

PLANNING COMMISSION PUBLIC HEARING

SUBJECT: SPEX-2015-0034, Davis Church Self Storage

ELECTION DISTRICT: Sterling

CRITICAL ACTION DATE: January 28, 2016

STAFF CONTACTS: Joe Griffiths, Project Manager, Dept. of Planning & Zoning
Ricky Barker, AICP, Director, Dept. of Planning & Zoning

APPLICANT: Robert Young, Davis One, LLC

PURPOSE: The applicant is requesting approval of a Special Exception request (SPEX) to allow a warehousing indoor storage “mini-warehouse” use in the C-1 (Commercial) zoning district pursuant to the provisions of the 1972 Zoning Ordinance. The proposal includes the construction of a four story structure (including a floor below ground) on a site requiring the consolidation of two parcels.

RECOMMENDATION: Staff supports the application with conditions. The environmental, economic, and design features of the proposal promote the type of development that the County seeks in the Route 28 Business area and the site plan meets the requirements of the 1972 Zoning Ordinance. The Floor Area Ratio (FAR) of the proposal exceeds that which is generally encouraged in the Route 28 Business area, and Countywide Transportation Plan policy does not support a right-in, right-out entrance at the proposed location on Davis Drive. However, based solely on a strict interpretation of County policy, the size of the subject property and its relation to the larger transportation network inhibit the Applicant’s ability to develop land uses the County desires in this area. Considering these mitigating circumstances, Staff believes that the intent of the Route 28 Business area policies supports the proposed mini warehouse self-storage application.

The application is ready for Planning Commission action and the Applicant is in agreement with the Conditions.

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SUGGESTED MOTIONS:

1. I move that the Planning Commission forward SPEX-2015-0034, Davis Church Self Storage, to the Board of Zoning Appeals with a recommendation of **approval**, based on the Findings for Approval in the December 15, 2015 Staff Report and subject to the Conditions of Approval dated November 10, 2015.

OR

2. I move that the Planning Commission forward SPEX-2015-0034, Davis Church Self Storage, to a **work session** for further discussion.

OR

3. I move that the Planning Commission forward SPEX-2015-0034, Davis Church Self Storage, to the Board of Zoning Appeals with a recommendation of **denial**.

I. APPLICATION INFORMATION											
APPLICANT Davis One, LLC Robert A. Young The Young Group 800 W Broad St. #333 Falls Church, VA 22046 703-356-8800 ryoung@young-grp.com	REPRESENTATIVE Davis One, LLC Robert A. Young The Young Group 800 W Broad St. #333 Falls Church, VA 22046 703-356-8800 ryoung@young-grp.com										
REQUEST Davis One, LLC of Falls Church, Virginia has submitted an application for a Special Exception to permit a warehousing indoor storage (mini-warehouse) use in the C-1 (Commercial) zoning district. This application is subject to the <u>1972 Zoning Ordinance</u> , and the proposed use is listed under Section 607.2 as a Special Exception use permissible by the Board of Zoning Appeals upon favorable recommendation by the Planning Commission under Article 4, Schedule of District Regulations for C-1 (Commercial) District.											
PARCELS/ACREAGE <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Tax Map Number</th> <th style="width: 33%;">PIN Number</th> <th style="width: 33%;">Acreage</th> </tr> </thead> <tbody> <tr> <td>/80////////42/</td> <td>032-35-1791</td> <td style="text-align: center;">0.87</td> </tr> <tr> <td>/80/A/1////////1A</td> <td>032-35-2471</td> <td style="text-align: center;">0.25</td> </tr> </tbody> </table>			Tax Map Number	PIN Number	Acreage	/80////////42/	032-35-1791	0.87	/80/A/1////////1A	032-35-2471	0.25
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/80/A/1////////1A	032-35-2471	0.25									
ACCEPTANCE DATE August 11, 2015	LOCATION Southwest quadrant of the intersection of West Church Road (Route 625) and Davis Drive (Route 868)										
ZONING ORDINANCE 1972	EXISTING ZONING C-1 (Commercial) and in Route 28 Taxing District; LDN 60 1-Mile Buffer Overlay District										

POLICY AREA Suburban Policy Area (Sterling Community)	PLANNED LAND USE Route 28 Business
--------------------------------------------------------------------	----------------------------------------------

II. CONTEXT

Location/Site Access – The subject property is approximately 1.1 acres in size and located in the southwest quadrant of the intersection of West Church Road (Route 625) and Davis Drive (Route 868) in the Sterling Community of the Suburban Policy Area. It is also located in the Route 28 Taxing District. The site is currently accessed via two entrances, one that is lightly used and gated off of Davis Drive in the southeast corner of the site on PIN# 032-35-2471 (southernmost parcel), and one in the northwest corner of the site at the end of Shaw Road on PIN# 032-35-1790 (northernmost parcel). The application proposes right-in, right-out access to Davis Drive in the proximate location of the current entrance on PIN# 032-35-2471 (southernmost parcel).

Existing Conditions – The site consists of two parcels with a mostly level to gently sloping terrain. The land is sparsely vegetated with deciduous trees and small shrubs and contains a gravel parking lot towards the west and south of the property. An historic 1870s Gothic Revival style church is situated on the northernmost of the two parcels (Figure 1). Terra Landscaping & Design currently uses both parcels for supplies and equipment storage (Figure 2). The subject property is located within the Route 28 Optional Overlay District and the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the LDN 60 aircraft noise contour. The subject property is zoned C-1 (Commercial) and administered under the 1972 Zoning Ordinance.

Figure 1. Historic Davis Church



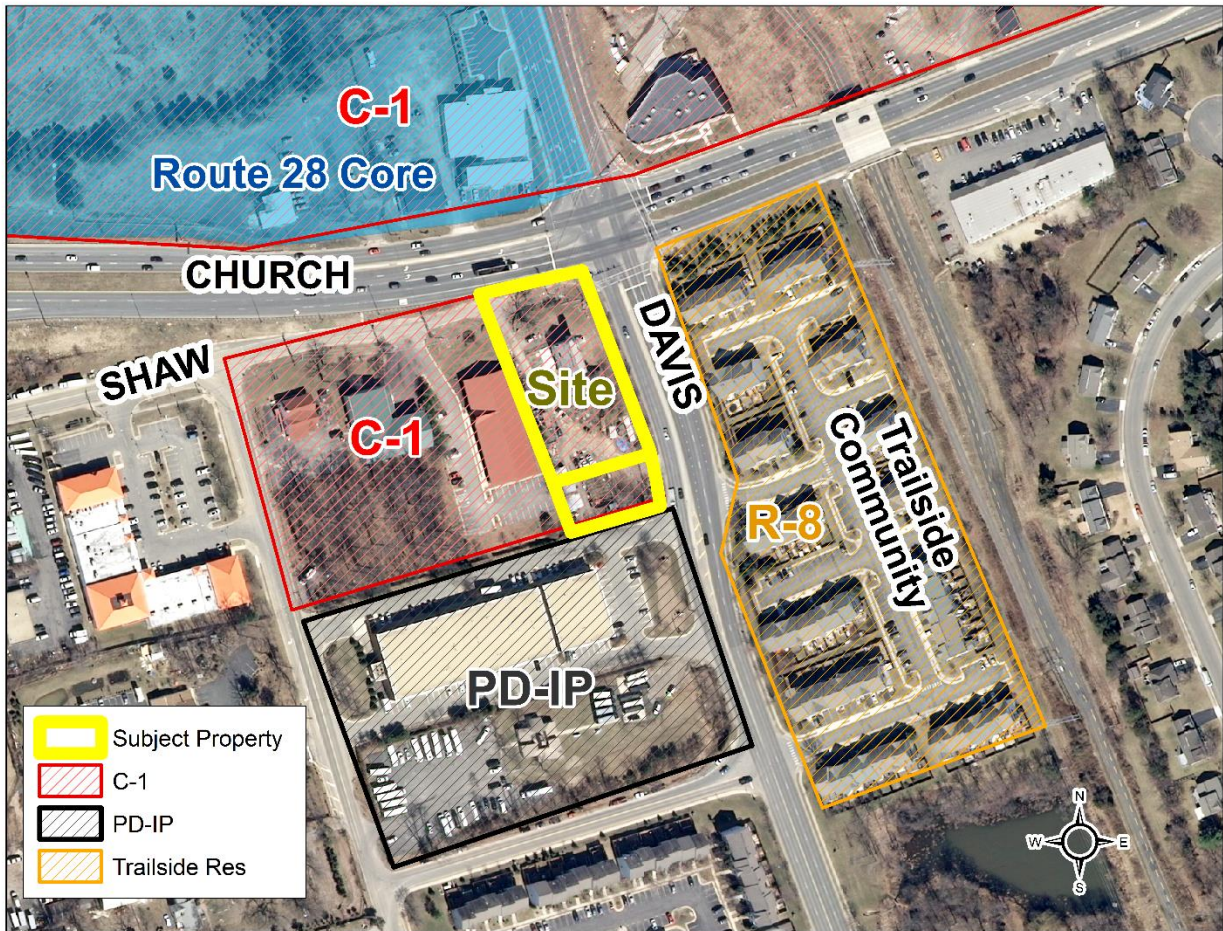
Figure 2. Landscaping Supplies



Surrounding Properties – The subject property is located entirely within the Route 28 Business area as outlined in the Revised General Plan, with the Route 28 Core located immediately to the north over West Church Road. The abutting properties north of West Church Road are zoned C-1 (Commercial) and contain retail uses. The property to the immediate west is also zoned C-1 and contains a retail use. The abutting property to the south is zoned PD-IP (Planned Development-Industrial Park) and contains flex warehouse and retail uses. Across Davis Drive to the east, the properties are zoned R-8 (Single Family

Residential) and contain the Trailside residential community, consisting of townhouses. The site for the currently active application SPEX-2015-0009, Church Road Animal Hospital, is located 400 feet northeast of the subject property, across West Church Road.

Figure 3. Vicinity Map



Directions - From Leesburg, take Route 7 east to Route 28 south. Travel approximately 2.75 miles and take exit onto VA-625 toward Sterling, Ashburn. Travel approximately 1/3 mile and turn right onto Davis Drive. The subject property is on your immediate right.

Background – The subject property is not subject to previous County legislative applications. However, it was negatively affected by the construction of the nearby Route 28 interchange and the subsequent widening of West Church Road, which altered it from a site with direct access to Shaw Road, West Church Road, and Davis Drive to one limited to access at the end of Shaw Road.

There are no public comments on Loudoun Online Land Applications System (LOLA) regarding this application.

III. PROPOSAL

Special Exception – The Applicant is seeking approval for a warehousing indoor storage (mini-warehouse) use on approximately 1.1 acres to service demand from surrounding commercial and residential community uses. The proposed 88,842 square feet structure will be four stories (including a floor below ground) and 45 feet tall (Figure 4). The Special Exception is to allow the use with a 1.83 Floor Area Ratio (FAR). The application proposes to close the Shaw Road access and construct a partial access on Davis Drive with a right-in, right-out only entrance. This proposed entrance is located approximately 110 feet from the existing commercial intersection (right-in / right-out) for PIN# 032-35-1955 to the immediate south. The self-storage facility will have gated access to the building in the southwest portion of the subject property, away from the proposed driveway (Figure 5)

Figure 4. Elevation

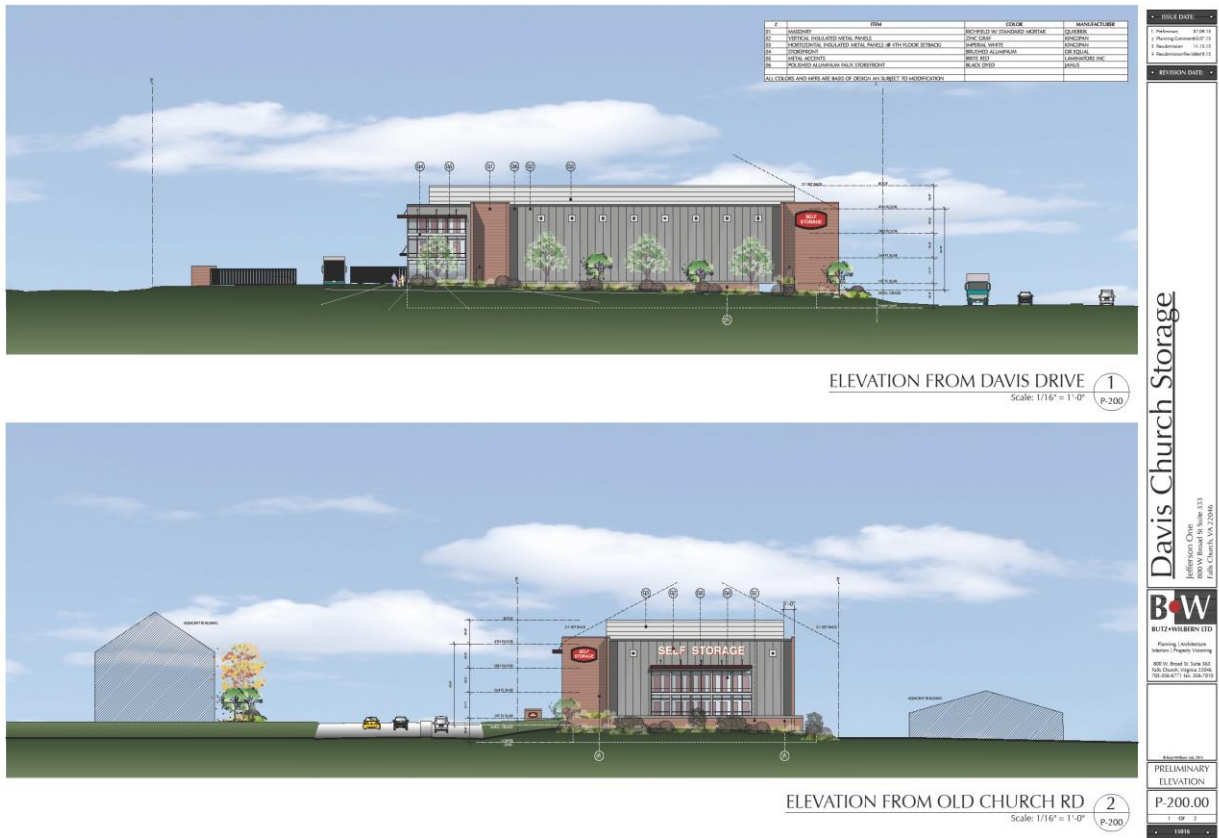


Figure 5. Architectural Concept Plan



IV. OUTSTANDING ISSUES

There are no outstanding issues identified by staff. The primary topics considered during the referral process involved the correct application of required setbacks and buffers, the proposed right-in, right-out entrance onto Davis Drive, site design, and the preservation options regarding the historic church and its associated grounds, which have been resolved.

The special exception conditions are under review by Zoning Administration and the County Attorney's Office.

V. POLICY ANALYSIS

Special Exception (SPEX) Criteria for Approval - Zoning Ordinance Section 1107.2 of the 1972 Zoning Ordinance states that in considering a special exception application, the Board of Zoning Appeals shall be guided by nine (9) factors for consideration. These criteria for approval are organized in the next two sections by category, followed by staff's analysis.

A. LAND USE

ZO §1107.2 (1) *To preserve the agricultural character of the County, and to discourage the inappropriate location of non-farm uses in agricultural areas. (7) The proposed use at the specified location shall be in harmony with the policies embodied in the adopted comprehensive plan.*

Analysis – There are no outstanding land use issues identified by staff. The subject property is located within the Suburban Policy Area and therefore preservation of the agricultural character of the County is not an issue.

The special exception request conforms to the land use policies of the Revised General Plan for the Route 28 Business area, which proposes a combination of low to mid-density office and flex industrial uses supported by open space, civic uses, and employment supportive retail and service uses. The proposed self-storage warehouse use will serve surrounding commercial and office uses and act similarly to other flex industrial warehousing and industrial uses within the Route 28 Business area. The Revised General Plan envisions this area developing with land uses fostering employment opportunities. The proposed self-storage facility will not be a significant employer itself, however it will provide a needed service to other businesses and residents in the area.

The proposed site also conforms to the design policies for the Route 28 Business area. The County encourages building heights of four stories or more adjacent to major roadways such as West Church Road and higher intensity employment uses immediately adjacent to Route 28 and west of Atlantic Boulevard/Davis Drive. The proposed self-storage structure is designed for four stories. The requested Floor Area Ratio (FAR) of 1.83 exceeds the 1.0 maximum FAR envisioned in the Route 28 Business area. This level of density is typically more appropriate in the Route 28 Core as part of a mixed-use community (between 1.0 and 2.0). However, a self-storage use places less demand on the transportation network than residential or commercial uses of comparable densities. In addition, the small 1.1 acre lot size precludes this proposal from meeting both the Route 28 Business area's desired height of four stories and its envisioned FAR range of between 0.4 and 1.0. The subject property is also located very close to the Route 28 Core area, within 150 feet, directly north of West Church Road. With the mitigating circumstances of the site's size and its proximity to the Route 28 Core, it is reasonable to permit an increase in FAR to achieve the design objectives of the Route 28 Business area policies.

During the referral process, staff requested details regarding open space and building design from the Applicant. In response, he submitted an enhanced elevation drawing with specifications defining the basis for design for the proposed building, including a table highlighting building construction materials (masonry, insulated metal paneling, polished aluminum) and proposed landscaping features. The Applicant also proposed 14,534 square feet of open space on the property, totaling 30% of the total land area of the site, well above the Route 28 Business area's minimum policy requirement of 15%. This open space will include a picnic area for the use of employees and customers. The Applicant designed both the structure and site to include high quality architecture resembling the surrounding flex-office and commercial uses, and designated the parking and loading areas in the rear of the property to be screened by landscaping and fencing. These guidelines and the proposal will be subject to conditions of approval demonstrating the Applicant's commitments to the submitted design illustratives.

B. COMPATIBILITY

ZO §1107.2 (6) *To protect residential sections from unnecessary traffic, fire hazards, noise, noxious fumes, or offensive odors and other unwholesome conditions and influences.*

Analysis – There are no outstanding compatibility issues identified by staff. The only adjoining residential use is the Trailside townhome community located to the east across Davis Drive. A Type 4 buffer (as required by ordinance and shown on the SPEX plat) will shield this community from the limited negative influences of the self-storage use. The proposed use will also generate significantly fewer (- 67%) daily trips than a permitted C-1 Commercial use, with an estimated total of 229 vehicles per day (See Table 1 Below) compared to an estimated 685 total trips per day for a by-right office or retail use on the property. In addition, self-storage is a fairly passive land use, and no noise, light, glare, odor, or other noxious emissions are anticipated in its daily operation. The Applicant is also proposing full cut-off exterior lighting to prevent light trespass onto neighboring properties.

C. ENVIRONMENTAL AND HERITAGE RESOURCES

ZO §1107.2 (2) *To conserve the ground water supply in the areas of the County where it is limited.*
(3) *To prevent high population density on soils that are incapable of providing adequate water supply, or of meeting proper sanitary requirements for sewage disposal.*

Analysis – There are no outstanding environmental and heritage resources issues identified by staff. As discussed below, the primary heritage resource topic discussed during the referral process pertained to potential historic preservation options regarding the historic church and its associated grounds. Otherwise, the self-storage use is proposed in an area where water is not limited, and the site is currently or will be served by adequate utilities and services. This application does not precipitate an increase in population density.

The proposed development of the subject property will provide a net environmental benefit. Construction materials will include recycled steel and concrete, motion-sensitive lighting, low flow plumbing fixtures, insulation exceeding code-mandated minimum R-values, and HVAC units with a Seasonal Energy Efficiency Rating of SEER-22. In addition to these energy saving measures, the proposed site plan will maintain the percentage of pervious surfaces on the property from the existing 40% to between 35% and 40%. Finally, the Applicant will install an underground stormwater management facility with pollutant treatment in the southwestern corner of the site. Currently the site contains no storm water management facilities.

1. Historic Preservation Options for Existing Church - Discussion during the referral process addressed the property's existing historic 1870s Gothic Revival Church and the potential for an associated, unmarked cemetery. Following a reconnaissance level architectural survey of the church completed as part of the 2008-2009 Atlantic Boulevard Extension project, the Virginia Department of Historic Resources (VDHR) determined that the church was ineligible for listing in the National Register of Historic Places. Nevertheless, County policies support the preservation and adaptive reuse of historic structures and the protection of archaeological sites as part of the development process.

Staff discussed options for adaptive re-use or relocation of the church with the Applicant. However, the deteriorated condition of the building makes it structurally unsound for relocation and cost-prohibitive for renovation. With the infeasibility of these preferred options, staff requested the sensitive dismantling of the church to allow for the salvage of as many historic materials and architectural elements as possible, which could then be potentially reused on other historic structures via donation or sale to the County or another organization involved in historic preservation. The Applicant has agreed to invite County identified organizations to remove historic elements from the church as they move towards demolition. Specifically, Staff recommended Condition 5 would require the applicant to engage a Class A restoration contractor to dismantle the church’s salvageable historic elements.

2. Staff also recommended that a professional archaeologist meeting the Secretary of Interior’s standard conduct an archaeological survey to determine the potential for unmarked graves in and around the churchyard. The Applicant engaged Rivanna Architectural Services to complete a thorough survey of the site. Following this survey, Rivanna concluded that “In light of the well-documented history of ownership of the Sterling Methodist Church at 1101 W. Church Rd and the absence of any indication of a cemetery associated with the property, additional archaeological field investigation to identify potential human burials is not warranted.” (See Attachment 3)

D. TRANSPORTATION

ZO §1107.2 (5) *To facilitate orderly highway development and transportation, and lessen traffic hazards and congestion.*

Analysis – There are no outstanding transportation issues identified by staff. As discussed below, during the referral process, staff focused on two primary transportation concerns: 1) the proposed Davis Drive entrance and 2) U-turns along Davis Drive. The proposed use will generate less traffic than a by-right commercial or office use of comparable density on the site, and the local road network is adequate such that construction traffic associated with site development will not negatively impact existing neighborhoods and school areas. The proposed 10 foot shared use path along Davis Drive is consistent with the 2010 Countywide Transportation Plan and will add to the area’s pedestrian network. Staff requested revisions to the Applicant’s traffic study to include traffic volumes during the school year and a U-turn count at the intersection of Davis Drive and West Church Road. The Applicant submitted a revised traffic study with these additions, indicating minor changes in counts. He also submitted a revised Special Exception Plat that incorporates other administrative revisions suggested by staff.

AM Peak Hour			PM Peak Hour			Average Daily Trips
In	Out	Total	In	Out	Total	
7	6	13	13	12	25	229

1. Proposed Davis Drive Entrance - During the referral process, staff noted that the 2010 Countywide Transportation Plan does not permit direct vehicular access from arterial and major collector roads, as proposed with the right-in, right-out entrance onto Davis Drive. The Applicant has argued that the existing access via Shaw Road is inadequate to support the self-storage business, as it would require potential customers to make a significant detour off of major roads to find the site. Pennoni Associates, an engineering firm hired by the Applicant, also demonstrated that the narrow section of Shaw Road at the entrance to the site (12-13 feet) prohibits two-way commercial trips for this entrance and would create potential operational conflicts (See Attachment 3). This section of Shaw Road cannot be widened due to its proximity to West Church Road's eastbound lanes and guard rail. According to the Applicant, because the width at this entrance is substandard and the frontage along the Shaw Road Right Of Way is so limited, access to the only available public street Right Of Way is maintained via Davis Drive. Interparcel access is similarly limited. A fence and existing landscaping prevent interparcel access to the south (22135 Davis Drive), while existing fencing and a buffer prevent the same to the west (21999 Shaw Road).

Further discussion continued to center on the proposed entrance on Davis Drive. County staff and staff from the Virginia Department of Transportation (VDOT) noted that the Applicant's proposed right-in, right-out entrance on Davis Drive is approximately 110 feet from the existing commercial intersection to its south. According to the VDOT Road Design Manual, the minimum entrance spacing for a collector road with a 40-mph speed limit shall be 250 feet. On October 16, 2015, the Applicant submitted an Access Management Exception Request to reduce this requirement for the Davis Drive entrance. Staff defers to VDOT on the issue of this requested exception, but is supportive of a right-in, right-out entrance in this location, subject to the necessary VDOT approval, due to the insufficiency of other access options available for a commercial use on this site.

2. Minimizing U-turns - Staff and the Applicant also addressed the safety concern of increasing U-turn traffic, especially that of moving trucks and other large vehicles. With no preventative measures in place, drivers traveling north on Davis Drive destined for the subject property would need to make a U-turn at the intersection with West Church Road to access the right-in, right-out entrance proposed in the application. Pennoni Associates demonstrated in Exhibits D-1 and D-2 in Attachment 3 that vehicles of a larger size, such as those frequently utilizing a self-storage site, would have difficulty making a U-turn at this intersection and pose a vehicular safety hazard. Staff from the County Department of Transportation and Capital Infrastructure (DTCI) has requested that VDOT install a No U-Turn sign on Davis Drive at the northbound intersection with West Church Road to lessen this hazard. Staff supports the installation of such a sign. In addition, the Applicant highlighted his intent to discourage U-turns through wayfinding efforts and communication with vehicle operators. Staff is supportive of the right-in, right-out entrance at the proposed location with the condition that the Applicant will provide wayfinding services in accordance with his proposal. Staff recommended Condition 8 would require the Applicant and or owner of the Storage facility to prepare a Wayfinding Plan for all clients coming to and leaving from the Property that would

discourage them from performing a U-Turn at the intersection of West Church Road and Davis Drive.

E. PUBLIC UTILITIES/PUBLIC SAFETY

ZO §1107.2 (4) *To protect against the overcrowding of land and undue density of population in relation to the community facilities existing or available.*

Analysis – There are no outstanding issues identified by staff. The proposal will generate no school students and maintain a tax assessment comparable to C-1 by-right uses. The Applicant submitted a revised Special Exception plat that incorporates administrative revisions suggested by staff. The table below summarizes how this application addresses public utilities and fire and rescue services.

To ensure that Fire and Rescue emergency vehicles have adequate access to the gated facility, Condition 9 would require The Applicant to coordinate with the Fire and Rescue Planning staff at the time of site plan review regarding the selection of a device to allow adequate and timely access of emergency vehicles through the security gate of the warehousing indoor storage (mini-warehouse) use.

Table 2. Public Utilities and Public Safety.	Condition or Note
<u>Water and Sewer</u> – All existing and proposed structures will be served by public sewer and water	Not an issue.
<u>Wells and Drain fields</u> - If existing wells and/or sewage disposal systems are discovered during construction, the Applicant will properly abandon them	Not an issue.
<u>Fire & Rescue Service</u> - The Kincora Fire and Rescue Station would serve the subject property with an approximate response time of 6 minutes and 0 seconds	Not an issue.
<u>Fire & Rescue Contribution</u> – The Applicant agrees to make a one-time Fire and Rescue contribution of \$0.10 per gross square foot (\$19,077.29) of the warehousing indoor storage (mini-warehouse) use to be distributed equally to the first response fire and rescue facilities consistent with Board of Supervisors policy	Not an issue.

VI. ZONING ANALYSIS

ZO §1107.2 (8) *The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations. (9) The proposed use shall be such that it will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the applicable provisions of the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof*

Analysis – There are no outstanding zoning issues identified by staff. The application is in general compliance with the requirements of the 1972 Zoning Ordinance for the C-1 zoning district. The proposal's adherence to the provisions of this zoning district related to building height, setbacks, and buffers will allow for the proper and harmonious development of adjacent and nearby properties. The Applicant submitted a revised Special Exception plat that incorporates administrative revisions suggested by staff. The following issues were resolved during the referral process.

Staff and the Applicant discussed setback requirements for the subject property. Pursuant to Article 4, C-1 Zoning District, the Applicant revised the structure design and Special Exception plat to indicate that the fourth story, which extends 10 feet beyond the 35 foot height restriction, is stepped back 20 additional feet from the lot line on the northern and eastern sides, and 5 additional feet on the western side. This adheres to the zoning requirement that for each one foot of height that exceeds 35 feet, a distance of not less than two feet of additional building setback be added to the base requirement. The western side already included a 20 foot setback, so the addition of a 5 foot stepback for the top 10 feet meets the overall requirement of 25 total feet setback for that side. The southern side was in compliance with setback standards as of the original submission.

The Applicant and staff also discussed the buffer requirements for the subject property. The mini-warehouse use is within the Group 10 Land Use Category of the 1972 Zoning Ordinance. Section 560 and the Buffer Yard and Screening Matrix require a Type 4 buffer yard along all property lines of the site. The property to the east contains single-family attached dwelling units, which is within the Group 2 Land Use Category requiring a Type 4 buffer. The properties to the west, north, and south contain retail sales/office uses, which are within the Group 6 Land Use Category requiring a Type 4 buffer. A Type 4 Buffer requires a minimum 20 feet width in the Front and Side Yards. The Applicant responded to these requirements by updating the site design and the Special Exception plat to include a Type 4 buffer around all four boundaries of the subject property.

The Applicant submitted a Buffer Yard Modification letter to the Zoning Administrator on November 6, 2015 requesting a waiver of the structure requirement for the subject property's side (western) and rear (southern) yards to allow for the preservation of large existing trees. Staff is still considering this request. The letter is available for review on Loudoun County's Land Management Information System (LMIS) if the Planning Commission would like to review it. If this request were to be denied, the Applicant would be required to include a stockade fence or six feet high masonry wall in these buffers at the time of Site Plan approval.

VII. FINDINGS FOR APPROVAL

1. The proposed special exception for warehousing indoor storage (mini-warehouse) is generally consistent with the planned land uses for the area (Route 28 Business) based on the following:
 - a. The application satisfies the envisioned business supportive land use for the Route 28 Business area.
 - b. The building and site plan of the subject property achieve the design guidelines of the Route 28 Business area.
2. The development proposal will preserve appropriate environmental and heritage resources on the subject property consistent with the Green Infrastructure policies of the Revised General Plan and the policies of the Heritage Preservation Plan.
3. The application is generally consistent with the 2010 Countywide Transportation Plan. The development proposal will generate fewer vehicle trips than by-right commercial or office uses of similar intensity on the subject property
4. The special exception application is in accordance with the 1972 Zoning Ordinance.

VIII. CONDITIONS OF APPROVAL (November 10, 2015)

1. **Lot Consolidation.** Prior to, and as a separate application from, the first site plan approval for the Property, the Applicant shall obtain County approval of and record among the Loudoun County Land Records a Boundary Line Adjustment plat or other appropriate plat that consolidates into one single parcel the two portions of the Property identified as PIN# 032-35-1790 (0.87 acres) and PIN# 032-35-2471 (0.25 acres).
2. **Substantial Conformance.** The development of the Special Exception use, described in Condition 3 shall be in substantial conformance with Sheet 3 ("Special Exception Plat") of the plan set entitled "Davis Church Self Storage, Special Exception-2015-0034" prepared by Land Design Consultants, Inc., dated July 20, 2015 and revised through November 18, 2015, (the "Plans") and the 1972 Loudoun County Zoning Ordinance (the "Zoning Ordinance"). Approval of this application for the 1.1-acre site combining Tax Map /80////////42/ (PIN: 032-35-1790) and Tax Map /80/A/1////////1A (PIN: 032-35-2471) (the "Property"), as shown on the Special Exception Plat, shall not relieve the Applicant or the owners of the Property ("Owner") from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement.

3. **Use Permitted.** This Special Exception grants approval of a Warehousing Indoor Storage (Mini-Warehouse) use as listed under Section 607.2 of the Zoning Ordinance, in the C-1 Commercial Zoning District, and applies only to the area shown on the Special Exception Plat identified as “Special Exception Area”. The cumulative total square footage of the Warehousing Indoor Storage (Mini-Warehouse) use shall not exceed 88,842 square feet.
4. **Davis Drive Entrance.** Subject to Virginia Department of Transportation (“VDOT”) approval, the Applicant shall install a right-in, right-out entrance onto Davis Drive as shown on Sheet 3 (“Special Exception Plat”) of the plan set entitled “Davis Church Self Storage, Special Exception-2015-0034” prepared by Land Design Consultants, Inc., dated July 20, 2015 and revised through November 18, 2015, This entrance shall be depicted on the first site plan (“STPL”), site plan amendment (“SPAM”), or construction plans and profiles (“CPAP”) for the SPEX Use, and shall be installed prior to the issuance of the first Occupancy Permit for the SPEX Use.
5. **Salvaging Materials.** Prior to final demolition of the historic Church on PIN# 032-35-1790, The Applicant shall engage a Class “A” restoration contractor to perform the systematic recordation and dismantling of the historic materials and architectural elements contained therein at no cost to the applicant.
6. **Exterior Lighting.** Any exterior lighting installed on the Property shall be full cutoff and fully shielded light fixtures as defined by the Illuminating Engineering Society of North America (IESNA). Lighting shall be directed inward and downward toward the interior of the Property, away from public streets and adjacent properties. The lighting details shall be depicted on the approved site plan for the Warehousing Indoor Storage (Mini-Warehouse) use.
7. **Architectural Design Elements.** The Owner shall develop the Warehousing Indoor Storage (Mini-Warehouse) use consistent with the “Elevation Drawings” and exterior architectural concepts of the elevation set entitled “Davis Church Storage”, prepared by Butz Wilbern, Ltd., dated July 09, 2015 and revised through November 18, 2015. A written summary of the Owner’s compliance with this Condition 7 shall be submitted as part of the building/zoning permit for the Warehousing Indoor Storage (Mini-Warehouse) use.
8. **Wayfinding.** The Applicant and or owner of the Storage facility, shall prepare a Wayfinding Plan for all clients coming to and leaving the Property. Such Plan shall be drawn for the purpose of eliminating the need to make a U-Turn at the intersection of Davis Drive and Church Road. Copies of the Wayfinding Plan shall be available at the Office and provided to Clients. Such Wayfinding Plan should also be mentioned to potential clients calling for directions. The wayfinding plan must be submitted with and approved by Zoning Administration prior to Site Plan approval.

9. **Security Gate Access.** The Applicant shall coordinate with the Fire and Rescue Planning staff at the time of site plan review for the Warehousing Indoor Storage (Mini-Warehouse) use regarding the selection of a device to allow adequate and timely access of emergency vehicles through the security gate of the Warehousing Indoor Storage (Mini-Warehouse) use.

10. **Stormwater Pollutant Treatment.** The Applicant will provide pollutant treatment on the property in accordance with the performance criteria for development on prior developed lands set forth in the Loudoun County Facilities Standards Manual (“FSM”) in effect as of the approval of the Special Exception application. The location and design of the pollutant treatment Best Management Practice(s) shall be provided in conjunction with the first Site Plan for the Special Exception Use.

Note: Prior to the first zoning permit approval for the SPEX Use, the Applicant has agreed to provide to the County a one-time contribution of \$0.10 per square foot of the gross square footage of the SPEX Use for distribution to the volunteer fire and rescue companies providing service to the Property. The amount of the contribution shall be adjusted on a yearly basis from the base year of 1988 and change effective each January 1 thereafter, based on 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.

IX. ATTACHMENTS		PAGE NUMBER
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*This Staff Report with attachments (file name PCPH STAFF REPORT 12-15-15.PDF) can be viewed online on the Loudoun Online Land Applications System (LOLA) at www.loudoun.gov . Paper copies are also available in the Department of Planning.		