

County of Loudoun  
Office of Transportation Services

MEMORANDUM

**DATE:** October 19, 2009

**TO:** Sophia Fisher, Project Manager  
Department of Planning

**FROM:** Lou Mosurak, AICP, Senior Transportation Coordinator *LM*  
(reviewer for Second Referral)

**SUBJECT: ZMAP 2008-0023—Cedar Green Church  
Second Referral**

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**Background**

This referral serves as an update to the status of issues identified in the first OTS referral on this rezoning (ZMAP) application (dated February 17, 2009). The application proposes to rezone approximately 2.86 acres on the west side of Cedar Green Road (Route 775) in the Belfort Park area from R-4 (Single Family Residential) to PD-IP (Planned Development—Industrial Park) and construct a 420-seat (9,600 sq-ft) church and accessory (rectory) uses. Access is proposed via a new site driveway from Cedar Green Road.

Based on the Applicant's traffic study reviewed during the first referral, a total of 268 vehicle trips (139 in, 129 out) would be generated on Sunday morning for a single church service in the forecast year (2010). Overall total future intersection level of service (LOS) at both the site entrance and the nearby Cedar Green Road/Shaw Road intersection are forecast to be LOS A.

This update is based on review of materials received from the Department of Planning on August 19, 2009, including (1) a letter from the Applicant responding to first referral comments, dated August 11, 2009, and (2) a revised concept plan prepared by Apex Solutions, LLC, dated August 11, 2009. A copy of this concept plan is provided as *Attachment 1*.

**Status of Transportation Issues/Comments**

Staff comments from the first OTS referral, along with the Applicant's responses (quoted directly from its August 11, 2009 response letter) and issue status, are provided below.

1. Initial Staff Comment: How many on-site parking spaces will be provided for the church? Any overflow parking will most likely use existing on-street spaces across the street and impact local residents.

*Applicant's Response:* All of the require[d] parking spaces will be on site. Approximately 150 to 190 parking spaces will be proposed but only 105 spaces are required per [the] 420-seat church.

**Issue Status:** A total of 180 parking spaces are depicted on the concept plan. OTS defers to the Department of Planning and the Department of Building and Development (Zoning Administration) regarding the appropriateness of excess parking on site.

2. **Initial Staff Comment:** Curb and gutter frontage improvements should be provided along with a sidewalk to match improvements on the other side of the street [Cedar Green Road] (Old Sterling Gable, Section 2).

*Applicant's Response:* Curb and gutter frontage improvements to match what is shown on Wat Yarnna Rangsee Complex Site Plan (STPL 2004-0030) will be proposed. Since there is no side walk proposed on church's side of the road on the Wat Yarnna Rangsee Complex Site Plan building, a sidewalk will not be functional.

**Issue Status:** The concept plan depicts an additional 20 feet of ROW dedication along the site frontage, which would allow for approximately 52 feet of pavement (curb to curb) along Cedar Green Road. A 5-foot sidewalk is also depicted within the proposed ROW along the site frontage, as are what appear to be crosswalks. The Applicant should clarify its intent regarding the timing of these proposed improvements (ROW dedication and road, sidewalk, and crosswalk construction); this type of information is typically specified in a proffer statement, though no proffers were included for OTS staff review. OTS recommends that all improvements be constructed and available for use prior to opening of the proposed church.

3. **Initial Staff Comment:** The Applicant should provide a commercial entrance meeting VDOT standards.

*Applicant's Response:* Commercial site entrance will be provided similar to the one proposed for Wat Yarnna Rangsee Complex Site Plan (STPL 2004-0030).

**Issue Status:** No entrance is shown on STPL 2004-0030; the Applicant should clarify the specifics of the entrance proposed.

### **New Comment**

4. On June 2, 2009, the Board of Supervisors passed a resolution (provided as Attachment 2) indicating its preference regarding the alignment of the future east-west segment of Shaw Road in the Belfort Park area. The Board's resolution calls for a two-lane (U2) road section within a 50-foot ROW extending west from the current east-west Shaw Road alignment, which would place the road along or just north of the site's northern boundary. This location has been included on the current draft of the *Countywide Transportation Plan* currently under review by the Planning Commission. Given this alignment, OTS staff suggests that the Applicant consider designing its proposed parking area (in the northwest

corner of the site) to accommodate a future ingress/egress access point to this future road.

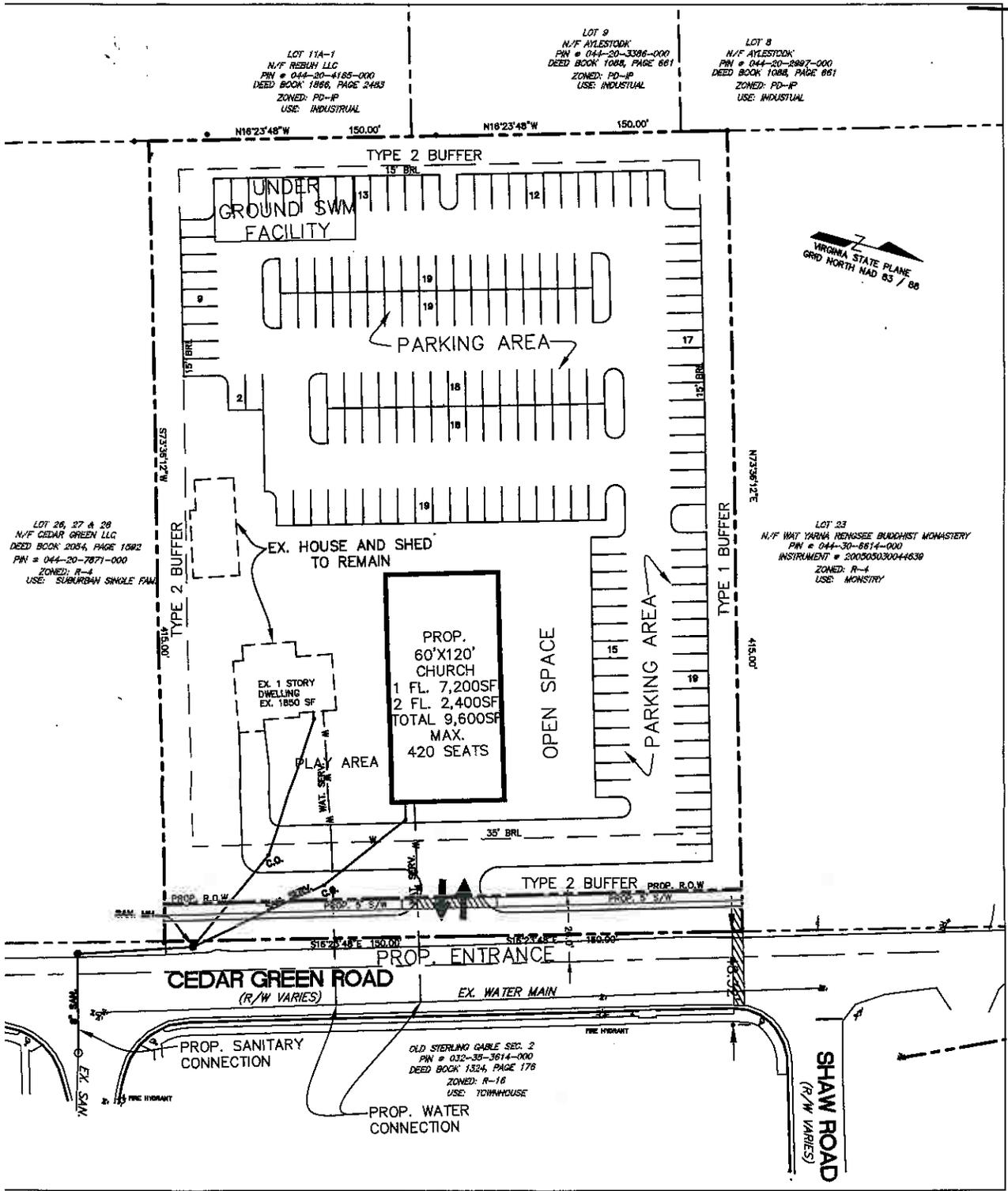
**Conclusion**

**Subject to the resolution of the comments noted above, OTS would have no objection to the approval of this application. OTS staff is available to meet with the Applicant regarding the comments contained in this referral.**

**ATTACHMENTS**

1. Applicant's Concept Plan (August 11, 2009)
2. BOS Copy Teste and Resolution Regarding the Location of Shaw Road in the Belfort Park Area (June 2, 2009)

cc: Terrie Laycock, Director, OTS  
Andrew Beacher, Assistant Director, OTS



EXISTING ZONE: R4 PROPOSED ZONE: PD-IP  
 TOTAL SITE AREA: 2.86 AC.  
 PROPOSED USE: CHURCH  
 PROPOSED GROSS BUILDING AREA: 11,970 SF  
 EXISTING HOUSE TO REMAIN: 1,850 SF  
 EXISTING SHED TO REMAIN: 1,150 SF  
 TOTAL GROSS BUILDING AREA: 14,970 SF  
 PROPOSED F.A.R = 0.12  
 PROPOSED MAX. NUMBER SEATS: 420  
 REQUIRED PARKING: 420/4 = 105 SPACES  
 PROPOSED PARKING: GREATER THAN 105 SPACES

LOT 24 & 25 ARE TO BE CONSOLIDATED.  
 WATER AND SANITARY SEWER TO BE CONNECTED TO PUBLIC SYSTEM, AS SHOWN ON THIS DRAWING.

  
**Apex Solutions, LLC**  
 Professional Engineering Services

RECEIVED  
 AUG 12 2009  
 PLANNING DEPARTMENT

412 Old Dominion Blvd, Herndon, VA 20185  
 Email: jungkim@apex-s.com Web: apex-s.com Fax: 703-487-6174

CONCEPT PLAN  
 (ZMAP 2008-0023)  
**CEDAR GREEN CHURCH**

OWNER: JOSE A MARTINEZ (LOT 24) &  
 LIDIA M. SERRANO DE ARAUJO (LOT 25)  
 TAX MAP: 80/A/1/1/1/24/ & 80/A/1/1/1/25/  
 MCPI NUMBER: 044-20-7098 & 044-20-7585  
 ELECTION DISTRICT: POTOMAC

Designed By: YK	Drawn By: YK	Scale: 1" = 50'	Date: 08/11/2009
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ATTACHMENT 1



Loudoun County, Virginia

[www.loudoun.gov](http://www.loudoun.gov)

Office of the County Administrator

1 Harrison Street, S.E., 5th Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0200 • Fax (703) 777-0325

At a business meeting of the Board of Supervisors of Loudoun County, Virginia, held in the County Government Center, Board of Supervisors' Meeting Room, 1 Harrison St., S.E., Leesburg, Virginia, on Tuesday, June 2, 2009 at 9:00 a.m.

IN RE: BOARD MEMBER INITIATIVE: SHAW ROAD REALIGNMENT IN BELFORT PARK

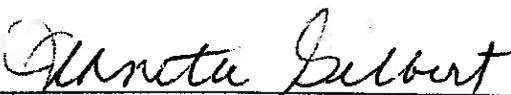
Ms. McGimsey moved the Board of Supervisors support the resolution indicating its desire to depict the location of the northern east-west section of Shaw Road in the 2009 CTP as reflected on the map as a two-lane urban roadway within a 50-foot right-of-way.

Ms. McGimsey further moved that a copy of this resolution and map be forwarded to the Planning Commission for consideration in its review of the draft 2009 Countywide Transportation Plan.

Seconded by Mrs. Waters.

Voting on the Motion: Supervisors Buckley, Burk, Burton, Kurtz, McGimsey, Waters and York – Yes; None – No; Supervisors Delgaudio and Miller – Absent for the Vote.

A COPY TESTE:

  
DEPUTY CLERK FOR THE LOUDOUN  
COUNTY BOARD OF SUPERVISORS

(16-Shaw Road Realignments In Belfort Park).doc

## RESOLUTION

**WHEREAS** on January 15, 2008, the Loudoun County Board of Supervisors established the Belfort Park Task Force to examine land use and transportation issues within the Belfort Park area, and

**WHEREAS** on January 21, 2009, following numerous public meetings during 2008, the Belfort Park Task Force presented its recommendations regarding land use, economic development and transportation to the Board of Supervisors, and

**WHEREAS** the Task Force made transportation recommendations on a number of planned Countywide Transportation Plan (CTP) road alignments in the area, and indicated that the final alignment of the east-west segment of Shaw Road, in the northern portion of the Belfort Park area, be determined based on the ultimate planned land use for the area, and

**WHEREAS** the adopted *2001 Revised Countywide Transportation Plan* (CTP) map depicts the alignment of the east-west segment of Shaw Road, in the northern portion of the Belfort Park area, as a four-lane urban undivided (U4) roadway, to be located within a 70-foot-wide right-of-way, and

**WHEREAS** no right-of-way for this planned roadway has been acquired to date, and the construction of such roadway would have significant impacts on existing development in the area, including the County-owned Sterling Annex property, and

**WHEREAS** the Board of Supervisors wishes to promote and implement better connectivity in the area, while minimizing the impacts of new road corridors on existing development,

**NOW THEREFORE BE IT RESOLVED**, that the Loudoun County Board of Supervisors indicates its desire that the alignment of the east-west segment of Shaw Road, in the northern portion of the Belfort Park area, be included in the draft 2009 Countywide Transportation Plan update, currently under review by the Planning Commission, as a two-lane urban undivided (U2) roadway, within a 50-foot right-of-way, in the location depicted on the attached map.

**Draft 2009 CTP Road Network with BOS Preferred Alignment for Shaw Road**

