **Substantial Conformance.** The development of the Special Exception use, playing field lighting that exceeds the maximum illumination standards of Section 5-1504(A) of the Zoning Ordinance, shall be developed in substantial conformance with the Sycolin Road Lighting Special Exception Plat dated November 16, 2009, and revised through May 24, 2010, prepared by Bohler Engineering (“the Plat”), and the Revised 1993 Loudoun County Zoning Ordinance. Approval of this application for Tax Map 60, Parcel 16 (PIN #192-36-5833) (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.**

(a) The Applicant shall utilize a lighting system for the playing fields that is controlled through an automated scheduling and monitoring system; that utilizes photometric efficiency in order to require fewer fixtures to achieve necessary light levels; and that limits light trespass onto adjoining properties.

(b) All lighting on the Property shall be designed and constructed with full cutoff and fully shielded lighting fixtures so that light will be directed inward and downward toward the interior of the property and away from adjacent roads, residential properties and the airport.

(c) The poles holding the lights shall not exceed eighty-five (85) feet in height.

(d) If the outdoor field lighting needs to be replaced, the replacement lighting shall match the existing lighting model or be replaced with an equivalent or more technologically advanced outdoor field lighting model designed to provide equivalent or better reduction of off-site glare and reflection.

(e) The maximum illumination at the boundaries of the Property shall not exceed 6.12 horizontal foot candles on the western property line, 5.32 horizontal foot candles on the southern property line, and 6.09 horizontal foot candles on the eastern and northern property lines.

3. **Hours of Operation, Lighting.** The outdoor fields shown to have lighting shall be lit only between 8:00 a.m. and 11:00 p.m.

SUMMARY OF ISSUES

There are no outstanding issues. A full analysis of the application was included in the Planning Commission staff report that was previously distributed to the Board. The only change to the application since the publication of the Planning Commission staff report is the finalization of the Conditions of Approval (included above) and a minor correction to the plat. The corrected version of the plat has already been distributed to the Board. The applicant is in agreement with the Conditions of Approval dated May 25, 2010, which have been reviewed by the County Attorney’s office and have been approved as to legal form.