

County of Loudoun

Department of Planning and Zoning

MEMORANDUM

DATE: August 3, 2015

TO: Evan Harlow, Project Manager
Land Use Review

FROM: Kelly Williams, Planner III
Community Planning

**SUBJECT: ZCPA 2015-0010 Broadlands Section 204, 206, and 208
SPEX 2015-0014 Broadlands Section 206 - Gas Pumps**

EXECUTIVE SUMMARY

The applicant, Broadlands Associates, LLP has submitted an application to amend the concept plan and proffers approved with ZCPA 2011-0004 and ZCPA 1995-0003 Broadlands/Broadlands South to remove a daycare center, redistribute elderly housing units and move a commuter parking lot within Sections 204, 206 and 208. The applicant further proposes a Special Exception application for gas pumps in section 206.

Overall, the proposed Zoning Concept Plan Amendment (ZCPA) and the Special Exception (SPEX) application are in general conformance with the Plan and the County's vision for Residential and Business Community development within the Suburban Policy Area. However, in order to fully evaluate the proposal, Staff is requesting additional information regarding the mix of uses with respect to the elimination of the civic component in Broadlands South. Further, Staff recommends commitments be made to the design of the gas pumps and kiosk, including safe pedestrian and vehicle circulation measures.

BACKGROUND

The Broadlands Community is an approximately 1,507 acre master-planned community generally located to the south and west of the Dulles Greenway, east of Belmont Ridge Road (Route 659), north of Croson Lane (Route 645) and to the west of Ryan Road (Route 772). The proposed applications involve Sections 204, 206 and 208 of Broadlands South.

Broadlands South Section 208

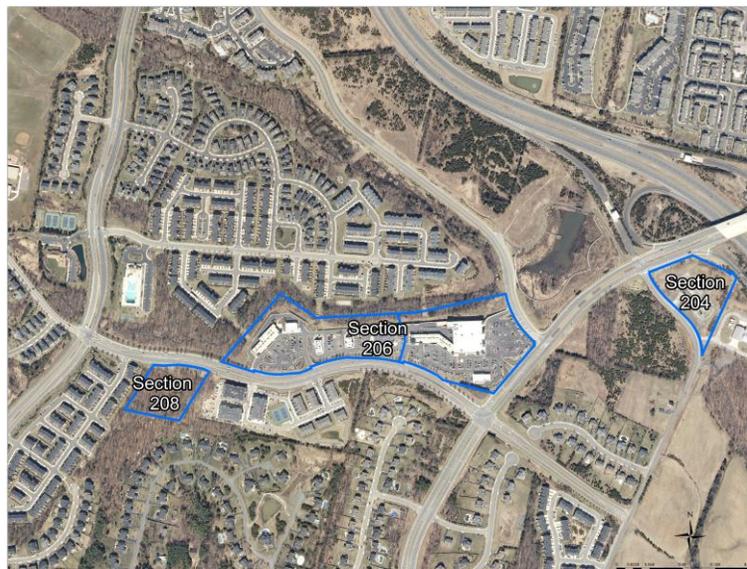
Broadlands South Section 208 was originally comprised of three parcels totaling 11.7 acres located on the south side of Wynridge Drive and was approved for office uses, a daycare center and a church site. The subject site is bordered to the south and east by existing single-family homes and to the north on the opposite side of Wynridge Drive by the Broadlands South Shopping Center. The subject site is designated for Residential uses by the Plan and is currently zoned PD-H4 (Planned Development – Housing 4).

Broadlands South Section 204

Broadlands South Section 204 is comprised of 3.53 acres located at the corner of Mooreview Parkway and the Dulles Greenway. The site is bordered to the east by the County's fire and rescue station and to the south by vacant land approved for office uses. As part of ZCPA 2009-0006, the subject site was designated for office, hotel and commuter parking uses. In accordance with that approval, the County entered into an agreement with the owner to use the property as a temporary commuter parking lot. Section 204 is designated for Business uses by the Plan and is currently zoned PD-H4 (Planned Development – Housing 4) and administered as PD-OP (Planned Development-Office Park).

Broadlands South Section 206

Broadlands South Section 206, is comprised of two parcels with a total acreage of approximately 21 acres located at the northwest corner of Mooreview Parkway and Wynridge Drive, south of Demott Drive. The site is bordered to the north by single family attached units and to the south on the opposite side of Wynridge Drive by single family detached and attached units, and the proposed age-restricted units in Section 94. Section 206 is designated for Residential uses by the Plan and is currently zoned PD-H4 (Planned Development – Housing 4) and administered as PD-CC-CC (Planned Development – Commercial Center – Community Center).



A review of County Geographic Information System (GIS) records indicates that several components of the County's Green Infrastructure are present on the subject properties, including floodplain, existing forested areas, wetlands, natural drainages, and hydric soils. However, those elements were reviewed at the time of the original applications and the proposed uses do not appear to alter the limits of disturbance proposed with the original approvals.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The subject sites, Broadlands South Sections 204, 206, 208 are governed under the policies of the Revised General Plan. The sites are located in the Ashburn Community within the Suburban Policy Area. The Revised General Plan identifies Section 204 as suitable for Business uses; and Sections 206 and 208 as suitable for Residential uses (Revised General Plan, Chapter 7, Planned Land Use Map). The proposed application has been reviewed under the Revised General Plan Suburban policies of Chapter 6, specifically the Business and Residential policies; the Green Infrastructure policies of Chapter 5 and the Design Guidelines in Chapter 11.

ANALYSIS

The original approved Concept Development Plan (CDP) for the Broadlands Community (ZMAP 1986-0005) established a mixed-use planned development that provides for a balance of residential and non-residential uses. Subsequent legislative actions have since modified the CDP shifting the planned mixed use center to the east of the Toll Road, resulting in the residential uses and supporting non-residential uses separated by the Greenway Toll Road.

Section 204

This ZCPA application proposes to relocate 75 commuter parking spaces approved and built in Section 206 to the temporary commuter lot in Section 204. In addition, the proffers outlining the details of the lease agreement with the County are being revised.

The relocation of parking spaces to Section 204 is not in conflict with the land use policies of the Revised General Plan. However, Staff defers to the Department of Transportation and Capital Infrastructure to determine if the County's commuter parking needs are being met.

Section 206

A Special Exception application is being requested for an automobile service station use to allow gas pumps and a kiosk to be added to the Harris Teeter within the existing retail center. In addition, 75 existing commuter parking spaces are proposed to be relocated from Section 206 to Section 204.

The Special Exception plat identifies the location of the kiosk and gas pumps within the parking area between the Harris Teeter and Wynridge Drive. The retail

policies include design guidelines that relate to building placement and design, parking, and pedestrian circulation. Retail centers should be designed to exhibit a unity of design through the use of similar elements such as rooflines, materials, and architectural details (Revised General Plan, Retail Policies, Design Guidelines, A, 3). The retail center currently provides a design in keeping with these policies. However, no information as to the architectural design of the kiosk and pump canopy has been included in the application. In addition, assurances should be made that clear auto and pedestrian circulation patterns will provide a safe route from the parking areas to the buildings, specifically between the gas pump area and the frontage of the Harris Teeter building. This can be accomplished through the use of a demarcated pathways and directional signage (Revised General Plan, Retail Policies, Design Guidelines, B, 1)

Staff recommends that the application materials be updated to include information as to how the kiosk and pumps will be incorporated architecturally into the design of the existing site. Further, the applicant should provide safe auto and pedestrian circulation patterns through the use of signage and demarcated pathways.

Section 208

The applicant is proposing to relocate 45 of the 123 age-restricted housing units approved in Section 94 to Section 208 and eliminate the proffer commitment for a daycare use. The applicant's statement of justification indicates that in 1995, amendments to the Broadlands development resulted in a commitment to provide a church and daycare center in Broadlands South. Since that time, the church was relocated to Broadlands Section 108 (ZCPA 2011-0004). Staff recognizes that the Broadlands and Broadlands South developments have evolved over the years into a successful residential community. However, relocating residential uses to Section 208 may result in an overall deficit of the civic uses envisioned for the entire community.

The overall concept of using Section 208 for residential uses is in compliance with the land use policies of the Revised General Plan. However, in order to ensure that the land use mix for the entire Broadlands Community is achieved, Staff is requesting that the applicant provide additional information as to the amount and location of civic space provided for both developments.

RECOMMENDATIONS

Staff finds the proposed Zoning Concept Plan Amendment and the Special Exception application is in general conformance with the Land Use policies of the Revised General Plan and the County's vision for Residential and Business Community development within the Suburban Policy Area. However, Staff is requesting additional information regarding the mix of uses with respect to the

elimination of the civic component in Broadlands South. Staff also recommends commitments be made to the design of the gas pumps and kiosk to ensure that it is in keeping with the design of the existing retail center and that safe pedestrian and vehicle circulation is provided.

Staff is available to meet with the applicant to discuss any comments or questions.

cc: Ricky Barker, AICP, Director, Planning and Zoning- via email
John Merrithew, AICP, Assistant Director, Planning and Zoning-via email