

County of Loudoun
Department of Planning

MEMORANDUM

DATE: February 22, 2010

TO: Mike Elabarger, Project Manager
Land Use Review

FROM: Kelly Williams, Planner III
Community Planning

SUBJECT: SPEX 2009-0036 Loudoun Youth Soccer Association, Inc.

EXECUTIVE SUMMARY

The Loudoun Youth Soccer Association, Inc. requests a Special Exception to permit lighting that does not meet the standards of the Revised 1993 Zoning Ordinance. The use of recreation fields on the property is a permitted use in the JLMA-20 zoning district, however the lighting as proposed exceeds the standards and requires special exception approval. Specifically, the applicant is requesting approval of lighting that exceeds 0.25 foot candles above background light levels measured at the boundary of the property as it abuts adjacent properties. The greatest impact would be a maximum of 8.51 foot candles on the adjacent Phil Bolen Park property.

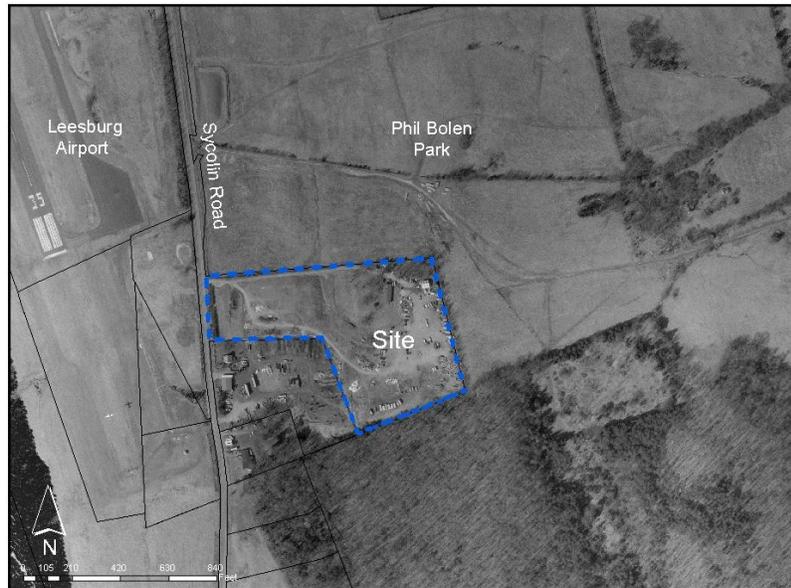
Staff recommends approval of the proposal as the site is surrounded by uses which generally will not be affected by lighting that may spill over the boundary. The adjacent uses include the Leesburg Airport, Phil Bolen Park, and a commercial nursery. As proposed, spill over would occur only on the Phil Bolen Park property which is planned for both passive and active recreational uses, including lighted ball fields. Additionally, the applicant has proposed hours of operation that are similar to existing facilities within the county which should pose no undue hardship on the adjacent properties.

BACKGROUND

The subject property, approximately 11.88 acres, is located east of Sycolin Road, north of Cochran Mill Road, and south of the future alignment of Crosstrail Boulevard. It is bounded by a Phil Bolen Park to the north, east and south, a commercial nursery to the south and the Leesburg Airport to the west (See Vicinity Map). The property is zoned JLMA-20 (Joint Land Management Area).

A review of County GIS records indicates wetlands, steep slopes, and moderately steep slopes on-site, however they are located in an area that will not be impacted by the lighting which is the subject of this application.

Vicinity Map



COMPLIANCE WITH THE COMPREHENSIVE PLAN

The site is governed under the policies of the Revised General Plan, the Countywide Transportation Plan (CTP), and the Bicycle and Pedestrian Mobility Master Plan (BPMMP). The site is contained within the Leesburg Joint Land Management Area (JLMA) and is planned for Business uses.

The proposed application has been reviewed under the Revised General Plan Towns Policies of Chapter 9 and the Green Infrastructure policies of Chapter 5.

ANALYSIS & RECOMMENDATION

Lighting

The Plan promotes sound night-lighting standards that will “reduce light pollution such as glare, energy waste, light trespass, and the deterioration of the natural nighttime environment” (*Revised General Plan, Chapter 5, Lighting and the Night Sky, text*). The Light and Glare Standards of the Revised 1993 Zoning Ordinance (Section 5-1504(A)) specifies that all sources of glare must not cause illumination in excess of 0.25 foot candles above background light levels measured at the boundary of the property as it abuts the adjacent lot. A Special Exception is requested so that the lighting on the outdoor fields may exceed these standards.

Specifically, six light poles are proposed to illuminate the athletic fields on the southern most portion of the site. The applicant has included an illumination summary depicting the anticipated light intensities on the perimeter of the property based on Musco light fixtures. The analysis identifies several locations along the site's southern boundaries where the outdoor lighting will spill over onto the Phil Bolen Park site which is also planned for active recreational uses, including lighted ballfields. The greatest impact would be a maximum of 8.51 foot candles in the south west corner of the site.

Staff recommends approval of the proposal as the site is surrounded by uses which generally will not be affected by lighting that may spill over the boundary. The applicant has proposed hours of operation that are similar to existing facilities within the county which should pose no undue hardship on the adjacent properties. Staff recommends that commitments be made to the type of lighting that will be provided (e.g., maximum height of poles, intensity of lighting (maximum foot candles), a design that reduces spillover, etc.) and to the hours of operation.

cc: Julie Pastor, AICP, Director, Planning
Cynthia L. Keegan, AICP, Program Manager, Community Planning (via email)