

DEPARTMENT OF PLANNING  
STAFF REPORT

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**PLANNING COMMISSION PUBLIC HEARING**

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**DATE OF HEARING: December 17, 2009**

**ZMAP 2008-0023, Cedar Green Church**

**DECISION DEADLINE: January 15, 2010**

**ELECTION DISTRICT: Potomac**

**PROJECT PLANNER: Sophia Fisher**

## **EXECUTIVE SUMMARY**

Iglesia Galilea de las Asambleas de Dios of Sterling, Virginia has submitted an application to rezone approximately 2.9 acres from the R-4 (Single Family Residential) to the PD-IP (Planned Development-Industrial Park) zoning district in order to develop a church. The property is located within the Route 28 Tax District. This application is subject to the Revised 1993 Zoning Ordinance. The Applicant is also requesting a modification of Section 4-505(B) of the Zoning Ordinance to reduce both the minimum 75-foot yard for buildings, outdoor storage, areas for collection of refuse, or loading area, and the 60-foot yard for parking, adjacent to an agricultural or residential district, or landbay allowing residential uses, to 15 feet. The subject property is located at 22195 and 22217 Cedar Green Road. The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community)), the Revised Countywide Transportation Plan, and the Loudoun County Bicycle and Pedestrian Mobility Master Plan, which designate this area for business uses and which recommend a FAR of 0.4.

## **RECOMMENDATION**

Staff recommends approval of this application subject to the draft Proffer Statement dated December 2, 2009 and with the Findings in the December 17, 2009 staff report.

## **SUGGESTED MOTIONS**

1. I move that the Planning Commission forward ZMAP 2008-0023, Cedar Green Church to the Board of Supervisors with a recommendation of approval, subject to the draft Proffer Statement dated December 2, 2009 and with the Findings contained in the December 17, 2009 staff report.

OR,

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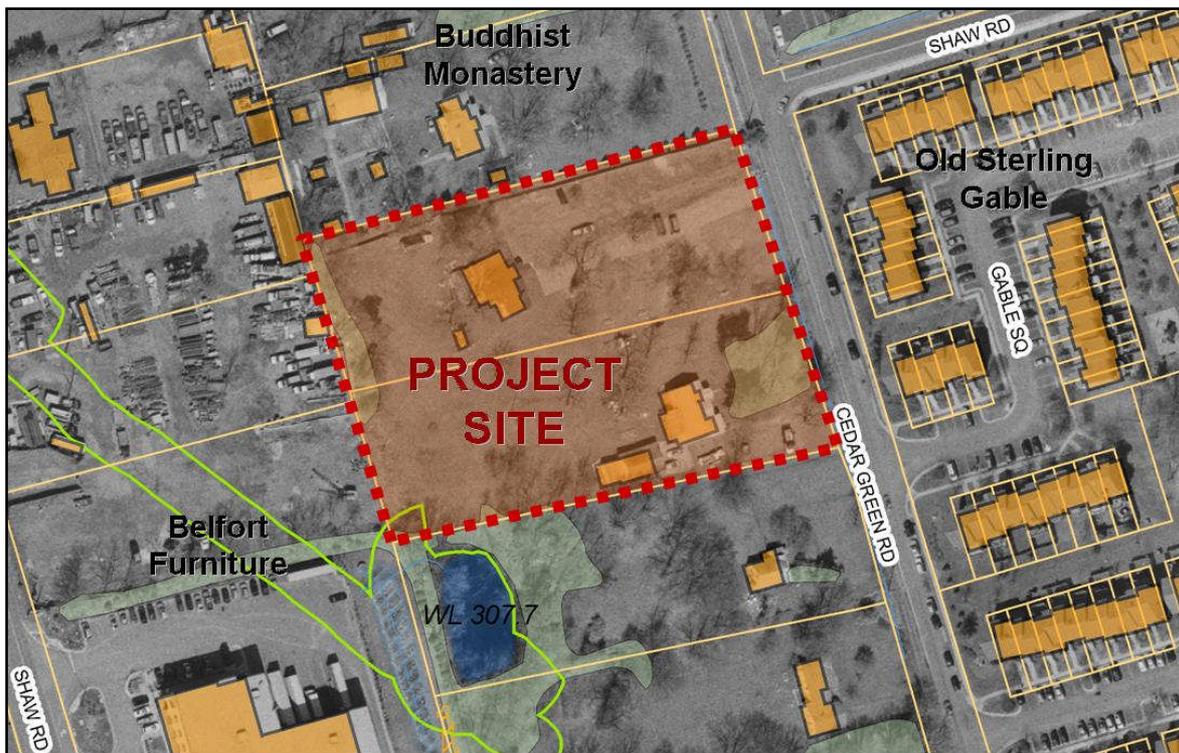
2. I move that the Planning Commission forward ZMAP 2008-0023, Cedar Green Church, to a Worksession for further discussion.

OR,

3. I move that the Planning Commission forward ZMAP 2008-0023, Cedar Green Church, to the Board of Supervisors with a recommendation of denial based on the following findings:

- 1.
- 2.

**VICINITY MAP**



**Directions:**

From Leesburg, take Route 7 east to Route 28 South. Take the W. Church Road ramp in the direction of Sterling. Turn right on Davis Road, then take the first right on Shaw Road. Turn left at Cedar Green Road. Site will be on the right.

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**APPLICANT:** Iglesia Galilea de las Asambleas de Dios  
Jose A. Martinez  
22195 Cedar Green Rd.  
Sterling, VA 20164  
703-999-5397

**OWNER:** Jose A. Martinez                      Lidia M. Serrano de Araujo  
22195 Cedar Green Road      22217 Cedar Green Road  
Sterling, VA 20164              Sterling, VA 20164

**REPRESENTATIVE:** Mark G. Jenkins, P.C.  
Mark G. Jenkins, Attorney  
2071 Chain Bridge Rd. Suite 400  
Vienna, VA 22182  
703-442-3802  
[mark@jenkinslaw.biz](mailto:mark@jenkinslaw.biz)

**PROPOSAL:** A Zoning Map Amendment to convert two lots from R-4 to PD-IP.  
Application was accepted for processing on January 15, 2009.

**PROPERTY ADDRESS:** 22195 and 22217 Cedar Green Road, Sterling, VA 22164

**TAX MAP/PARCEL:** Tax Map— /80/A/1////24/                      MCPI— 044-20-7098-000  
Tax Map— /80/A/1////25/                      MCPI— 044-20-7585-000

**PROPOSED ZONING:** PD-IP

**SURROUNDING ZONING/LAND USE:**

<b>NORTH</b>	R-4	Residential/Church
<b>SOUTH</b>	R-4	Residential
<b>EAST</b>	R-16	Residential
<b>WEST</b>	PD-IP	Commercial Industrial

**ELECTION DISTRICT:** Potomac

## II. SUMMARY OF DISCUSSION

Topic/Issue Area	Issues Examined and Status
Community Planning	<ul style="list-style-type: none"> <li>Site design: relocate the church and provide more detail about the open space and the landscaping. Status: Resolved.</li> </ul>
	<ul style="list-style-type: none"> <li>Landscaping: provide more detail and commit to the landscaping shown on the illustrative landscape plan. Status: <b>Unresolved</b>—the applicant is willing to commit to the illustrative landscape plan, but the proffer language needs to be refined.</li> </ul>
	<ul style="list-style-type: none"> <li>Parking: there appears to be an excessive amount of parking. Status: resolved—the applicant provided information regarding how many vehicles can be expected at an average service, and reduced the number of spaces from 190 to 168.</li> </ul>
	<ul style="list-style-type: none"> <li>Provide information about lighting on the site. Status: resolved—lighting on the site is proffered in accordance with Plan policies.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>Requested that errors on the plat be corrected. Status: Resolved.</li> </ul>
	<ul style="list-style-type: none"> <li>Clarify and justify modification request. Status: Resolved.</li> </ul>
	<ul style="list-style-type: none"> <li>Ensure that the modification is linked to the church use only. Status: <b>Unresolved</b>—staff is working with the applicant to resolve this issue.</li> </ul>
Transportation	<ul style="list-style-type: none"> <li>Show bicycle &amp; pedestrian facilities. Status: Resolved—sidewalks and crosswalks will be provided on site.</li> </ul>
	<ul style="list-style-type: none"> <li>Dedicate 20 feet of right-of-way on Cedar Green Road to accommodate future expansion in accordance with CTP policies. Status: Resolved—dedication will be proffered.</li> </ul>
	<ul style="list-style-type: none"> <li>Provide a commercial entrance for the proposed use. Status: Resolved—commercial entrance will be provided.</li> </ul>
Environmental	<ul style="list-style-type: none"> <li>Suggested that the applicant incorporate green building techniques into the design and construction of the new building. Status: Resolved—the applicant has proffered to include energy efficient fixtures in the building.</li> </ul>
	<ul style="list-style-type: none"> <li>Use LID techniques for stormwater management if possible. Status: Resolved—the proffer statement incorporates appropriate language.</li> </ul>
	<ul style="list-style-type: none"> <li>Preserve specimen trees if possible. Status: Resolved—the specimen trees were not able to be saved, but the applicant has proffered a landscape plan that includes planting trees to mitigate the impacts of removing the existing trees.</li> </ul>
Loudoun Water	<ul style="list-style-type: none"> <li>Show connections on the plat. Status: Resolved—future connections are shown on the plat as requested.</li> </ul>
Fire and Rescue	<ul style="list-style-type: none"> <li>No comments. F&amp;R voluntary contribution requested. Status: The applicant has proffered a contribution in accordance with adopted Board policy.</li> </ul>

Policy or Ordinance Sections Subject to Application
Revised General Plan
Chapter 1 / Relationship to Other County Planning Documents
Chapter 5 / Surface and Groundwater Resources
Chapter 5 / Surface Water Policy 2
Chapter 6 / General Business Land Use Policies 3 & 5
Chapter 6 / Open Space Policy 2
Chapter 6 / Suburban Policies 1, 6, 9, 10

Chapter 6 / Light Industrial Use Policies
Chapter 7 / Planned Land Use Map
Chapter 11 / Light Industrial and Regional Office Design Guidelines / Streetscape Policies 7a & 7b
Countywide Transportation Plan (CTP) Chapter 2
Loudoun County Bicycle and Pedestrian Mobility Master Plan (Bike/Ped Plan) Chapter 4
<u>Revised 1993 Zoning Ordinance</u>
Section 4-503, PD-IP (Planned Development-Industrial Park)

**III. FINDINGS**

1. The proposed church is in conformance with the land use policies of the Revised General Plan, which call for a minimum of 5% civic uses in Business Communities.
2. The proposal is consistent with the policies of the Countywide Transportation Plan, and will not have a significant impact on the road network.
3. The application conforms to the requirements of the Revised 1993 Zoning Ordinance.

**IV. PROJECT REVIEW**

**A. Context**

Iglesia Galilea de las Asambleas de Dios proposes a Zoning Map Amendment to convert two lots from the Single Family Residential Zoning District (R-4) to the Planned Development-Industrial Park (PD-IP) Zoning District. Each lot currently contains a single-family dwelling. The applicant wishes to develop the properties as a single parcel of approximately 2.9 acres for a 9,600-square foot church use with a maximum of 420 seats. The applicant expects to demolish the dwelling on the existing northern lot and to retain the dwelling on the southern lot as an accessory/parsonage use.

The site is generally southeast of the intersection of Route 28 and Church Road (Route 625) and more specifically southwest of the intersection of Shaw Road and Cedar Green Road. The property lies within the Airport Impact Overlay District (AI) LDN 60 1-mile buffer. The property also lies within the Route 28 Highway Improvement Transportation District (Route 28 Tax District). However, the residentially zoned land does not contribute into the Tax District. County Geographic Information Systems (GIS) records indicate a limited area of wetlands in the southwest corner of the site, scattered forest resources, and hydric soils. There are no known archaeological or historic resources on-site.

Although the proposed use is permitted in the current R-4 zoning district as a Special Exception use, the applicant has decided to pursue a rezoning to PD-IP because the proposed district is more in line with the policies of the Revised General Plan. In addition, there is a significant amount of land in the immediate area that is already zoned PD-IP. The proposed church use will provide additional civic space for the community, something that is envisioned by the Business Community policies that govern the site.

**B. Summary of Outstanding Issues**

- Review landscaping proffer language
- Ensure that the setback modification is linked to the church use.
- The draft proffer statement is under review by Zoning Administration and the County Attorney's Office.

**C. Overall Analysis**

COMPREHENSIVE PLAN

The subject property is governed under the policies of the Revised General Plan. The property is located within the Sterling Community of the Suburban Policy Area, and is designated as a Business area (Revised General Plan, Chapter 7, Planned Land Use Map). The policies of the Bicycle and Pedestrian Mobility Master Plan (Bike/Ped Plan) and the Countywide Transportation Plan (CTP) also apply. The proposed PD-IP zoning and church use better implement the Business Community policies than does the current residential zoning.

The Business and Light-Industrial policies of Chapters 6 and 11 of the Revised General Plan apply to the proposed development including streetscape, building placement and design, landscaping and buffering, parking, stormwater management, lighting, and open space.

The proposed church is a civic use. Civic uses are defined as public or quasi-public institutional uses in residential or business areas that primarily serve the immediate community and that, due to their small size, design and limited ancillary activities (traffic, parking, noise, or similar activity) are compatible with the surrounding residential or business uses. Such uses may typically include small churches, fire and rescue facilities, schools, day care centers, group homes, community centers, post offices, and community club houses (Revised General Plan, Glossary). The Revised General Plan calls for a minimum of 5% public and civic uses in Business communities, and has no maximum. The proposed civic use is in conformance with the land use mix policies of the Revised General Plan, and the use appears to be compatible with the surrounding neighborhood.

**Site Design**

In the first submission, the church was centered on the street frontage, directly in front of the vehicular entrance. Another element of the initial design was that the church was close to the house on the southern portion of the site that will remain to be used as the parsonage. The original design also showed that the driveway split from the vehicular entrance to provide access to the parsonage. The initial site layout was not consistent with Plan policies because there appeared to be a surplus of impervious surfaces, no useable open space, a lack of pedestrian facilities, and very little information regarding landscaping and buffering.

Subsequent revisions to the site design pushed the church to the north, which opened up useable open space between the parsonage and the church, removed the front driveway access to the parsonage (driveway access is now from the rear, through the church parking lot), and a sidewalk has been provided along the site's frontage on Cedar Green Road. The site redesign also reduced the amount of impervious surfaces on the site. The applicant has

submitted an illustrative landscaping plan showing that the open space will be planted with trees and shrubs, and that benches will be provided. Staff finds that the initial concerns regarding the site design have been addressed. However, the proffer language relating to landscaping needs to be refined, as is discussed below.

### **Landscaping and Buffering**

Landscaped edges screen and soften views of the business from roads, enhance the visual quality of the project, provide employees and patrons with open space, mitigate environmental effects, allow the incorporation of indigenous vegetation into the project, and provide habitat for wildlife. The applicant is requesting a building and parking setback modification to accommodate the proposed use. The proposed modification is necessary to allow for the current design, which has the majority of the parking in the rear of the church and parsonage buildings, which is consistent with Plan policies.

In the initial submission, buffer plantings were depicted within setback areas, but no landscaping was depicted within the parking areas or other internal portions of the site. In subsequent submissions, the applicant has provided a more detailed landscaping plan, which shows enhanced plantings in the buffer yards, and additional plantings of trees and shrubs in the open space between the church and the parsonage. The area that was opened up by moving the church building to the north and removing the driveway in front of the parsonage will be replanted with a variety of trees and shrubs to mitigate the impacts of removing the specimen trees from elsewhere on the site. The applicant will also be providing benches in the open space for the use of members of the congregation. The applicant has agreed to commit to the illustrative landscaping plan, and to use a majority of native and indigenous species. Discussions are ongoing with the applicant to determine the best language to incorporate into the proffer statement to ensure that the proffers match the applicant's intent.

### **Parking**

The County discourages developments from providing additional impervious surfaces that exceed the parking requirements of the Zoning Ordinance and encourages shared/reduced parking, and the use of pervious parking surfaces where existing soil types and current technology will allow. Where appropriate, parking lots will be placed to the rear of buildings.

In the initial submission, the proposed church building appeared to be completely surrounded with parking. The applicant estimated that there would be between 150 and 190 parking spaces provided. During the review process, staff requested that the applicant provide more information about the parking area, including a more specific number of spaces to be provided. Staff also suggested that the applicant mitigate the impacts of the parking area by providing vegetative berms and massed plantings in the parking area. The current CDP shows 168 parking spaces, with landscape islands incorporated to break up the impervious areas.

The 168 parking spaces now proposed for the church use exceeds the Zoning Ordinance minimum requirement of 105 spaces. The Ordinance minimum requirement is calculated using the assumption that each vehicle will arrive at the church carrying four passengers. Staff requested that the applicant provide additional information to justify the request for parking above Ordinance minimums. The applicant conducted an analysis of current church

attendance and the number of vehicles in the parking lot during an average Sunday service, and found that the average vehicle occupant rate was 2.5 people, justifying the request. The applicant revised the plan to include additional shade trees in the landscaped islands in the parking lot. Because the parking is largely concealed behind the buildings and landscaping, and because the request is based on the church's current attendance patterns, staff can support the requested amount of parking. Staff notes that since the church is located adjacent to a residential neighborhood, if adequate parking is not provided on site, then overflow parking could cause problems for nearby residents.

### **Lighting**

The applicant has committed to lighting that is fully shielded, provides a glare-free environment, is confined to the site, and is turned off after business hours, unless required for security purposes, and that illumination levels will be no greater than necessary for a light's intended purpose. All lighting should be mounted as low as practicable and designed to preclude light trespass onto adjoining properties, glare to passersby, skyglow, and deterioration of the nighttime environment. This issue is resolved.

### **ENVIRONMENTAL**

The environmental features on the subject site were assessed applying the Green Infrastructure policies of Chapter 5 of the Revised General Plan, including policies pertaining to plant and wildlife habitats, surface and groundwater resources, river and stream corridor resources, forest, trees, and vegetation, and the built environment.

### **Stormwater Management**

To protect water resources and the integrity of neighboring properties, the Revised General Plan calls for low impact development (LID) techniques, which integrate hydrologically functional designs with methods for preventing pollution. LID approaches seek to control runoff discharge, volume, frequency, and quality in order to mimic predevelopment runoff conditions through a variety of small-scale site design techniques. LID techniques can help reduce sedimentation and erosion, trap and remove pollutants such as nitrogen, phosphorus, metals, and organic compounds, protect wildlife habitat, store flood waters, and maintain the overall water quality of nearby streams. These facilities should be located as close as possible to impervious areas and utilize the landscape and soils to naturally move, store, and filter run-off.

The applicant has designated an area in the southwest corner of the site as an underground stormwater management facility, and has proffered to include best management practices and LID techniques as feasible. The applicant has also proffered to provide landscaping above the requirements of the Zoning Ordinance, and has also removed a significant amount of impervious surfaces from the initial design. This issue is resolved.

### **Wetlands**

The applicant is in the process of confirming with the US Army Corps of Engineers that the proposed development will not have a significant impact on any potential wetlands in the area.

### **Forest Resources**

County policies encourage the preservation of existing vegetation and wildlife habitat on developing properties. There are several existing specimen trees on the site, including an osage orange and a black walnut. However, due to site constraints, the applicant is not able to commit to preserving the trees. Instead, the applicant has agreed to plant a substantial number of trees in the open space between the parsonage and the church to mitigate the impacts of removing the specimen trees. The applicant has also committed to using a majority of native species in the replanting in an effort to provide a functional wildlife habitat. The replanting is shown on the landscape plan, which the applicant has proffered. This issue is resolved.

### **Efficiency**

In implementing its program for achieving and sustaining a Built Environment of high quality, the County will emphasize its role as leader and facilitator, and as a source of information on environmental design options and procedures (*Revised General Plan, Chapter 5, Built Environment Policies, Built Environment Policy 2*). The applicant has agreed to use green building techniques to the extent feasible and also to use energy efficient appliances in the new building. This issue is resolved.

### **ZONING**

The applicant is requesting that the subject site be rezoned from R-4 to PD-IP. Section 4-503 of the Revised 1993 Zoning Ordinance states:

PD-IP districts shall be located in areas served by one or more major arterial or collector roads, by public water and sewer, and consistent with locations identified in the Comprehensive Plan for industrial use. When mapped, the district shall be no less than twenty (20) acres in size. Incremental and contiguous additions of a minimum of one (1) acre to an existing PD-IP zoning district shall be allowed. Incremental additions must demonstrate their relationship and compatibility with the previously approved district to which it is being added.

The subject site is approximately 2.86 acres and directly adjacent to a substantial amount of land already zoned PD-IP in the Route 28 Tax District. With the first submission, staff identified a number of issues with the submitted plat and requested that those errors be corrected. Staff also requested that the applicant clarify the modification requests. This information was provided with the second submission. The review also noted that the proposed church use is permitted by special exception in the current R-4 zoning district, and that building and parking setback modifications would not be necessary in a special exception application. The modification request is discussed in greater detail below.

### **TRANSPORTATION**

Cedar Green Road along the project's site currently has a 37 foot wide cross section. It has a painted center line which allows a single travel lane in each direction. There is also a single parking lane on the east side of the road, which also has a sidewalk. There are no Cedar Green Road improvements projects currently in the Secondary Road Program and no further improvements are planned to the road in the current or proposed Countywide

Transportation Plan (CTP). The CDP depicts an additional 20 feet of right-of-way along the site's frontage on Cedar Green Road. This right-of-way will be dedicated at the time of site plan review.

Since this project will have little impact on weekday peak hours (7 trips in the AM peak hour and 6 trips in the PM peak hour), the applicant's traffic study focuses on Sunday peak hour trip generation. Traffic conditions were evaluated at the intersection of Cedar Green Road / Shaw Road and also at the church's entrance. A total of 268 two-way trips are forecasted (for a single service) in 2010. The applicant's traffic study shows that Cedar Green Road will operate at a Level of Service (LOS) A/B during Sunday peak hours, therefore the proposed church will have a minimal impact on the existing road network.

### **Bicycle & Pedestrian Accommodations**

Bicycle and pedestrian accommodations were assessed using the Land Development, Transportation Project Development, Walkways and Sidewalks, and Baseline Connecting Roadways policies and guidance of Chapters 4 and 5 of the Bike/Ped Plan.

Plan policies call for sidewalks to be provided on both sides of roads in the Suburban Policy Area. The applicant has committed to the installation of a 5-foot sidewalk and curb and gutter construction on the west side of Cedar Green Road to match the facilities on the east side of the road. Safe crossing facilities will also be provided across the church driveway and to the residential area on the east side of Cedar Green Road. All pedestrian facilities, including those within the site, are depicted on the proposed concept plan. The applicant will also construct a commercial entrance to the church in accordance with VDOT standards. This issue is resolved.

### **FIRE AND RESCUE SERVICES**

The subject site is served by the Sterling Volunteer Fire Rescue Company. Provided that the station is staffed at the time of an emergency call, the response would be on site within six minutes. Fire and Rescue Services had no comments on the application. A voluntary contribution in the amount of \$0.05 per gross square foot of non-residential construction and \$60 per residential unit has been included in the draft proffer statement.

### **PROFFER REVIEW**

The draft proffer statement includes commitments to the plat, to the landscaping plan, to providing energy efficient appliances, to dedicate right-of-way on Cedar Green Road in conformance with CTP policies, to provide sidewalks along the site's frontage, and to provide a voluntary contribution to the fire and rescue services. Staff is reviewing the draft proffer statement, and has found that some of the language still needs to be refined. The proffer statement is currently under review with Zoning Administration and the County Attorney's office, and an update will be provided at the Public Hearing.

### **D. Zoning Ordinance Modification**

*Section 6-1504 of the Revised 1993 Zoning Ordinance states "The regulations of the PD district sought shall apply after rezoning is approved unless the Board of Supervisors approves a modification to the zoning, subdivision or other requirements that would otherwise*

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*apply. No modifications shall be permitted which affect uses, density, or floor area ratio of the district. ... No modification shall be approved unless the Board of Supervisors finds that such modification to the regulations will achieve an innovative design, improve upon the existing regulations, or otherwise exceed the public purpose of the existing regulation. No modification will be granted for the primary purpose of achieving the maximum density on a site. An application for modification shall include materials demonstrating how the modification will be used in the design of the project.”*

**Request:**

The Applicant requests a modification to the some building and parking setbacks otherwise required by Section 405 (B) (2) of the Revised 1993 Zoning Ordinance. The required setbacks and the requested modifications are as follows:

Property Line	Zoning/Use of Adjacent Property	Setback or Buffer Required	Modification Requested
North	Zoned R-4 Use: Buddhist Monastery	Building Setback - 75 ft Parking Setback - 60 ft	15 feet 15 feet
South	Zoned R-4 Use: Vacant	Building Setback – 75 ft Parking Setback – 60 ft	20 feet 20 feet

**Applicant Justification:**

The Concept Plan is designed to place the main Church building off-center to the right, as viewed from Cedar Green Road. This opens up an area between the main Church structure and the existing house that is to be retained as a parsonage. This area will exclude paving for parking and remain as open space in order to create a courtyard effect. This is an innovative design that will be an attractive internal arrangement of uses as well as an attractive streetscape presented to the neighborhood. The design allows most of the parking to be placed behind the buildings, away from the only street frontage, reducing the visual impact of required parking on the neighborhood. Combined with the proffers providing for a landscape plan, resulting design satisfies the standards in Section 6-1504 of the Zoning Ordinance.

**Staff review and recommendation:**

Staff recognizes that the proposed modifications are needed to accommodate the proposed site design proffered in this rezoning. The current design of the site allows for significant open space in the center of the property. The applicant has proffered increased buffer plantings to mitigate the impacts of reducing the building and parking setbacks. Furthermore, the bulk of the parking is located to the rear of both the existing and the proposed buildings, which is in accordance with Plan policies. Staff finds that the proffered landscaping mitigates the impacts of reducing the building and parking setbacks, and therefore is able to support the proposed modifications. Staff recommends that the modification be linked to the church use only, in the event that the property is developed as another PD-IP use at some point in the future. This linkage could be accomplished by incorporating such language into the proffer statement. Staff is working with the applicant to address this issue.

**E. Zoning Ordinance Criteria for Approval**

The Revised 1993 Zoning Ordinance (Section 6-1211(E)) requires that consideration be given to matters for reclassification of property to a different zoning district. The following considerations from this ordinance section are applicable to the application:

- (1) *Whether the proposed zoning district classification is consistent with the Comprehensive Plan.*

The proposed zoning is consistent with the Comprehensive Plan in that the area is designated as a Business Community, and the proposed zoning will bring civic space to the area.

- (2) *Whether there are any changed or changing conditions in the area affected that make the proposed rezoning appropriate.*

The site's current zoning, R-4, is an obsolete zoning district that is not consistent with the area's current designation as a Business Community. The R-4 zoning district predates the area's designation as a Business Community, along with the Route 28 Tax District. Plan policies support the rezoning of the site from R-4 to PD-IP for that reason, and because residential development is discouraged in the Route 28 Tax District.

- (3) *Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity.*

The property is adjacent to a Buddhist monastery on the north side and a warehouse/industrial use on the west side. To the south and east is residential. The proposed church use is compatible with the other properties in the immediate vicinity.

- (4) *Whether adequate utility, sewer and water, transportation, school and other facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned.*

Existing water and sewer facilities are located at or near the property. These services will be extended at the time the property is developed, and the existing on-site well and septic systems will be properly abandoned according to Health Department regulations.

- (5) *The effect of the proposed rezoning on the County's ground water supply.*

The proposed rezoning should have no negative impact on the County's groundwater supply. The site will be served by public water and sewer service, and the existing wells and septic systems will be abandoned.

- (6) *The effect of uses allowed by the proposed rezoning on the structural capacity of the soils.*

The site does not appear to contain problem or hazardous soils that would impact construction. The proposed use is not anticipated to have a negative impact on the soils.

- (7) *The impact that the uses that would be permitted if the property were rezoned will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity and whether the proposed rezoning uses sufficient measures to mitigate the impact of through construction traffic on existing neighborhoods and school areas.*

The traffic study submitted with the application shows that the proposed church use would reduce the number of weekday peak hour trips compared to the by-right uses under the existing R-4 zoning or the proposed PD-IP zoning. The proposed use would have an impact during the peak hours on Sunday, but the road network has the capacity to handle the increase.

- (8) *Whether a reasonably viable economic use of the subject property exists under the current zoning.*

The property is currently zoned R-4, which as previously mentioned is an outdated zoning district. The trend in the area is to convert to PD-IP, which is supported by the area's designation as a Business Community by the Revised General Plan.

- (9) *The effect of the proposed rezoning on the environment or natural features, wildlife habitat, vegetation, water quality and air quality.*

The site is currently cleared of most vegetation. There are existing specimen trees that will be removed in order to accommodate the proposed use on the site. To compensate for this, the applicant has proffered to plant the open space with a combination of trees and shrubs, that will provide a new wildlife habitat on the site.

- (10) *Whether the proposed rezoning encourages economic development activities in areas designated by the Comprehensive Plan and provides desirable employment and enlarges the tax base.*

The proposed rezoning encourages economic development activities in that it provides a civic component to the local land use mix that is supported by Plan policies and could also provide services to the nearby residences.

- (11) *Whether the proposed rezoning considers the needs of agriculture, industry, and businesses in future growth.*

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The proposed rezoning considers the needs of the community in that it provides a civic use in a transition area between residential uses and business/industrial uses.

- (12) *Whether the proposed rezoning considers the current and future requirements of the community as to land for various purposes as determined by population and economic studies.*

The proposed rezoning will provide a civic component in the land use mix designated as Business Community and adjacent to a residential neighborhood.

- (13) *Whether the proposed rezoning encourages the conservation of properties and their values and the encouragement of the most appropriate use of land throughout the County.*

The proposed rezoning would bring the site into better compliance with current Plan policies.

- (14) *Whether the proposed rezoning considers trends of growth or changes, employment, and economic factors, the need for housing, probable future economic and population growth of the county and the capacity of existing and/or planned public facilities and infrastructure.*

The proposed church use on the property is a civic use, which is defined as public or quasi-public institutional uses in residential or business areas that primarily serve the immediate community and that, due to their small size, design and limited ancillary activities (traffic, parking, noise, or similar activity) are compatible with the surrounding residential or business uses.

- (15) *The effect of the proposed rezoning to provide moderate housing by enhancing opportunities for all qualified residents of Loudoun County.*

No new residential development is proposed.

- (16) *The effect of the rezoning on natural, scenic, archaeological, or historic features of significant importance.*

The site is not known to have any significant natural, scenic, archaeological, or historic features.

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<b>V. ATTACHMENTS</b> (Unless noted otherwise, attachments are not available electronically but may be obtained from the Department of Planning)	<b>PAGE NUMBER</b>
<b>1. Review Agency Comments</b>	
a. Planning, Comprehensive Planning	A-1
b. Building and Development, Zoning Administration	A-19
c. Building and Development, Environmental Review Team	A-25
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