

STEEPLECHASE SPORTSPLEX

ZRTD 2009-0003

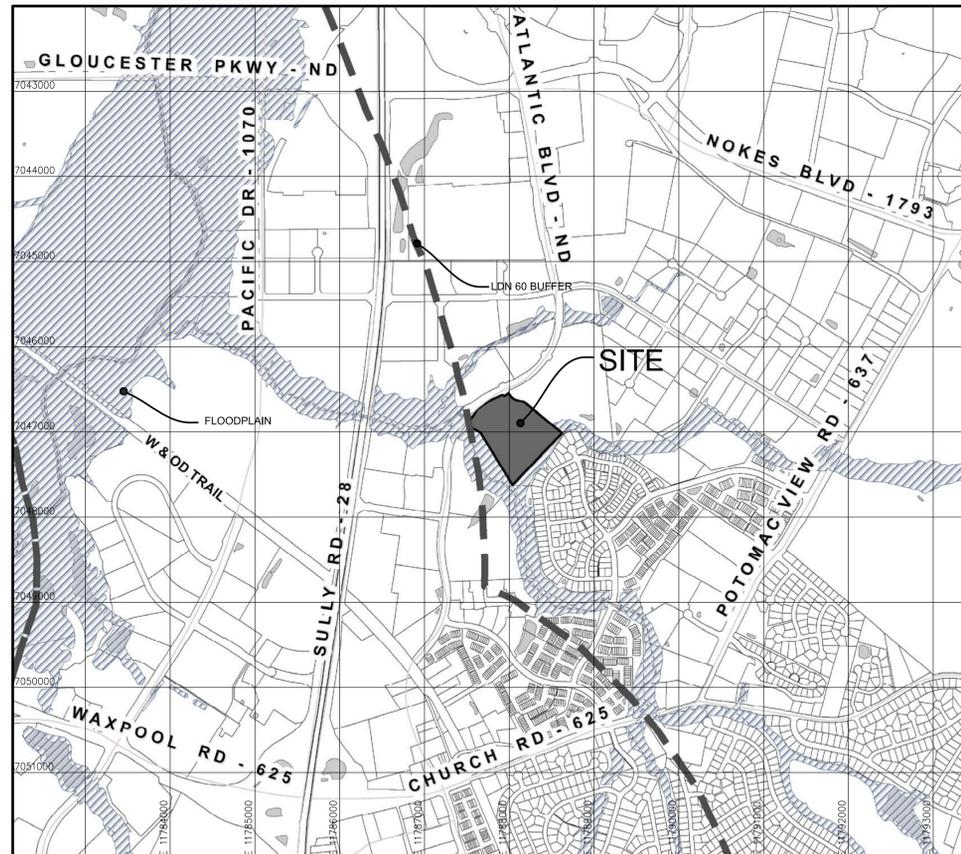
ZONING CONVERSION FROM 1972 ZONING ORDINANCE
TO REVISED 1993 ZONING ORDINANCE

POTOMAC ELECTION DISTRICT

LOUDOUN COUNTY, VIRGINIA

NOTES:

1. THE SUBJECT PROPERTY DELINEATED ON THIS PLAN IS IDENTIFIED AS A PORTION OF LOUDOUN COUNTY TAX MAP# /80//20//12/ (PIN#031-46-0125).
2. THE PROPERTY IS CURRENTLY ZONED PD-IP SUBJECT TO THE 1972 LOUDOUN COUNTY ZONING ORDINANCE. PORTIONS OF THE SITE ARE LOCATED IN THE FLOODPLAIN OVERLAY DISTRICT(FOD) AND AIRPORT IMPACT OVERLAY DISTRICT(AI).
3. THE TOTAL SITE AREA AND LIMITS OF APPLICATION (ZRTD) OF THE PARCEL IDENTIFIED IN THIS APPLICATION IS 13.98 ACRES.
4. THE CURRENT PROPERTY OWNER IS STEEPLCHASE SPORTSPLEX LLC AS RECORDED WITH INSTRUMENT NUMBER 200304230046735 WITHIN THE LAND RECORDS OF LOUDOUN COUNTY.
5. TOPOGRAPHIC INFORMATION WAS BASED ON THE APPROVED STPL 2003-0030 PREPARED BY CHRISTOPHER CONSULTANTS, AND NOT THE RESULT OF A FIELD SURVEY.
6. THERE ARE NO HYDRIC SOILS LOCATED ON THIS SITE BASED UPON LOUDOUN COUNTY GIS INFORMATION.
7. FLOODPLAIN INFORMATION SHOWN IS FROM THE GIS FLOODPLAIN MAP OF LOUDOUN COUNTY, VIRGINIA. MAJOR FLOODPLAIN EXISTS ON THE SITE PER THIS MAP.
8. THIS APPLICATION IS INTENDED TO CONVERT THE PROPERTY TO THE REVISED 1993 ZONING ORDINANCE, MAINTAINING THE DESIGNATED PD-IP-ZONING DISTRICT.
9. THE EXISTING LAND USE IS FOR A RECREATION ESTABLISHMENT, OUTDOOR AND INDOOR, PER SECTION 722.3.2 OF THE 1972 ZONING ORDINANCE. THE DEVELOPMENT CONDITIONS APPROVED PURSUANT TO SPEX 2002-0029 (STEEPLECHASE SPORTSPLEX) REMAIN APPLICABLE. THE USE IS A SPECIAL EXCEPTION USE PURSUANT TO SECTION 4-504(Z) OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
10. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICE.
11. PROPOSED YARDS AND SETBACKS ARE DICTATED BY THE 1993 ZONING ORDINANCE SECTION 5-900.A. (BUILDING AND PARKING SETBACKS FROM ROADS), AND SECTION 4-505 OF THE PD-IP SECTION (LOT REQUIREMENTS/YARDS).
12. AN EXISTING PICKUP AND DELIVERY ZONE AND EXISTING PARKING PROVIDING SAFE AND DESIGNATED ACCESS ARE LOCATED ON THE SOUTHEAST SIDE OF THE BUILDING.



VICINITY MAP

SCALE: 1" = 1000'



OWNER/APPLICANT

MR. BARRY GUDELSKY, MANAGING MEMBER
STEEPLECHASE SPORTSPLEX LLC
c/o: GUDELSKY HOLDING
12071B TECH ROAD
SILVER SPRING, MD 20904

SHEET INDEX

1. COVER SHEET
2. CONCEPT PLAN

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ZRTD 2009-0003

COVER SHEET
STEEPLECHASE SPORTSPLEX
ZONING CONVERSION

POTOMAC ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PLAN STATUS	
12/11/07	PRAP-2007-0124
11/10/09	INITIAL SUBMISSION
12/10/09	2ND SUBMISSION
03/09/10	REV. PER STAFF COM.
03/25/10	REV. PER ZONING COM.
03/31/10	REV. PER STAFF COM.

DATE	DESCRIPTION
BR DESIGN	JAE DRAWN
	MWB CHKD
SCALE	H: N/A
	V: N/A
JOB No.	5142-01-002
DATE	OCT. 27, 2009
FILE No.	5142-D-ZP-002
SHEET	1 of 2

Cod file name: P:\3142 - Dulles Sportsplex\3142-01-002 Dulles Sportsplex ZRTD (REV)\Planning\Reconing\Sheets\1-TITLE SHEET.dwg

ADJACENT OWNER TABLE	NAME	PIN	ZONE	USE	ADDRESS
	P S PROPERTIES LLC	031-46-6058-001	PD-IP	COMMERICAL/INDUSTRY	21586 ATLANTIC BLVD. #100
	FURNITURE SHOWROOM LLC	031-46-6058-002	PD-IP	COMMERICAL/INDUSTRY	21586 ATLANTIC BLVD. #110
	W & R LLC	031-46-6058-003	PD-IP	COMMERICAL/INDUSTRY	21586 ATLANTIC BLVD. #120
	LOUDOUN GYMNASIUMS CENTER INC.	031-46-6058-004	PD-IP	COMMERICAL/INDUSTRY	21586 ATLANTIC BLVD. #130
	GHEYASZADA, IBRAHIM M. & SAMIRA R/S	031-46-6058-005	PD-IP	COMMERICAL/INDUSTRY	21586 ATLANTIC BLVD. #140
	ATBEAU LLC	031-46-6058-006	PD-IP	COMMERICAL/INDUSTRY	21580 ATLANTIC BLVD. #100
	CARPET & FLOORING SOURCE LLC	031-46-6058-007	PD-IP	COMMERICAL/INDUSTRY	21580 ATLANTIC BLVD. #105
	HASAN, BAZIGHA	031-46-6058-008	PD-IP	COMMERICAL/INDUSTRY	21580 ATLANTIC BLVD. #110
	REYES, CARLOS A. & VERONICA L. R/S	031-46-6058-009	PD-IP	COMMERICAL/INDUSTRY	21580 ATLANTIC BLVD. #120
	SHAFI, LIAQUAT A. & MANZAR J. R/S	031-46-6058-010	PD-IP	COMMERICAL/INDUSTRY	21580 ATLANTIC BLVD. #125
	HARI, HAZEM M & ABEIR KAMEL J/T	031-46-6058-011	PD-IP	COMMERICAL/INDUSTRY	21580 ATLANTIC BLVD. #130
	OSHANI, MANIJEH & HASHEM HAMRAH R/S	031-46-6058-012	PD-IP	COMMERICAL/INDUSTRY	21580 ATLANTIC BLVD. #140
	HASSANZADEH, ZIA	031-46-6058-013	PD-IP	COMMERICAL/INDUSTRY	21580 ATLANTIC BLVD. #145
	GHAFFARI, KAMRAN & ARASH GHAFFARI	031-46-6058-014	PD-IP	COMMERICAL/INDUSTRY	21580 ATLANTIC BLVD. #150
	ACKBARI, UTE TRUSTEE	031-46-6058-015	PD-IP	COMMERICAL/INDUSTRY	21580 ATLANTIC BLVD. #160
	ATLANTIC BLVD 170 LLC	031-46-6058-016	PD-IP	COMMERICAL/INDUSTRY	21580 ATLANTIC BLVD. #170
	CHAMPION LLC	031-46-6058-018	PD-IP	COMMERICAL/INDUSTRY	21592 ATLANTIC BLVD #130
	EAST ZHAO LLC	031-46-6058-019	PD-IP	COMMERICAL/INDUSTRY	21592 ATLANTIC BLVD #150
	E P C VA 59 LLC	031-46-6058-020	PD-IP	COMMERICAL/INDUSTRY	21598 ATLANTIC BLVD #100
	A S I ALPHA SCIENTIFIC	031-46-6058-022	PD-IP	COMMERICAL/INDUSTRY	21598 ATLANTIC BLVD #140
	YOZGAT, KAMIL	031-46-6058-023	PD-IP	COMMERICAL/INDUSTRY	21592 ATLANTIC BLVD #120
	DALE & GREGORY LLC	031-46-6058-024	PD-IP	COMMERICAL/INDUSTRY	21592 ATLANTIC BLVD #110
	ONE CONSTRUCTION INC	031-46-6058-025	PD-IP	COMMERICAL/INDUSTRY	21598 ATLANTIC BLVD #110
	S G C LLC	031-46-6058-026	PD-IP	COMMERICAL/INDUSTRY	21598 ATLANTIC BLVD #120
	HUSKY PROPERTIES LLC	031-46-6058-027	PD-IP	COMMERICAL/INDUSTRY	21598 ATLANTIC BLVD #130
	SWADESH FOODS LLC	031-46-6058-028	PD-IP	COMMERICAL/INDUSTRY	21586 ATLANTIC BLVD #135

LIMITS OF ZRTD APPLICATION CONVERSION TO REVISED 1993 ZONING ORDINANCE

LEGEND

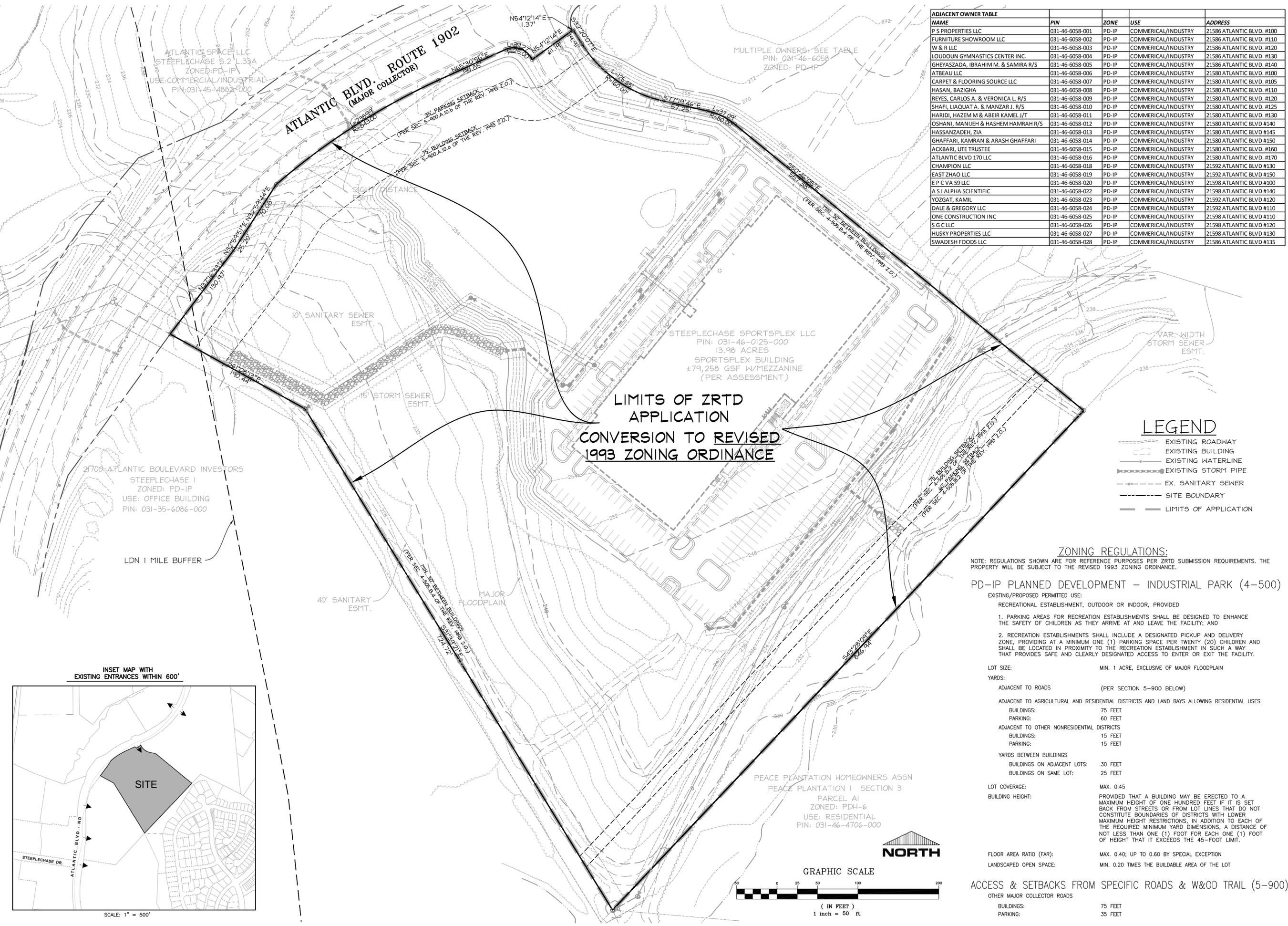
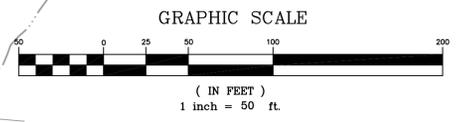
- EXISTING ROADWAY
- EXISTING BUILDING
- EXISTING WATERLINE
- EXISTING STORM PIPE
- EX. SANITARY SEWER
- SITE BOUNDARY
- LIMITS OF APPLICATION

ZONING REGULATIONS:

NOTE: REGULATIONS SHOWN ARE FOR REFERENCE PURPOSES PER ZRTD SUBMISSION REQUIREMENTS. THE PROPERTY WILL BE SUBJECT TO THE REVISED 1993 ZONING ORDINANCE.

PD-IP PLANNED DEVELOPMENT - INDUSTRIAL PARK (4-500)

- EXISTING/PROPOSED PERMITTED USE:
 RECREATIONAL ESTABLISHMENT, OUTDOOR OR INDOOR, PROVIDED
- PARKING AREAS FOR RECREATION ESTABLISHMENTS SHALL BE DESIGNED TO ENHANCE THE SAFETY OF CHILDREN AS THEY ARRIVE AT AND LEAVE THE FACILITY; AND
 - RECREATION ESTABLISHMENTS SHALL INCLUDE A DESIGNATED PICKUP AND DELIVERY ZONE, PROVIDING AT A MINIMUM ONE (1) PARKING SPACE PER TWENTY (20) CHILDREN AND SHALL BE LOCATED IN PROXIMITY TO THE RECREATION ESTABLISHMENT IN SUCH A WAY THAT PROVIDES SAFE AND CLEARLY DESIGNATED ACCESS TO ENTER OR EXIT THE FACILITY.
- LOT SIZE: MIN. 1 ACRE, EXCLUSIVE OF MAJOR FLOODPLAIN
- YARDS:
- ADJACENT TO ROADS (PER SECTION 5-900 BELOW)
 - ADJACENT TO AGRICULTURAL AND RESIDENTIAL DISTRICTS AND LAND BAYS ALLOWING RESIDENTIAL USES
 - BUILDINGS: 75 FEET
 - PARKING: 60 FEET
 - ADJACENT TO OTHER NONRESIDENTIAL DISTRICTS
 - BUILDINGS: 15 FEET
 - PARKING: 15 FEET
 - YARDS BETWEEN BUILDINGS
 - BUILDINGS ON ADJACENT LOTS: 30 FEET
 - BUILDINGS ON SAME LOT: 25 FEET
- LOT COVERAGE: MAX. 0.45
- BUILDING HEIGHT: PROVIDED THAT A BUILDING MAY BE ERRECTED TO A MAXIMUM HEIGHT OF ONE HUNDRED FEET IF IT IS SET BACK FROM STREETS OR FROM LOT LINES THAT DO NOT CONSTITUTE BOUNDARIES OF DISTRICTS WITH LOWER MAXIMUM HEIGHT RESTRICTIONS; IN ADDITION TO EACH OF THE REQUIRED MINIMUM YARD DIMENSIONS, A DISTANCE OF NOT LESS THAN ONE (1) FOOT FOR EACH ONE (1) FOOT OF HEIGHT THAT IT EXCEEDS THE 45-FOOT LIMIT.
- FLOOR AREA RATIO (FAR): MAX. 0.40; UP TO 0.60 BY SPECIAL EXCEPTION
- LANDSCAPED OPEN SPACE: MIN. 0.20 TIMES THE BUILDABLE AREA OF THE LOT
- ACCESS & SETBACKS FROM SPECIFIC ROADS & W&OD TRAIL (5-900)
- OTHER MAJOR COLLECTOR ROADS
- BUILDINGS: 75 FEET
 - PARKING: 35 FEET



INSET MAP WITH EXISTING ENTRANCES WITHIN 600'



SCALE: 1" = 500'