

**PRELIMINARY
STAFF REPORT
2004 AREA PLANS REVIEW**

SUPERVISOR DISTRICT(S): SULLY

APR ITEM(S) : 04-III-8BR

NOMINATOR(S): Ted Troscianecki

ACREAGE: 0 Acres

TAX MAP I.D. NUMBERS: NA

GENERAL LOCATION: Portion of sector BR2 planned residential .1 - .2 du/ac W of Cub Run; sector BR3 W of Cub Run and S of Braddock Rd; sector BR5 W of Cub Run

PLANNING AREA(S): III

District(s): BULL RUN

Sector: UPPER CUB RUN (BR2) , FLATLICK (BR3) , STONE BRIDGE (BR5)

Special Area(s): N/A

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

ADOPTED PLAN TEXT: Residential .1-.2 du/ac for western part of sector

For complete Plan text see <http://www.fairfaxcountv.gov/dnz/comprehensivenlan/nl>

PROPOSED PLAN AMENDMENT: Add text to recognize the relatively dark character of sky west of Cub Run and encourage light pollution prevention

CRITICAL ISSUES: Dark Skies

The dark skies issue is already being addressed during the rezoning process and through any application that requires new or replacement outdoor lighting. All applications are looked at critically to determine the appropriate amount of lighting for the given activity and for safety. Staff routinely requires full-cutoff lighting and other tools to protect night skies. In the Environmental section of the Policy Plan, light pollution and the nuisance value of unfocused light emission are recognized. For several years, DPZ staff worked in consultation with the International Dark Sky Association to develop the recently adopted Zoning Ordinance outdoor lighting standards. Night sky protection is an implicit goal under the Purpose and Intent of Section 14-901 where the reduction of glare, light trespass and over-lighting are expressly stated. The policies and regulations are already in place to address the concerns raised in this nomination.

The outdoor lighting section of the Ordinance contains specific regulations regarding outdoor recreation/sports facility lighting, including the submission of a Sports Illumination Plan as a part of a special exception, development plan or rezoning application, as well as a part of a site plan submission or as a separate submission when none of the above is required.

Because the nighttime sky does not end at jurisdictional boundaries, it is important to be aware that new development in Loudoun County may have impacts on the night sky for the western edge of Fairfax County. Preliminary plans are under way for new development in Loudoun County on 750 acres located south of Braddock Road and immediately adjacent to Community Planning Sectors BR2 and BR5. This development may include residential use (a mix of single-family detached, townhouses and possibly 2 over 2 units); commercial development; and civic/institutional/ educational development.

PRELIMINARY STAFF RECOMMENDATION

Approve Nomination as submitted

Approve Staff Alternative

Retain Adopted Plan

Staff recommends retaining the adopted Plan because the issues raised by the nomination are addressed by the Policy Plan and the Zoning Ordinance outdoor lighting standards. The issue is countywide in scope and better addressed by countywide policies and regulations. The dark skies issue has been raised in other parts of the County, including Great Falls and Mason Neck.