

COUNTY OF LOUDOUN

DEPARTMENT OF BUILDING AND DEVELOPMENT

ZONING ADMINISTRATION REFERRAL

DATE: October 22, 2012

TO: Kate McConnell, Project Manager, Department of Planning

THROUGH: Mark Stultz, Deputy Zoning Administrator

FROM: Brian Fish, Planner, Zoning Administration

CASE NUMBER AND NAME: SPEX-2012-0036 Brambleton Regional Park

PARCEL NUMBERS: 157-17-5653 157-16-1062 157-25-2434

I. APPLICATION SUMMARY

Zoning staff has reviewed the above-referenced special exception (SPEX) application for conformance with the Revised 1993 Loudoun County Zoning Ordinance (“Zoning Ordinance”). The materials submitted for review of the application are those materials listed on the referral cover memo dated September 20, 2012.

The subject properties are zoned PD-H4 (Planned Development – Housing), administered as R-8 (Single Family Residential), and are subject to the regulations and development standards contained in Section 3-500 of the Zoning Ordinance. A portion of the subject properties lies within the Floodplain Overlay District (FOD), and therefore is subject to the additional regulations and restrictions contained in Section 4-1500 of the Zoning Ordinance. The subject properties contain areas of steep slopes, and are therefore subject to the additional development standards contained in Section 5-1508 of the Zoning Ordinance.

The Applicant seeks approval of a Special Exception to allow lighting of nine existing fields located in Brambleton Regional Park. Pursuant to Section 3-504(I) of the Zoning Ordinance, *Playing fields and courts, lighted*, are only permitted in the R-8 zoning district with an approved special exception by the Board of Supervisors.

The light and glare standards contained in Section 5-1504 of the Zoning Ordinance will apply to the field lighting proposed with this application. Lighting that does not meet the Standards of Section 5-1504 may be permitted by special exception; however, the photometric plan submitted by the applicant shows that the proposed lighting will meet the standards of Section 5-1504.

The following issues have been identified and must be addressed in order for the application to be in conformance with the requirements of the Zoning Ordinance:

II. CONFORMANCE WITH ZONING ORDINANCE REGULATIONS

- 1. Section 5-1508(F), Development Standards – Moderately Steep Slopes.** Pursuant to Section 5-1508(F) of the Zoning Ordinance, no zoning permit shall be issued for any use, structure, or activity on any parcel of land which contains within its boundaries moderately steep slopes unless the standards of Section 5-1508(F) have been met. These standards include obtaining a locational clearance from the Department of Building and Development, obtaining a grading permit for all land disturbing activities on all slopes, and incorporation of storm water management Best Management Practices and erosion and sediment control practices.
- 2. Section 6-701, Site Plan.** Staff notes that provided this application is approved by the County, a site plan must be applied for and approved for this use pursuant to Section 6-701.

III. SPECIAL EXCEPTION PLAT ISSUES

1. Sheets 2 and 3 show three buildings labeled as “Proposed Building A”, “Proposed Building B”, and “Proposed Building C”. These buildings are not being proposed with this application, and should be removed from the plans.
2. Height information for the proposed lighting stanchions needs to be added to the plans.

IV. ISSUES FOR CONSIDERATION

Section 6-1310.

(A) *Whether the proposed special exception is consistent with the Comprehensive Plan.* Zoning defers to Community Planning in the Department of Planning regarding this issue.

(B) *Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.* Zoning defers to Fire and Rescue regarding this issue.

(C) *Whether the level and impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.* The noise standards that apply to this use are contained in Section 5-1507 of the Zoning Ordinance.

(D) *Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area.* Light and glare standards that apply to this use are contained in Section 5-1504 of the Zoning Ordinance. The photometric plan included with the Special Exception Plat shows the proposed field lighting will be in conformance with the applicable standards. The Applicant also addresses this issue in the Statement of Justification.

(E) *Whether the proposed use is compatible with other existing or proposed uses in the neighborhood and adjacent parcels.* Staff recommends that the Conditions of Approval include hours during which lighting is to be permitted in order to address this issue.

(F) *Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood to adequately screen surrounding uses.* The photometric plan shows that the proposed lighting will be in conformance with the standards of Section 5-1704 of the Zoning Ordinance at all boundaries with adjacent properties. As a condition of approval, the Board of Supervisors could require additional buffering to help mitigate any potential impacts of the proposed lighting on adjacent parcels.

(G) *Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.* Zoning defers to Community Planning in the Department of Planning regarding this issue.

(H) *Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.* Zoning defers to Natural Resources in the Department of Building and Development regarding this issue.

(I) *Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.* Zoning defers to Community Planning in the Department of Planning regarding this issue.

(J) *Whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services.* Zoning defers to the Office of Transportation Services regarding this issue.

(K) *Whether, in the case of existing structures proposed to be converted to uses requiring a special exception, the structures meet all code requirements of Loudoun County.* This application does not propose the reuse of any existing structures.

(L) *Whether the proposed special exception will be served adequately by essential public facilities and services.* Zoning defers to Community Planning in the Department of Planning regarding this issue.

(M) *The effect of the proposed special exception on groundwater supply.* Zoning defers to Water Resources in the Department of Building and Development regarding this issue.

- (N) *Whether the proposed use will affect the structural capacity of the soils.* Zoning defers to Natural Resources in the Department of Building and Development regarding this issue.
- (O) *Whether the proposed use will negatively impact orderly and safe road development and transportation.* Zoning defers to the Office of Transportation Services regarding this issue.
- (P) *Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.* Zoning defers to Community Planning in the Department of Planning regarding this issue.
- (Q) *Whether the proposed special exception considers the needs of agriculture, industry, and business in future growth.* Zoning defers to Community Planning in the Department of Planning regarding this issue.
- (R) *Whether adequate on and off-site infrastructure is available.* Brambleton Regional Park has sufficient existing infrastructure in place.
- (S) *Any anticipated odors which may be generated by the uses on site, and which may negatively impact adjacent uses.* The proposed lights should not generate any odors on-site.
- (T) *Whether the proposed special exception uses sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas.* Zoning defers to the Office of Transportation Services regarding this issue.

Cc. Mark Stultz, Deputy Zoning Administrator