

COUNTY OF LOUDOUN
DEPARTMENT OF BUILDING AND DEVELOPMENT
ZONING ADMINISTRATION REFERRAL



DATE: February 19, 2010
TO: Michael Elabarger, Project Manager, Department of Planning
FROM: Brian Fish, Planner *BF*

CASE NUMBER & NAME: SPEX-2009-0036, Loudoun Youth Soccer Association Lighting

I. APPLICATION SUMMARY

Applicant: Loudoun Youth Soccer Association, Inc.
Proposal: Special Exception to allow lighting that does not meet the standards of Section 5-1504(A), pursuant to Section 5-1404(C).

II. PROPERTY SUMMARY

Parcel Number (MCPI): 192-36-5833-000
Property Size (Legal Acreage): 11.88 Acres
Base Zoning: JLMA-20 (Joint Land Management Area - 20) (ZO Section 2-1300)
Zoning Overlay Districts: Airport Impact Overlay District

III. MATERIALS REVIEWED BY ZONING ADMINISTRATION:

The Zoning Administration comments provided in this referral are based on a review of the following documents submitted with the application:

- 1) Information Sheet.
- 2) Statement of Justification dated January 7, 2010.
- 3) Special Exception Plat revised through December 22, 2009.
- 4) Lighting Summary dated September 4, 2009.

IV. COMMENTS

Zoning Administration has the following comments regarding conformance with the Revised 1993 Loudoun County Zoning Ordinance ("the Ordinance"):

1. Staff recommends that the Conditions of Approval include hours during which lighting is to be permitted.
2. Staff recommends that the Conditions of Approval include substantial conformance to the Special Exception plat.
3. Staff notes that the Legend on Sheet 2 simply refers to the lighting isometric as "Proposed Lighting Isometric (foot candles)". Are these proposed to be maximum, average, or approximate lighting levels? Additional clarification is required.
4. Staff notes that the review of this Special Exception application only included a review of the proposed field lighting, and did not include a comprehensive review of the proposed *rural recreation establishment, outdoor* for conformance with Zoning Ordinance requirements.