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LOUDOUN COUNTY
BUILDING & DEVELOP

STATEMENT OF JUSTIFICATION
BROAD RUN CONTRACTING
DULLES TRADE CENTER WEST LOT 12
Special Exception to Permit the storage of empty solid waste vehicles and containers in the PD-GI Zoning District Section 4-604 (TT)
25 February 2010

This Statement of Justification is submitted in support of an Application for Special Exception pursuant to Section 6-1300 of the Revised 1993 Loudoun County Zoning Ordinance (LCZO). This Application seeks the approval of a building and parking area for the use of storage of empty solid waste vehicles and containers in the PD-GI Zoning District. Broad Run Contracting, LLC is the applicant/owner of the application subject property. The property is identified as: Tax Map 107///7////12/ PIN 162-47-0244. The parcel on which the building is located is zoned PD-GI under the Revised 1993 Zoning Ordinance (as amended through January 6, 2003). The Applicant proposes to use the site for storage of empty solid waste vehicles and containers by special exception and a contractor service establishment by right. The Applicant files this Special Exception to permit the development of building with a parking/storage area within Dulles Trade Center West. The PD-GI Zoning District allows storage of solid waste vehicles and containers in the zoning district by special exception Section 4-604 (TT).

LOCATION

The property, lot 12, is located 850' north of the intersection of Evergreen Mill Road and Trade West Drive within the Dulles Trade Center West development. The lot is currently vacant.

ZONING AND USE

The zoning of the property is PD-GI (Planned Development –General Industry) for medium industrial uses with a public nuisance potential and necessary accessory uses and facilities. The lot is currently vacant. The Dulles Trade Center West subdivision construction plans and profiles were approved on July 20, 2007. The majority of the lots within the 28 lot subdivision are currently vacant as well.

PROPOSED USE

Broad Run Contracting, LLC will use this site primarily as a contractor service establishment which is a permitted use for PDGI under the 1993 Revised Zoning Ordinance 4-603(W). The western portion of the lot will be used as storage of empty solid waste vehicles and containers which is a special exception use for PD-GI under the 1993 Revised Zoning Ordinance 4-604(TT). The western area will also be used as a contractor service establishment along with the storage of empty solid waste vehicles and containers. Storage of the empty waste containers will be throughout the parking area which will be oversized

parking spaces in order to accommodate the dimensions of the large trucks as well as the empty sold waste containers.

The primary working hours at the facility will be 7:00 AM to 5:00 PM, with longer working hours as needed.

COMPREHENSIVE PLAN

The proposed site is located in an area identified in the Revised General Plan as in the Suburban Policy Area. The site is also defined as being part of the Industrial land use district. The proposed use of storage of empty solid waste vehicles and containers is consistent with the land use policies expressed in the plan as a industrial land use.

SPECIAL EXCEPTION STANDARDS FOR APPROVAL STANDARDS

The applicant submits that the proposed special exception on the subject property meets or satisfies the standard criteria set forth in Section 6-1310 of the 1993 Loudoun County Zoning Ordinance.

(A) The proposed special exception use is consistent with the Comprehensive Plan. The site falls within the Industrial land use area which recommends a minimum 70% industrial use. The storage of empty solid waste vehicles and containers is considered an industrial use per Comprehensive Plan policies.

(B) The proposed special exception use will adequately provide for safety from fire hazards and will have effective measures of fire control.

(C) The noise level of the proposed special exception use will not negatively impact the uses in the immediate area. The site is located within PDGI zoning which will contain similar uses and noise levels nearby.

(D) The proposed special exception use will not generate glare of light and will not negatively impact uses in the immediate area. The business hours are 7:00 AM to 5:00 PM so minimal light will be produced during evening hours.

(E) The proposed special exception use is compatible with other existing uses in the neighborhood and adjacent parcels as it adds compatible use to the industrial land use area in which it will be located. The lot is located within an existing industrial development and therefore the proposed industrial use is compatible.

(F) There will be sufficient landscaping, screening and buffering proposed on the site to adequately screen surrounding uses. All required landscaping will be installed with the construction of the site.

(G) The proposed special exception use will have no impact on preservation of topographic or physical, natural, scenic, archeological or historic feature of significant importance. The site is currently consists of gentle slopes on an existing sod farm. There will be no vegetation removed with this plan.

(H) The proposed special exception use will not damage existing animal habitat, vegetation, water quality or air quality. The new construction will not remove any existing vegetation as the current condition of the site is a sod farm. The stormwater runoff generated will be treated according to the criteria outlined in the Virginia Stormwater Management Handbook and the requirements of the Loudoun County Facilities Standards Manual.

(I) The proposed special exception use at this site will contribute to the welfare and convenience of the public and serve the surrounding residents and businesses by providing a service that is needed for the area's growing construction needs.

(J) The traffic expected to be generated by the proposed use will be adequately and safely served by existing roads surrounding the property as shown by a Traffic Impact Analysis completed by Gorove Slade & Associates. There is no pedestrian access within the existing industrial development.

(K) There are no existing structures on the site.

(L) The proposed special exception use will be served adequately by essential public facilities and services as it will become part of the existing Dulles Trade Center West.

(M)The proposed special exception use will have no adverse effect on groundwater supply. The impervious runoff generated will be treated according to the criteria outlined in the Virginia Stormwater Management Handbook and the requirements of the Loudoun County Facilities Standards Manual.

(N) The proposed special exception use will have no adverse effect on the structural capacities of the soils.

(O) The proposed special exception use will not negatively impact orderly and safe road development and transportation as the site is within a recently approved industrial development Dulles Trade Center West.

(P) The Special Exception will provide employment and will enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan, specifically, industrial use.

(Q) The Special Exception takes into consideration the needs of agriculture, industry and businesses in future growth. No existing agricultural activity in the vicinity will be impacted by this special exception.

(R) Adequate on and off-site infrastructure is available, and has been constructed.

(S) The proposed special exception use will not generate odors which may negatively impact adjacent uses. The solid waste container will be empty and therefore no odor will be emitted.

(T) The proposed special exception will not affect any existing neighborhoods or school areas. The site is within an existing industrial development.

TRANSPORTATION / PUBLIC IMPROVEMENTS

No transportation or public improvements will be required by this special exception. Trade West Drive is built to its ultimate section, and is fully functional. Adequate parking will be provided within the site according to the 1993 Revised Zoning Ordinance.

TRAFFIC IMPACT

As stated in the Dulles Trade Center West-Lot 12 - Traffic Assessment Memorandum by Gorove /Slade Associates, Inc. dated March 17, 2010, the proposed special exception use of storage of empty solid waste vehicles and containers will decrease the traffic generated from the site from the current zoning. Therefore there is no traffic impact.

PUBLIC UTILITIES

The property is served by public sewer and water from the Loudoun Water. Current service to the property is adequate to serve the proposed use.

CONCLUSION

The storage of solid waste vehicles and containers at Dulles Trade Center West will provide a much needed resource for the growing construction needs of eastern Loudoun County. Its location within the Industrial District ensures that the proposed industrial use will not impact local properties.