

## ZONING ORDINANCE MODIFICATION REQUEST

### Temple Baptist Church

Loudoun County Tax Parcels ##79-62-1 (MCPI #088-37-1171), 79-62-2 (MCPI#088-47-1916), Portion of 79-62-3 (MCPI #088-47-3765); ±20.93 acres

July 30, 2009

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The Applicant respectfully requests two Zoning Ordinance Modifications (“ZMODs”):

- A. **Modification of Section 4-205(C)(2) for the Northern Boundary of the Proposed PD-CC-NC District:**

**Zoning Ordinance Section to be Modified:**

*Section 4-205(C) (2) Lot Requirements. Yards, Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses. (All Centers) No building, parking, outdoor storage, areas for collection of refuse or loading area shall be permitted closer than (100) feet to any agriculture districts, any existing or planned residential district, or land bays allowing residential uses. No parking, outdoor storage, areas for collection of refuse or loading space shall be permitted in areas between buildings and such agricultural districts, existing or planned residential districts, or land bays allowing residential uses where such uses or areas are visible from said agricultural and residential areas.*

**Proposed Modification:**

**Northern property boundary of PD-CC-NC portion of Subject Property:** To permit location of buildings, parking, outdoor storage, areas for collection of refuse or loading areas no closer than 20 feet along the northern property boundary of the proposed PD-CC-NC portion of the Subject Property to the adjacent R-16 zoning district.

**Applicant’s Justification:**

The existence of residential zoning to the north of the Subject Property, combined with the proposed layout of the Subject Property and the concurrent need to align the southern entrance along Ashburn Village Boulevard with that of Red Rum Drive has created a 1.74 acre land bay that is highly suitable for a small-scale commercial center to serve the convenience needs of the surrounding residential neighborhoods and the R-16 planned future residential development to the north. The Applicant proposes a 20-foot perimeter yard along the northern property boundary of the proposed PD-CC-NC zone in order to provide sufficient space for loading, parking, and trash removal for the PD-CC-NC portion of the Subject

**Applicant's Justification:**

The Applicant proposes a 20-foot perimeter yard along the northern property boundary of the proposed PD-CC-NC zone in order to provide sufficient space for loading, parking, and trash removal for the PD-CC-NC portion of the Subject Property. To supplement the requested decrease, the Applicant proposes a Type III buffer adjacent to the existing R-16 zone rather than a Type II buffer. While already zoned and not included in this application, the residential component consisting of single-family attached units is an integrated component of the Morley Corner property and does not need to be buffered to the same extent as adjacent surrounding properties that are developed with single-family detached units. The site is being planned to integrate the R-16 zoned component of the Morley Corner property with the portion zoned PD-OP. A 100-foot buffer would provide too great a separation, while the proposed 20-foot Type III buffer provides the appropriate buffering between uses without creating a barrier between the uses.