

**PRELIMINARY
STAFF REPORT
2004 AREA PLANS REVIEW**

SUPERVISOR DISTRICT(S): SULLY

APR ITEM(S): 04-III-10BR

NOMINATOR(S): Ted Troscianecki

ACREAGE: 0 Acres

TAX MAP I.D. NUMBERS: NA

GENERAL LOCATION: Bull Run Post Office Rd corridor from Compton Rd to the Loudoun County line.

PLANNING AREA(S): III

District(s): BULL RUN

Sector: STONE BRIDGE (BR5)

Special Area(s): N/A

ADOPTED PLAN MAP: .1-.2 DU/AC

ADOPTED PLAN TEXT: Residential .1-.2 du/ac

For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>

PROPOSED PLAN AMENDMENT: Add text regarding exterior lighting, impervious parking surfaces, temporary sanitation facilities, and review of special exception and special permit uses along the Bull Run Post Office Rd corridor.

CRITICAL ISSUES: Bull Run Post Office RoadNoise:

Proposed text: “Uses generating appreciable exterior noise are inappropriate...”

The Stone Bridge Community Planning Sector BR5 is planned for both residential use at .1-.2 du/ac and for parkland. In addition, the R-C zoning district allows public uses by right and, as such, public parks are appropriate and permitted in BR5. The proposed language regarding uses that generate outdoor noise runs counter to the planned use. The term “appreciable” is subjective and therefore not appropriate Plan language. Exterior noise is regulated by the County’s Noise Ordinance and any use, public or private, is subject to these noise regulations.

Lighting:

Proposed text: “Exterior lighting impacts, including skyglow, glare and light trespass, as well as cumulative impacts of additional exterior lighting, should be rigorously reviewed, in order to maintain the unique nighttime character of this area and the relative quality of night skies.”

Exterior lighting is addressed by the County’s Zoning Ordinance in the section on outdoor lighting, Section 14-901. This section of the Ordinance was developed in consultation with the International Dark Sky Association. Night sky protection is an implicit goal under of this section, where the reduction of glare, light trespass and over-lighting are expressly stated. Furthermore, there is no documented evidence that the nighttime character of this area is “unique” in the County. Because the outdoor lighting section of the Zoning Ordinance applies countywide, staff recommends that the proposed language not be included in the Plan.

Impervious Surfaces:

Proposed text: “Alternatives to impervious surfaces...and low-impact best management practices should be employed.”

The Policy Plan already contains policies that cover this issue, as found in the Environmental section, Objective 2 and its related policies. This objective relates to preventing and reducing pollution of surface and groundwater resources, as well as protecting and restoring streams. The R-C District of the Zoning Ordinance requires these practices so additional Plan guidance is not required in our view.

Sanitation Facilities:

Proposed text: “Use of temporary sanitation facilities, such as ‘porta-potties,’ or ‘pump-and-haul’ ...”

Decisions about the approval of sanitation facilities, either temporary or permanent, are made by the Health Department based on the Code of Virginia. Pump-and-haul facilities (which are not temporary) are used only in instances where failing septic systems in an existing community threaten public health; therefore, reference to this type of sanitation system is not appropriate in the context of Bull Run Post Office Road. Staff does not see this as a Plan issue.

Review of Non-residential Uses:

Proposed text: “Any request to expand or intensify existing or previously approved non-residential uses along Bull Run Post Office Road, north of Lee Highway, should be rigorously reviewed...it is appropriate to consider the cumulative effect of such uses on the character of this area...”

This concern for rigorous review of Special Exception (SE) and Special Permit (SP) applications is already addressed in the existing Plan text for BR5. This text already calls for “rigorous review” and goes about as far as is prudent to set the methodology for the review and conditions for approval. Staff does not support putting the proposed language into the Plan.

Impacts of Loudoun County Development:

Proposed text: “[Assess impacts] including the impacts created or aggravated by development in nearby Loudoun County.”

This is already done and no Plan text is required. For instances where traffic from adjacent jurisdictions is a factor, it is already required to include that anticipated traffic into the traffic analysis for a rezoning application. Impacts of development in an adjacent jurisdiction should not be used to deny an application in this jurisdiction.

Easements:

Proposed text: “Scenic and conservation easements should be sought along Bull Run Post Office Road...”

Staff does not support such language because it is too restrictive, implying that easements should be required as a part of land use application approvals. Easements are one of many tools that could be used, but staff believes that the Plan should not limit the preservation tools or appropriate measures that could be used to protect and preserve heritage or environmental resources.

SUMMARY OF STAFF RECOMMENDATION

Approve Nomination as submitted

Approve Staff Alternative

Retain Adopted Plan

Staff believes that existing regulations and Comprehensive Plan policies already address the issues found in this nomination; therefore staff does not recommend amending the Comprehensive Plan as proposed. The Zoning Ordinance (regarding outdoor lighting) and the Noise Ordinance (regarding exterior noise) are the means to address those issues. Sanitation facilities issues are the purview of the Health Department and the Code of Virginia. The existing Plan language used to evaluate SE and SP use applications addresses the issue of rigorous review of SE and SP applications.