

**PLANNING COMMISSION PUBLIC HEARING**

**SUBJECT:** ZCPA-2015-0010 & SPEX-2015-0014, Broadlands South Sections 204, 206, 208, and 94

**ELECTION DISTRICT:** Broad Run

**CRITICAL ACTION DATE:** November 2, 2016

**STAFF CONTACTS:** Richard W. Hancock, Project Manager, Planning & Zoning  
Ricky Barker, AICP, Director, Planning & Zoning

**APPLICANT:** Roy Barnett, Broadlands Associates, LLP

**PURPOSE:** To consider: 1) a Zoning Concept Plan Amendment (ZCPA) to modify the approval proffers for Broadlands South to: a) amend the lease and provide improvement to a 150-space commuter parking lot, b) eliminate 75 commuter spaces in an existing shopping center, and c) replace an approved day care with 45 previously approved active adult/age-restricted multi-family units; and 2) a Special Exception (SPEX) to allow gas pumps with canopy and service kiosk within an existing shopping center.

**RECOMMENDATION:** Staff can support the Planning Commission's recommendation of approval for the following reasons:

1. The proposed Zoning Concept Plan Amendment (ZCPA) and Special Exception (SPEX) generally conform to the residential and business use policies contained in the Revised General Plan.
2. The proposed retail gasoline sales will provide an additional public convenience at the Southern Walk shopping center.
3. The proposed uses are compatible with existing and permitted land uses in the vicinity. The design of the gas pump canopy and kiosk has been conditioned to be consistent with the existing commercial shopping center.
4. The proposal generally conforms to the policies of the Countywide Transportation Plan. The proposed new gas pumps and active adult residences can be served with existing public utilities and services, including the existing roadway network.

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5. The proposal adequately protects the environment. The proposed active adult residential development avoids impacting minor floodplain, wetlands, and tree conservation areas on site. The proposed gas pumps, canopy, and kiosk are to be located within an existing, paved parking field and include conditions to mitigate potential fuel spills and reduce air pollution.
6. The proposal generally conforms to the requirements of the Revised 1993 Zoning Ordinance.

**SUGGESTED MOTIONS:**

1. I move that the Planning Commission forward ZCPA-2015-0010 & SPEX-2015-0014, Broadlands South Sections 204, 206, 208, and 94, to the Board of Supervisors with a recommendation of **approval**, subject to the Proffer Statement dated May 3, 2016 and the Conditions of Approval herein, and based on the Findings for Approval in the June 28, 2016 Planning Commission Public Hearing Staff Report.

OR

2. I move that the Planning Commission forward ZCPA-2015-0010 & SPEX-2015-0014, Broadlands South Sections 204, 206, 208, and 94, to a **worksession** for further discussion.

OR

3. I move that the Planning Commission forward ZCPA-2015-0010 & SPEX-2015-0014, Broadlands South Sections 204, 206, and 208, to the Board of Supervisors with a recommendation of **denial** based on the following Finding for Denial:

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<b>I. APPLICATION INFORMATION</b>	
<b>APPLICANT</b> Broadlands Associates, LLP Roy R. Barnett 703-425-2600 <a href="mailto:rbarnett@vanmetrecompanies.com">rbarnett@vanmetrecompanies.com</a>	<b>REPRESENTATIVE</b> Cooley, LLP Mark Looney 703-456-8652 <a href="mailto:inein@cooley.com">inein@cooley.com</a>

**REQUEST**

1. Amend the concept plan and proffers approved with ZCPA-1994-0005 and ZMAP-1995-0003 (Broadlands and Broadlands South) and ZCPA-2011-0004 (Broadlands Section 108 and Broadlands South Section 208) in order to:
  - a. Amend the lease and provide improvement to the 150-space commuter parking lot in Section 204 (Parcel B),
  - b. Eliminate the 75 commuter spaces in Section 206 (Blocks 1A and 1B), and
  - c. Replace a proposed day care use in Section 208 (Block 1, Parcel A) with 45 active adult/age-restricted multi-family units previously approved for Section 94 and administer the site as R-24 (Multifamily).
2. A special exception to allow gas pumps accessory to a convenience food store pursuant to Section 5-617, within an existing shopping center in Section 206 (Blocks 1A and 1B) pursuant to Section 4-204(B)(4).

**PARCELS/ACREAGE**

Tax Map Number	PIN Number	Address	Acreage
/78/B20/////B/	119-19-7523	N/A	4.87
/78/A46//BK1B/	119-17-0187	43170 Southern Walk Plz	10.31
/78/A45//BK1A/	119-18-1184	43300 Southern Walk Plz	10.63
/78/A47/////A/	120-45-9550	43095 Wynridge Dr	3.53
/78/A/1P3A-102 through /78/A/1P3A-407	120-46-6436-000 through -026	43144 Sunderland Te	5.16
/78/A/1P2B-102 through /78/A/1P2B-407	120-46-3033-000 through -026	43145 Sunderland Te	
/78/A/1P1C-102 through /78/A/1P1C-407	120-46-4826-000 through -026	43138 Stillwater Te	

**ACCEPTANCE DATE**

June 9, 2015

**LOCATION**

**Section 204** – West side of Dulles Greenway at corner of Mooreview Parkway and Old Ryan Road  
**Section 206** – North side of Wynridge Drive, west of Mooreview Parkway  
**Sections 208 & 94** – South side of Wynridge Drive at intersection with Stillwater Terrace

**ZONING ORDINANCE**

Revised 1993

**EXISTING ZONING**

PD-H4 administered as PD-OP (Sections 204 and 208), PD-CC-CC (Section 206), and R-24 (Section 94)  
 FOD (Floodplain Overlay District)—minor (portion of Sections 206, 208, 94)  
 AI (Airport Impact) Overlay District, outside but within one (1) mile of the Ldn 60 aircraft noise contour (Section 204)

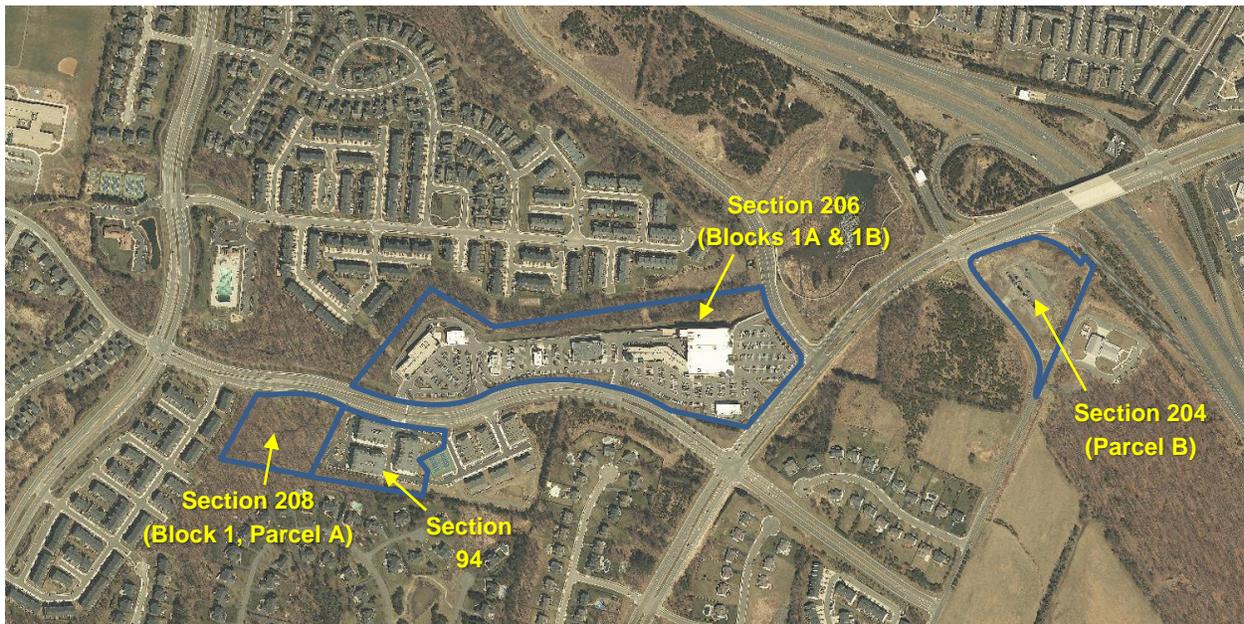
POLICY AREA	PLANNED LAND USE
Suburban Policy Area (Ashburn Community)	Residential with densities up to 4.8 units per acre with ADUs, and Business Uses with non-residential FAR up to 0.40

## II. CONTEXT

**Location/Site Access** – The subject property comprises part or all of four sections (204, 206, 208, and 94) of the Broadlands South master-planned community.

- Section 204 (Parcel B) is a 4.87 acre property located south of the intersection of Mooreview Parkway (Route 2298) and the Dulles Greenway (Route 267). Access to this site is provided from a driveway off Old Ryan Road (Route 772).
- Section 206 (Blocks 1A & 1B) is developed as a 21 acre shopping center located on the north side of Wynridge Drive west of Mooreview Parkway. Vehicular access is provided from three driveways along Wynridge Drive, one from Mooreview Parkway, and one from Demott Drive.
- Section 208 (Block 1, Parcel A) is an undeveloped 3.53 acre site located at 43095 Wynridge Drive, on the south side of Wynridge Drive approximately 200 feet east of Claiborne Parkway. The property has full accessed from Wynridge Drive.
- Section 94 is a developed 5.16-acre site located immediately to the east of Section 208. Access to Section 94 is provided from Wynridge Drive and the neighboring townhouse development to the east through Stillwater Terrace.

**Figure 1. VICINITY MAP**



**Existing Conditions** – Section 204 (Parcel B) is developed with a 150-space interim commuter, gravel parking lot. Section 206 (Blocks 1A & 1B) is the existing Southern Walk Village commercial development with Harris Teeter grocery store as the major tenant. A portion of this section (along the northern boundary) is located in the Floodplain Overlay District—Minor Floodplain Area. Section 208 (Block 1, Parcel A) is an undeveloped site with a small portion in the Floodplain Overlay District—Minor Floodplain Area. Section 94 is developed as an age-restricted, active adult condominium project consisting of three 26-unit buildings.

**Surrounding Properties** –

**Section 204 (Parcel B):** To the east is the Loudoun County Fire and Rescue Station, south is undeveloped properties, west is a stormwater basin, and to the north is the Dulles Greenway.

**Section 206 (Blocks 1A & 1B):** To the north and west is townhouse residential, to the south is senior age-restricted residential and single-family residential, and to the east is a stormwater basin and undeveloped property.

**Section 208 (Block 1, Parcel A) and Section 94:** To the east and west are townhouse developments, to the south is single-family residential, to north is open space buffer to residential townhouse development and the Southern Walk shopping center.

**Directions** - From Leesburg, take Route 7 east. Continue for 4.1 miles, turning right onto Belmont Ridge Road. After 1.8 miles turn left onto Portsmouth Boulevard. After 0.7 miles turn right onto Claiborne Parkway, then after 3.2 miles turn left onto Wynridge Drive. Continuing eastward, Section 208 is on the right, then Section 206 will be on the left. After turning left on to Mooreview Parkway, Section 204 is on the right just after the intersection with Old Ryan Road.

**Background** – The Broadlands (including Broadlands South) planned community was originally created in the mid-1980s. A decade later it was substantially redesigned with the adoption of ZMAP 1995-0003 and ZCPA 1994-0005. A new Concept Plan and Proffers established the location, intensity and mix of development throughout the approximately 1,500 acre development, including the Shopping Center approved in Section 206 with 75 additional commuter parking spaces (Proffer #64). Since then additional revisions have been approved, notably with ZCPA 2009-0006 and ZCPA 2011-0004.

The commuter parking on Section 204 was allowed with ZCPA 2009-0006. The term of the temporary parking lot is subject to the Parking Lot License Agreement dated November 17, 2009 and amended January 31, 2010.

ZCPA 2011-0004 approved a child care facility use (Section 208, Block 1, Parcel A) and 123 active adult age-restricted multi-family units (Section 94). Section 94 was created from Section 208 with approval of the active adult development.

The applicant has submitted separate land use applications to the north in Broadlands Sections 104 and 108. Those applications currently includes a Zoning Concept Plan

Amendment, Minor Special Exception, and three Zoning Modifications are currently undergoing a separate review. There is no direct connection between the two separate requests.

Staff has received only one comment regarding the subject request via LOLA (asking for clarification of the location). Staff has received no other public questions or comments, and had no other discussions.

### **III. PROPOSAL**

This proposal can be divided into two parts: first, adding gas pumps at a Harris Teeter grocery store; and second, developing 45 active adult/age-restricted multi-family units. In order to accomplish these two parts, the following is proposed:

**Zoning Concept Plan Amendment** – The Applicant, Broadlands Associates, proposes the following amendments to the approved concept plan and proffers:

#### **Section 204**

1. Add new Proffer IX.F.64.(a) to amend the current lease agreement for the existing commuter parking lot in Section 204 (Parcel B) to extend the term of the existing License Agreement and, after 24 months, to reduce the monthly rent to \$1.00 for the remaining term of the lease, and (b) to repair the existing 150-space commuter parking lot in coordination with DTCL staff by regrading, compacting, supplementing, and applying a binder to the existing gravel. These changes are in exchange for the elimination of 75 commuter parking spaces on Blocks 1A and 1B of Section 206 (see item 2, below).

#### **Section 206**

2. Add new Proffer IX.F.64.(a) to eliminate the requirement to provide 75 space commuter parking spaces in Section 206 (Blocks 1A & 1B) in return for extending the lease and improving the commuter parking lot on Parcel B of Section 204 (see item 1, above).
3. Amend the Section 206 Concept Plan to permit “automobile service station” limited to gas pumps, canopy, and service kiosk only (see Special Exception, below).

#### **Sections 208 & 94**

4. Amend Proffer III.D.17 to remove a commitment for a child care center in Section 208, Block 1, Parcel A.
5. Amend Proffers I.1 and XIV.71 to allow the remaining 45 units of the 123 active adult/age-restricted multi-family units approved for Section 94 to be located in Section 208, Block 1, Parcel A.
6. Amend the Section 208 Concept Plan to depict construction of 45 active adult housing units for Section 208, Block 1, Parcel A.

7. Administer Section 208, Block 1, Parcel A as R-24 (Multifamily).

#### Other Amendments

8. Amend the approved Density Tables for Broadlands South to reflect the proposed land use changes.

**Special Exception** – The applicant also proposes a Special Exception for gas pumps accessory to a convenience food store pursuant to Section 5-617, within an existing shopping center pursuant to Section 4-204(B)(4). Specifically, this request would permit 14 gas pumps with canopy and 420 square foot kiosk for retail gasoline sales at the Harris Teeter grocery store within the existing Southern Walk shopping center (Section 206, Blocks 1A and 1B).

### **IV. OUTSTANDING ISSUES**

There are no outstanding Staff issues. Primary topics considered during the referral process included: adding or reallocating the previously approved 45 active adult units, design of the canopy and kiosk, the pedestrian walkway along the south side of Wyridge Drive at Sections 208 and 94, Moorefield Boulevard, and the timing and maintenance of the 150-space temporary commuter parking lot.

### **V. POLICY ANALYSIS**

**Zoning Map Amendment Petition (ZMAP) Criteria for Approval - Zoning Ordinance Section 6-1210(E)** of the Revised 1993 Zoning Ordinance states that if an application is for a reclassification of property to a different zoning district classification on the Zoning Map, the Planning Commission shall give reasonable consideration to six (6) factors or criteria for approval. These criteria for approval are organized below by category, followed by Staff's analysis.

**Special Exception (SPEX) Criteria for Approval - Zoning Ordinance Section 6-1309** of the Revised 1993 Zoning Ordinance states that in considering a minor special exception or special exception application, six (6) factors shall be given reasonable consideration. These criteria for approval are organized below by category, followed by Staff's analysis.

#### **A. LAND USE**

**ZO §6-1210(E)(1)** *Appropriateness of the proposed uses based on the Comprehensive Plan, trends in growth and development, the current and future requirements of the community as to land for various purposes as determined by population and economic studies and other studies and the encouragement of the most appropriate use of land throughout the locality.* **ZO §6-1309(1)** *Whether the proposed minor special exception or special exception is consistent with the Comprehensive Plan.* **(5)** *Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.*

**Analysis** – There are no outstanding land use issues with this application. The sites are located in the Ashburn Community of the Suburban Policy Area. The parking lot and retail

gasoline sales uses (Sections 204 and 206) are consistent with the Planned Land Use designation of Business (up to 0.40 FAR). The active adult use (Sections 208 and 94) is consistent with the Planned Land Use designation of Residential (up to 4.8 units per acre). The proposed Zoning Concept Plan Amendment (ZCPA) and the Special Exception (SPEX) applications are in conformance with the Plan and the County’s vision for Residential and Business Community development within the Suburban Policy Area. The proposed retail gasoline sales will provide an additional commercial service at the Southern Walk shopping center.

**B. COMPATIBILITY**

**ZO §6-1210(E)(2)** *The existing character and use of the subject property and suitability for various uses, compatibility with uses permitted and existing on other property in the immediate vicinity, and conservation of land values. ZO §6-1309(2)* *Whether the level and impact of any noise, light, glare, odor or other emissions generated by the proposed use will negatively impact surrounding uses. (3)* *Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and on adjacent parcels.*

**Analysis** – There are no outstanding compatibility issues associated with this Concept Plan Amendment or Special Exception. The following table summarizes how the Applicant has addressed other compatibility topics.

<b>Table 1. Compatibility - Resolved Issues.</b>	<b>Proffer Condition or Note</b>
<u>Gas Pump Canopy and Kiosk Design</u> – The materials and colors to be used for the canopy and kiosk will be compatible to the existing shopping center buildings. This has been illustrated with a typical Harris Teeter gas pump, canopy, and kiosk graphic.	Condition 4
<u>Light/Glare</u> – Gas pump canopy lighting will be recessed into the ceiling of the canopy.	Condition 3
<u>Amount and Location of Civic Space</u> – Staff is satisfied with the adequacy of civic space in Broadlands South and Broadlands with the removal of the daycare use from Section 208.	Not an issue
<u>Active Adult Access to Amenities</u> – Retail, service, and recreational amenities are provided within walking distance to the new 45 active adult dwelling units in Section 208. Residents will have access to all community facilities and amenities in the entire Broadlands/Broadlands South community. Additionally one community room will be open for residents to host activities such as games, presentations, and parties.	Proffer I.1.(a)(i)

**C. ENVIRONMENTAL AND HERITAGE RESOURCES**

**ZO §6-1210(E)(5)** *Potential impacts on the environment or natural features including but not limited to wildlife habitat, wetlands, vegetation, water quality (including groundwater), topographic features, air quality, scenic, archaeological, and historic features, and agricultural and forestal lands and any proposed mitigation of those impacts. ZO §6-1309(4)* *Whether the proposed special exception or minor special exception adequately protects and mitigates impacts on the environmental or natural features including, but not limited to, wildlife habitat, vegetation, wetlands, water quality (including groundwater), air quality, topographic, scenic, archaeological or historic features, and agricultural and forestal lands.*

**Analysis** – There are no outstanding environmental issues with this application. The proposed development of active adult multi-family units on Section 208 avoids the minor floodplain, wetlands, and tree conservation areas on site. Proffer #73 further delineates the applicants responsibility to tree conservation of Section 208, Block 1, Parcel A. The proposed gas pumps, canopy, and kiosk are to be located within an existing, paved parking field and include conditions to mitigate potential fuel spills and reduce air pollution.

#### **D. TRANSPORTATION**

**ZO §6-1210(E)(3)** *Adequacy of sewer and water, transportation, and other infrastructure to serve the uses that would be permitted on the property if it were reclassified to a different zoning district [emphasis added].* **ZO §6-1309(6)** *Whether the proposed special exception can be served adequately by public utilities and services, roads, pedestrian connections and other transportation services and, in rural areas, by adequate on-site utilities.*

**Analysis** – There are no outstanding transportation issues. Adequate infrastructure exists to support the proposed retail gasoline sales, commuter parking, and development of active adult multi-family units. The following items were resolved during the referral process.

1. **Wynridge Drive Shared Use Path** – The 2010 CTP indicates the location of a 10-foot wide trail on the south side of Wynridge Drive along Sections 208 and 94. This is provided, except for an approximately 170-foot long section where it narrows down to a five-foot wide section of sidewalk at the street due to existing wetlands, grades, and storm drain structures.
2. **Moorefield Boulevard** – Although Moorefield Boulevard was designated a CTP roadway in 2010, no new development of Section 204, Parcel B is proposed. Therefore, no right-of-way dedication or construct a 10-foot wide trail on Section 204's frontage along Moorefield Boulevard/Old Ryan Road is required.
3. **Temporary Commuter Parking Lot** – Proffer IX.F.64 specifies the number of spaces, amenities and improvements to the lot, and timeframe for use of spaces. The provision of the 75 commuter parking spaces in Section 206 will no longer be applicable upon executing an amendment to the existing Parking Lot License Agreement for the 150 spaces in Section 204.

#### **E. FISCAL OR CAPITAL FACILITIES IMPACTS**

**ZO §6-1210(E)(4)** *The requirements for airports, housing, schools, parks, playgrounds, recreational areas and other public services.*

**Analysis** – There are no outstanding fiscal or capital facilities issues. This application includes proposed land uses that either exist (parking), are on an existing developed site (gasoline sales), or were previously approved but moving to a new site (active adult housing).

#### **F. PUBLIC UTILITIES/PUBLIC SAFETY**

**ZO §6-1210(E)(3)** *Adequacy of sewer and water, transportation, and other infrastructure to serve the uses that would be permitted on the property if it were reclassified to a different zoning district.* **(6)** *The protection of life and property from impounding structure failures. [emphasis added].* **ZO §6-**

**1309(6)** *Whether the proposed special exception can be served adequately by public utilities and services, roads, pedestrian connections and other transportation services and, in rural areas, by adequate on-site utilities.*

**Analysis** – There are no outstanding public utility/safety issues with either the ZCPA or SPEX requests. The following table below summarizes how this application addresses public utilities, fire and rescue services, fire and rescue contributions, and public safety.

<b>Table 2. Public Utilities and Public Safety.</b>	<b>Proffer Condition or Note</b>
<u>Water and Sewer</u> – Sections 204 and 206 are adequately served by existing public utilities. No additional development is proposed for Section 94. Water and sewer requirements for Section 208 will be reviewed by Loudoun Water at the time of construction plan submission for the active adult units. A sanitary sewer capacity analysis of the sanitary sewer downstream of Section 208 will be required at that time.	Not an issue.
<u>Fire &amp; Rescue Service</u> - The Moorefield Fire and Rescue Station 23 would serve the subject property with an approximate response time of 3 minutes and 50 seconds.	Not an issue.
<u>Fire &amp; Rescue Contribution</u> - The Applicant agrees to make the standard one-time Fire and Rescue contribution of \$0.10 per gross square foot of canopy area for volunteer fire and rescue services prior to zoning permit approval.	Note following Conditions of Approval
<u>Impounding Structure Failures</u> - Protection of life and property from impounding structure failures is not an impact that is associated with the proposed application.	Not an issue.

## VI. ZONING ANALYSIS

**Analysis** – There are no outstanding zoning issues associated with the application. The application is in general compliance with the requirements of the Revised 1993 Zoning Ordinance for the PD-H4 zoning district (administered as PD-OP, PD-CC-CC, and R-24). This includes the change for Section 208 (Block 1, Parcel A) as it will no longer be administered as PD-OP, but instead as R-24 as is Section 94. The overall density of Broadlands South has not changed, since the 45 active adult residential units were previously approved for Section 94.

## VII. FINDINGS FOR APPROVAL

1. The proposed Zoning Concept Plan Amendment (ZCPA) and Special Exception (SPEX) generally conform to the residential and business use policies contained in the Revised General Plan.
2. The proposed retail gasoline sales at will provide an additional public convenience at the Southern Walk shopping center.

3. The proposed uses are consistent with the overall purpose of the Broadlands South development and compatibility with existing adjacent land uses. The design of the gas pump canopy and kiosk has been conditioned to be consistent with the existing commercial shopping center and eliminate glare.
4. The proposed new gas pumps and active adult residences can be served with existing public utilities and services, including the existing roadway network. The proposal generally conforms to the policies of the Countywide Transportation Plan.
5. The proposal adequately protects the environment. The proposed active adult residential development avoids impacting minor floodplain, wetlands, and tree conservation areas on site. The proposed gas pumps, canopy, and kiosk are to be located within an existing, paved parking field and include conditions to mitigate potential fuel spills and reduce air pollution.
6. The proposal generally conforms to the requirements of the Revised 1993 Zoning Ordinance.

## **VIII. CONDITIONS OF APPROVAL – SPECIAL EXCEPTION**

1. **Substantial Conformance**. The development of the Special Exception use described in Condition 2 below shall be in substantial conformance with Sheet 6 of 9 of the plan set entitled "Broadlands South Section 204 (Parcel B), Section 206 (Blocks 1 A & 1 B), Section 208 (Block 1, Parcel A), ZCPA 2015-0010, SPEX 2015-0014" dated March 2015, revised through February 24, 2016, prepared by J2 Engineers, Inc. (the "SPEX Plat"), incorporated herein by reference, and the Revised 1993 Loudoun County Zoning Ordinance (the "Zoning Ordinance"). Approval of this application for the Special Exception portion (the "SPEX Site") of the property identified as Tax Map /78/A45//BK1A/ (PIN 119-18-1184) shall not relieve the Applicant or the owners of the SPEX Site from the obligation to comply with and conform to any other applicable Zoning Ordinance, Codified Ordinance or regulatory requirement.
2. **Uses Permitted**. This Special Exception grants approval for 14 gas pumps, canopy, and 420 square foot service kiosk.
3. **Canopy Lighting**. The gas pump canopy lighting shall be recessed into the ceiling of the canopy or installed with a slope adapter attached to the ceiling of the canopy, such that pinpoint glare from such lighting shall not be visible to drivers and passengers in cars passing the gas pump canopy on adjacent roadways. Pinpoint glare is defined as glare created when the actual light source (i.e., the bulb) is visible from adjacent roadways or off-site property. The lighting installed for the gas pump canopy shall not exceed 40 foot candles. The Applicant shall depict the gas pump canopy details on each approved STPL or SPAM for the SPEX Use.
4. **Design**. The materials and colors utilized for the kiosk and canopy will be compatible with those of the existing shopping center buildings.

5. **Oil/Water Separators and Emergency Spills.** Prior to discharging from the SPEX Site, all stormwater runoff shall be routed through an oil and water separator(s) or an equivalent device or facility approved by the Director of Building and Development. In addition, a gate valve capable of containing any on-site spills shall also be provided. The location of the oil and water separator(s) and gate valve shall be shown on each approved Site Plan ("STPL") or Site Plan Amendment ("SPAM") for the SPEX Use, and such oil and water separators) and gate valve shall be installed prior to the issuance of the first Occupancy Permit for the SPEX Use.
  
6. **Safety and Emergency Procedures.** The operator of the SPEX Use shall employ the following safety procedures:
  - a. Vapors. The SPEX Use shall use nozzles that incorporate a vapor recovery system to mitigate any air pollution generated by the fueling stations.
  
  - b. Spills. If any spills of fuel occur, the SPEX Use operator shall apply absorbent material to the spill, which shall be swept into and stored in sealed drums. The material in the sealed drums shall be disposed of according to hazardous material disposal procedures by companies licensed to perform such work. For larger spills, absorbent booms shall be placed around the perimeter of the spill to contain it during the clean-up procedures. For spills large enough to present the possibility of draining off-site, the oil/water separator shall contain the spilled fuel on-site and in the pipes and manhole structures until clean-up occurs. In the event of a spill of this magnitude, a professional "hazmat" team shall be employed to promptly perform the clean-up and dispose of the waste.
  
  - c. Tank Ruptures. The underground tanks shall have a double-wall design. The SPEX Use operator shall also install continuous leak detection monitoring system to provide for automatic leak detection and tank shutdown. The continuous leak detection monitoring system shall be equipped with an audible alarm to alert staff should a leak occur. A professional "hazmat" team shall be employed to promptly perform the clean-up and waste disposal should an underground leak occur.

Note: The Applicant has agreed to provide cone-time \$0.10 per square foot of canopy area contribution for volunteer fire and rescue services prior to zoning permit approval for the SPEX Use. The contribution shall be adjusted annually from the base year of 1988 and change effective each January 1st thereafter, in accordance with changes to the Consumer Price index for all urban consumers (CPI-U), 1982-1984=100 (not seasonally adjusted) as reported by the United States Department of Labor, Bureau of Statistics for the Washington-Baltimore, MD-VA-DC-WV Metropolitan Area.

<b>IX. ATTACHMENTS</b>		<b>PAGE NUMBER</b>
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\*This Staff Report with attachments (file name PCPH STAFF REPORT 06-28-16.PDF) can be viewed online on the Loudoun Online Land Applications System (LOLA) at [www.loudoun.gov](http://www.loudoun.gov). Paper copies are also available in the Department of Planning.