

**BOARD OF SUPERVISORS
ACTION ITEM**

#20

SUBJECT: SPEX-2012-0036 Brambleton Community Park

ELECTION DISTRICT: Dulles and Blue Ridge

CRITICAL ACTION DATE: April 5, 2013

STAFF CONTACTS: Kate McConnell, AICP, Project Manager, Department of Planning
Julie Pastor, AICP, Director, Department of Planning

RECOMMENDATIONS:

Planning Commission: At the February 19, 2013 Planning Commission Public Hearing, the Planning Commission voted 7-0-2 (Ruedisueli and Dunn absent) to forward the application to the Board of Supervisors with a recommendation of approval subject to the Conditions of Approval (Conditions) dated January 18, 2013 with a revision requiring the planting of evergreen trees along the east side of the Park.

Staff: Staff concurs with the Planning Commission.

BACKGROUND

The Board of Supervisors, acting through the Department of Transportation and Capital Infrastructure, has requested a Special Exception application for lighted playing fields in the County leased and owned Brambleton Community Park (Park) located in the PD-H4 (Planned Development-Housing), administered as R-8 (Single Family Residential), zoning district. The application is subject to the Revised 1993 Zoning Ordinance.

The area of the proposed special exception is an approximately 63.23-acre portion of an approximately 126.68 acre parcel that is located along the east and west sides of Belmont Ridge Road (Route 659), south of Alford Road (Route 646) and Croson Lane (Route 645), at 22376, 22377, 22388, and 22389 Belmont Ridge Road, Ashburn, Virginia (Vicinity Map, Attachment 1). The Applicant is requesting a special exception to light nine playing fields in the Park. Three of the fields, one soccer field and two football fields, are on the east side of Belmont Ridge Road (Route 659) in the County-owned portion of the Park and not established. The remaining six fields, two small baseball diamonds and four larger softball diamonds, are on the west side of Belmont Ridge Road/North Star Boulevard (Route 659) in the County-leased portion of the Park and currently exist.

The Revised General Plan locates the subject property in the Ashburn Community of the Suburban Policy Area and it is planned for Residential uses. The subject property, but none of the playing fields, is also located partially within the FOD (Floodplain Overlay District).

On March 13, 2013, the Board conducted a public hearing on the Brambleton Community Park Special Exception application. Two members of the public spoke, one in support of the application and one with a request for a fence along the Windermere/eastern border of the Park.

Board members discussed the importance of extending the use of playing fields by installing lighting, working with the Windermere HOA regarding potential parking issues, and exploring the construction of a fence along the Windermere border of the Park.

The Board voted 9-0 to forward the application to the April 3, 2013 Business Meeting.

ISSUES

The Board requested information regarding the cost of fence construction from the Department of Parks and Recreation (PRCS). PRCS determined that the installation of 526 linear feet of a three-board fence along the Windermere border of the Park would cost \$5,162.43. This includes one 10-foot wide gate that would span the water line easement bisecting the Tree Conservation Area between the Park and Windermere.

The Board further explored the fence suggestion and has no additional recommendation since the public hearing. If the Board has more concerns, then Staff is available for discussion.

There are no outstanding issues with the application.

FISCAL IMPACT

There is no discernible, immediate impact on County expenditures associated with this use. The Brambleton District Park Lighting Project was funded as part of the Capital Improvement Program in FY2011. Specifically, cash proffers in the amount of \$4,445,000 were budgeted in FY2011 for adding fencing, site utilities, parking, site access from public roads, trails, required landscaping, public restrooms, ballfield lighting, groundwater wells and irrigation to the previously graded proffered athletic fields. Of the \$4,445,000 in cash proffers, \$892,855 is from the rezoning of One Loudoun Center (ZMAP 2002-0016), \$3,141,990 is from the rezoning of Lansdowne Village Greens (ZMAP 2003-0006), and \$410,155 is from the rezoning of Pulte Homes Crosron Lane (ZMAP 2003-0018).

ALTERNATIVES

The Board of Supervisors may approve, deny, or continue discussion of the special exception application.

DRAFT MOTION(S):

1. I move that the Board of Supervisors **approve** SPEX-2012-0036 Brambleton Community Park subject to the Conditions of Approval dated February 21, 2013, and based on the attached Findings.

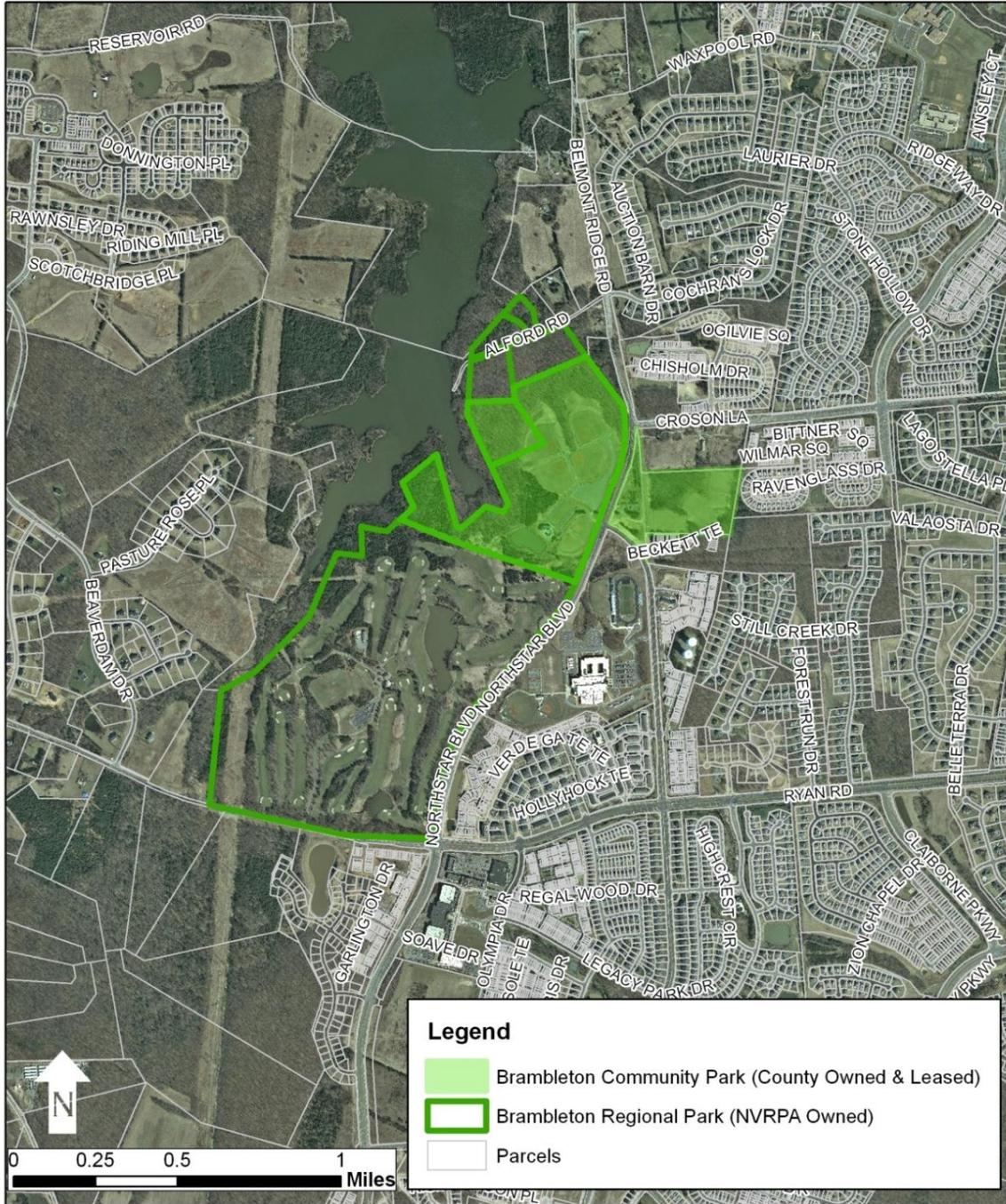
OR

2. I move an alternate motion.

ATTACHMENTS

1. Vicinity Map
2. Findings for Approval
3. Special Exception Conditions of Approval (February 21, 2013)

VICINITY MAP



Directions: From Leesburg, proceed east on Route 7. Turn right on to Belmont Ridge Road and proceed south. Brambleton Community Park is located on both sides of Belmont Ridge Road/North Star Boulevard in the vicinity of the North Star Boulevard and Belmont Ridge Road intersection.

SPEX-2012-0036 Brambleton Community Park

Special Exception Application

Finding for Approval

March 13, 2013

1. Subject to Conditions of Approval, the application is consistent with the Lighting and Night Sky policies of the Revised General Plan.
2. The proposed lighting of sports fields will not result in an increase in traffic during morning or evening peak commuter periods. Therefore, there are no anticipated adverse effects to the transportation network and the application is consistent with the Countywide Transportation Plan.
3. The application is in accordance with the requirements of the Revised 1993 Zoning Ordinance.

SPEX-2012-0036 Brambleton Community Park
Special Exception Application
Conditions of Approval
February 21, 2013

Staff recommends the following conditions of approval for **SPEX-2012-0036, Brambleton Community Park:**

1. **Substantial Conformance.** The development of the Special Exception use, lighted playing fields in the PD-H4 (Planned Development-Housing), administered as R-8 (Single Family Residential), zoning district, shall be in substantial conformance with Sheets 1 and 3 of 3 (herein referred to as the "Special Exception Plat") of the plan set entitled "Brambleton Community Park Special Exception" prepared by Patton Harris Rust & Associates, dated June 2012, revised through January 24, 2013 and the Revised 1993 Loudoun County Zoning Ordinance (the "Zoning Ordinance"). Approval of this application for an approximately 63.23-acre portion of an approximately 126.68 acre parcel identified as Tax Map Numbers /92/////34/, /91///7///26/, and /91///7///27/ (PIN#s 157-17-5653, 157-16-1062, and 157-25-2434 respectively) (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. **Uses Permitted.** This Special Exception grants approval for a Lighted Playing Field use in the in the PD-H4 (Planned Development-Housing), administered as R-8 (Single Family Residential), zoning district as defined by the Zoning Ordinance and shown on the Special Exception Plat with the following conditions:
 - a. All lighting shall comply with the lighting standards of the Zoning Ordinance and shall be designed and constructed as follows to preclude light trespass onto adjoining properties, glare to passersby, skyglow, and deterioration of the nighttime environment: 1.) Playing field lighting shall be directed inward and downward toward the playing fields and away from public and private streets and adjacent properties, and shall incorporate a reflector technology system that minimizes glare and spillage on neighboring properties; 2.) Illumination levels for the playing fields shall be no greater than necessary for the intended purpose per the Loudoun County Parks, Recreation & Community Services ("PRCS") standards for rectangular fields and the outfield of the baseball/softball fields; 3.) Prior to approval of an Occupancy Permit, the Applicant shall demonstrate that the proposed lighting is in substantial conformance with the foot candles above ambient light at the property lot lines as demonstrated on the Special Exception Plat; and 4.) Light pole and light fixture typical details shall be shown on each site plan.
 - b. Playing field lighting shall only be used to light organized sport activities occurring on the playing fields identified on the Special Exception Plat. Playing field lighting shall be extinguished no later 10:00 p.m., except for occasional planned tournaments when the lights shall be extinguished no later than 11:00 p.m., or within 15 minutes of the end of any sporting event, whichever occurs

first. Playing field lighting shall not be illuminated between 11:00 pm and noon the following day. Security lighting may remain illuminated during overnight hours.

3. **Noise.** The Park shall be closed within 15 minutes of the conclusion of any organized sporting events requiring playing field lighting and extinguishment of the required lights.
4. **Pedestrian Facilities.** Prior to approval of an Occupancy Permit for the proposed lighted playing fields, the Applicant shall provide a “10’ Asphalt Trail” along the east side of Belmont Ridge Road (Route 659) from north of the intersection with North Star Boulevard (Route 659 Relocated) to the northern terminus of the County-owned parcel as shown on the site plan, STPL-2010-0022, conditionally approved on August 23, 2012, and the Special Exception Plat.
5. **Sewage Disposal and Hand Washing Facilities.** Prior to approval of an Occupancy Permit for the proposed lighted playing fields, the Applicant shall obtain all required permits and approvals from the Loudoun County Division of Environmental Health for, and shall construct/install, an approved method of sewage disposal and water source for hand washing.
6. **Notification.** The Applicant shall post one sign in the eastern portion of the Brambleton Community Park at the southern parcel boundary and near the midpoint of the western “Football Field” as identified on the Special Exception Plat and adjacent to the single family attached development currently under construction (currently known as the Grand Townes at Brambleton (PIN # 158-47-5857)). Such sign shall be four (4) feet by eight (8) feet in size, shall be posted within one month of approval of this special exception application, and shall remain in place until installation of the western Football Field lighting is complete. Such sign shall include the following information: 1.) That field lighting will be installed on the Football Field, including a diagram showing the lighting design and pole heights; 2.) An estimated time of completion of the field lighting installation; and 3.) The park name and ownership and contact information.
7. **Western Football Field Lighting** – The Applicant shall install lighting on the western Football Field in a five (5) pole configuration as shown on the Special Exception Plat (poles F1, F2, F3, F4, and P1) to reduce the light intensity at the residential development lot line to the south.
8. **Screening and Buffering.** The Applicant shall plant a minimum of twenty (20) evergreen trees, each with a minimum height of six (6) feet, interspersed within the portion of the Tree Conservation Area beginning in the northeast corner of the Brambleton Community Park and extending 500 feet southward along the eastern property line adjacent to the Windermere Community Association property (PIN 157-19-1131) and shown on Sheet 2 of the Special Exception Plat. The evergreen species and planting arrangement shall be approved by the County Arborist in conjunction with the review of the site plan or site plan amendment. The species shall be compatible with the site (soils, shade tolerance, slopes, etc.) and the trees shall be planted in strategic locations that will achieve filtered screening in conjunction with the existing Tree Conservation Area. The evergreen trees shall be

planted prior to approval of an Occupancy Permit for the proposed lighted playing fields.