



Department of Planning and Zoning
221 S. Nursery Avenue, Purcellville, VA 20132
(540) 338-2304 Fax (540) 338-7460

Special Use Permit Application

SUP# 12-01

This application must be filled out in its entirety. An incomplete application form will result in rejection of the application prior to check list review. Do not write in shaded areas.

A special use permit is requested for as per Article Section Subsection

General Project Information:

- 1. Project Title: Loudoun Valley High School Lighted Playing Fields
2. Location of Property: 340 North Maple Avenue, Purcellville
3. Property Owner: Loudoun County School Board
4. Owner Address: 21000 Education Court, #400, Ashburn, VA 20148
5. Owner Telephone: 571-252-1000 Fax: Email
6. Applicant/Agent: Kevin Lewis, Loudoun County Public Schools
7. Agent Address: 21000 Education Court, 2nd Floor, Ashburn, VA 20148
8. Agent Telephone: 571-252-1161 Fax: 571-252-1296 Email Kevin.Lewis@lcps.org
9. Designer/Engineer: Chris Mohn, Bowman Consulting Group, Ltd.
10. Designer Address: 101 South Street, Leesburg, VA 20175
11. Designer Telephone: 703-443-2400 Fax: 703-443-2425 Email: cmohn@bowmancg.com

Correspondence to be sent to: Owner; [x] Agent; [x] Designer; Other:

- 12. Total Acreage of parcel: 30.00 acres
13. Acreage to be developed: +/- 7 acres (limits of application)
14. Property Identification #(s): 453-45-6966-000
15. LC Tax Map #(s): 136/////////25A

16. Current Zoning: IP (Institutional & Public Use) District

SUP#

17. Current Use(s): Public High School

18. Adjoining Property Uses(s): South & East Res. , West vacant & MF, North Commercial, vacant & Fire House

19. Adjoining Property ID #s & owners: Please attach with a separate sheet provided below.

20. Related Applications: N/A

21. Pre-submission meeting date (if any)

Additional Submission Requirements:

- A statement of justification and explanation.* Applicant must file a statement in support of their request in accordance with the requirements of Article 8 Section 1.4D of the Purcellville Zoning Ordinance. This statement should address all issues for consideration located within that section. In a separate statement, the proposal should be explained/outlined including details such as hours of operation.
- A concept plan for the property.* The Concept Plan does not need to be engineered however; it must be sufficiently detailed to be judged for its superiority to other forms of development. See Article 8 Section 1.4C for the requirements on the concept plan. If a concept plan is not applicable, please indicate with "n/a."
- Traffic Study.* A traffic study is required for special use permits, unless waived by the Director of Public Works. The waiver or the traffic study must be provided at the time of submission.
- Payment of fee.* The fee for a special use permit application must be paid at the time of submission. FEES ARE NON-REFUNDABLE.

Property Owner:

I have read this completed application, understand its intent and freely consent to its filing. The information provided is accurate and completed to the best of my knowledge and capabilities. I understand that the Town may deny, approve, or conditionally approve that for which I am applying. Furthermore, I grant permission to the Town or authorized government agents to enter the property and make such investigations or inspections and tests they deem necessary. I also understand that someone must be present at all public meetings to represent my application and if no one is present, the item will be tabled to the next available meeting.

Sara Howard-O'Brien
Owner's Signature

10/17/12
Date

Required Materials (as applicable, completed by Town Staff):

For all special use permit applications:

- Application (2 copies) Concept Plan (12 folded Copies) Required fees(s)
- Completed Checklist Statements of Justification & Explanation Traffic Study or waiver of study

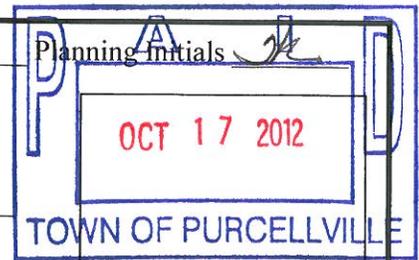
Application Complete _____ Fee \$ 2000⁰⁰ Paid 10-17-12

Taxes Paid N/A Finance Initials _____

Project Manager Assigned _____

File Number SUP 12-01 Approved On: _____ Valid Until: _____

Ordinance/Resolution Number(s): _____



Special Use Permit Adjoining Property Owner Information Sheet:

The following is a list of the adjoining property owners for the property located at:

340 NORTH MAPLE AVENUE
(Address of proposed special use permit request)

Please Note: Adjoining properties are any parcel of land sharing a common boundary with the property requesting a special use permit, including any properties located across an adjoining right of way. Attach additional sheets as needed.

<i>Property Owner(s):</i> BABCOCK, BRUCE A.	<i>Loudoun County PIN#</i> 453454633000
<i>Address:</i> PO BOX 2531 PURCELLVILLE, VA 20134-4531	

<i>Property Owner(s):</i> BAUMGARDNER, JAMES E. & DEBORAH H.	<i>Loudoun County PIN#</i> 452166620000
<i>Address:</i> 17241 PICKWICK DR PURCELLVILLE, VA 20132-3141	

<i>Property Owner(s):</i> BENNETT, CHRISTOPHER G. & MEGAN T.	<i>Loudoun County PIN#</i> 453452526000
<i>Address:</i> 215 ELDER TER PURCELLVILLE, VA 20132-6137	

<i>Property Owner(s):</i> BERTELSON, MICHAEL L. & JEAN	<i>Loudoun County PIN#</i> 453466497000
<i>Address:</i> 17253 PICKWICK DR PURCELLVILLE, VA 20132-3141	

<i>Property Owner(s):</i> BLACK, ARYLN K. & LISA S.	<i>Loudoun County PIN#</i> 453350496000
<i>Address:</i> 131 KEN CULBERT LN PURCELLVILLE, VA 20132-6168	

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Property Owner(s):
BRILL, LESLIE W. TRUSTEE

Loudoun County PIN# 453460952000

Address: 37748 SUTTON DR
PURCELLVILLE, VA 20132-3154

Property Owner(s):
COONS, KEVIN A.

Loudoun County PIN# 453462457000

Address: 37756 SUTTON DR
PURCELLVILLE, VA 20132-3154

Property Owner(s):
GABBY, PETER N. & LOIS

Loudoun County PIN# 453466371000

Address: 17265 PICKWICK DR
PURCELLVILLE,, VA 20132-3141

Property Owner(s):
GILBOY, KEVIN M. & RACHEL K.

Loudoun County PIN# 453459850000

Address: 37744 SUTTON DR
PURCELLVILLE, VA 20132-3154

Property Owner(s):
BIRNBAUM, J.L. & UKONTHON D.
CHOY

Loudoun County PIN# 452166405000

Address: 17249 PICKWICK DR
PURCELLVILLE, VA 20132 3141

Property Owner(s):
HAMILTON, MARGARET MAXINE

Loudoun County PIN# 488403734000

Address: 557 WORDSWORTH CIR
PURCELLVILLE, VA 20132-3184

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Property Owner(s):
HARDEY, ROBERT L. & ELIZABETH

Loudoun County PIN# 488403118000

Address: 552 WORDSWORTH CIR
PURCELLVILLE, VA 20132-3183

Property Owner(s):
MUNOZ, ROBIN L

Loudoun County PIN# 453463159000

Address: 37760 SUTTON DR
PURCELLVILLE, VA 20132-3154

Property Owner(s):
HILL, RICHARD P. II & MARCIA W.

Loudoun County PIN# 452166932000

Address: 17233 PICKWICK DR
PURCELLVILLE, VA 20132-3141

Property Owner(s):
HOLDER, RONNIE & SANDRA
JEWELL

Loudoun County PIN# 453464561000

Address: 37768 SUTTON DR
PURCELLVILLE, VA 20132-3154

Property Owner(s):
HOTTENSTEIN, KENNETH &
KATHLEEN

Loudoun County PIN# 453466390000

Address: 17257 PICKWICK DR
PURCELLVILLE, VA 20132-3141

Property Owner(s):
JOHNS, CARRIE ELLEN

Loudoun County PIN# 488409413000

Address: 205 KEN CULBERT LN
PURCELLVILLE, VA 20132-6170

Property Owner(s):
JOHNS, ROBIN L. & DEBORAH R.

Loudoun County PIN# 453450615000

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Address: 205 KEN CULBERT LN
PURCELLVILLE, VA 20132-6170

Property Owner(s):
ECKART, NIKO & LAUREN

Loudoun County PIN# 453461754000

Address: 37752 SUTTON DR
PURCELLVILLE, VA 20132-3154

Property Owner(s):
KOEPSSELL, TERRY & LESLIE L

Loudoun County PIN# 453466162000

Address: 17269 PICKWICK DR
PURCELLVILLE, VA 20132-3141

Property Owner(s):
LOUDOUN COUNTY BOARD OF
SUPERVISORS

Loudoun County PIN# 452166477000

Address: PO BOX 7000
LEESBURG, VA 20177-7000

Property Owner(s):
LOUDOUN COUNTY SCHOOL BOARD

Loudoun County PIN# 488408593000

Address: 21000 EDUCATION CT #400
ASHBURN, VA 20148-5526

Property Owner(s):
MAPLE AVENUE APARTMENTS LP

Loudoun County PIN# 488403363000

Address: PO BOX 5127
RICHMOND, VA 23220

Property Owner(s):
MASON, JAMES ALFRED & BARBARA

Loudoun County PIN# 487105817000

Address: 36702 PAXSON RD
PURCELLVILLE, VA 20132-3935

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<i>Property Owner(s):</i> MCILVAINE, SHERYL	<i>Loudoun County PIN#</i> 452166726000
<i>Address:</i> 17237 PICKWICK DR PURCELLVILLE, VA 20132-3141	

<i>Property Owner(s):</i> MCKENZIE, THOMAS G.	<i>Loudoun County PIN#</i> 453458444000
<i>Address:</i> 880 HARLE AVE NW CLEVELAND, TN 37311-1822	

<i>Property Owner(s):</i> MEADOWS OF PURCELLVILLE HOMEOWNERS ASSOC.	<i>Loudoun County PIN#</i> 488499829000
<i>Address:</i> PO BOX 2486 PURCELLVILLE, VA 20134-4486	

<i>Property Owner(s):</i> MERCCKE, BRENT H.	<i>Loudoun County PIN#</i> 452153658000
<i>Address:</i> 16872 BOLD VENTURE DR LEESBURG, VA 20176-7161	

<i>Property Owner(s):</i> MERCCKE, BRENT H.	<i>Loudoun County PIN#</i> 487109228000
<i>Address:</i> 16872 BOLD VENTURE DR LEESBURG, VA 20176-7161	

<i>Property Owner(s):</i> NORRIS, BILLY A. SR & SANDRA C.	<i>Loudoun County PIN#</i> 453466282000
<i>Address:</i> 17261 PICKWICK DR PURCELLVILLE, VA 20132-3141	

<i>Property Owner(s):</i> NORTHERN VIRGINIA REGIONAL PARK AUTHORITY	<i>Loudoun County PIN#</i> 452168435000
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Address: 5400 OX RD
FAIRFAX STATION, VA 22039-1052

Property Owner(s):
NORTHERN VIRGINIA REGIONAL
PARK AUTHORITY

Loudoun County PIN# 488496726000

Address: 5400 OX RD
FAIRFAX STATION, VA 22039-1052

Property Owner(s):
NORTHERN VIRGINIA REGIONAL
PARK AUTHORITY

Loudoun County PIN# 452156097000

Address: 5400 OX RD
FAIRFAX STATION, VA 22039-1052

Property Owner(s):
NELSON, JOANN

Loudoun County PIN# 453463860000

Address: 37764 SUTTON DR
PURCELLVILLE, VA 20132 3154

Property Owner(s):
PURCELLVILLE DAY CARE LLC

Loudoun County PIN# 488499506000

Address: 6031 LEESBURG PIKE
BAILEYS CROSSROADS, VA 22041-2224

Property Owner(s):
PURCELLVILLE RIDGE HOA

Loudoun County PIN# 453365258000

Address: PO BOX 2070
PURCELLVILLE, VA 20134-2070

Property Owner(s):
TOWN OF PURCELLVILLE

Loudoun County PIN# 488405578000

Address: 221 S. NURSERY AVENUE
PURCELLVILLE, VA 20132

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Property Owner(s):
REYNOLDS, RICHARD G. & MICHELE

Loudoun County PIN# 452166513000

Address: 17245 PICKWICK DR
PURCELLVILLE, VA 20132-3141

Property Owner(s):
S R B ENTERPRISES LLC

Loudoun County PIN# 488306864000

Address: PO BOX 60246
POTOMAC, MD20859-0246

Property Owner(s):
SMITH, GORDON R. & CONSTANCE

Loudoun County PIN# 453459644000

Address: 37740 SUTTON DR
PURCELLVILLE, VA 20132-3154

Property Owner(s):
STAUDT, JAY L. & KRISTIN B.

Loudoun County PIN# 453465162000

Address: 37772 SUTTON DR
PURCELLVILLE, VA 20132-3154

Property Owner(s):
STUPAR, BRANKO TEE

Loudoun County PIN# 452254468000

Address: 9115 HARRINGTON DR
POTOMAC, MD 20854-4506

Property Owner(s):
TRAVIS, THEODORE & CATHERINE

Loudoun County PIN# 452166743000

Address: 17229 PICKWICK DR
PURCELLVILLE, VA 20132-3141

Property Owner(s):
WILSON, DANIEL A. & HEATHER K.

Loudoun County PIN# 453456037000

Address: 218 GRASSY RIDGE TER
PURCELLVILLE, VA 20132-6139

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<i>Property Owner(s):</i> YOCUM, JAMES A. & VALERIE M.	<i>Loudoun County PIN#</i> 453457040000
<i>Address:</i> 217 MISTY POND TER PURCELLVILLE, VA 20132-6150	

LOUDOUN COUNTY SCHOOL BOARD

SPECIAL USE PERMIT APPLICATION

Baseball and Softball Athletic Lighting

Loudoun Valley High School Property

STATEMENT OF JUSTIFICATION

October 12, 2012

PROPOSAL

The Loudoun County School Board (LCSB) seeks approval of a Special Use Permit (SUP) to enable the addition of two (2) lighted playing fields on the campus of Loudoun Valley High School. Specifically, a lighted baseball field will be added to the site, and the existing softball field, which is currently not illuminated, will be relocated and equipped with lighting fixtures. The proposed lighted facilities will be located adjacent to each other on the east end of the campus, roughly between the existing high school building and football stadium. The addition of the lighted playing fields is part of a comprehensive program of renovations to Loudoun Valley High School that is included in the Loudoun County School Board Adopted CIP.

The proposed lighted fields will occupy an approximately 7 acre portion of MCPI 453-45-6966 (LCTM /36/////////25A), which totals 30 acres and is currently developed with the high school building, parking, and athletic facilities. The property is zoned IP (Institutional and Public Use) District as administered under the Town of Purcellville Zoning Ordinance ("the Zoning Ordinance"). The portion of the property containing the proposed fields is bounded to the north by Maple Avenue and the Washington & Old Dominion (W&OD) Trail, and is adjoined to the south by the Purcellville Ridge and Kingsbridge Manor subdivisions. Access to the campus occurs via North Maple Avenue.

The proposed lighting program for the baseball and softball fields is shown on the SUP Plat dated October 12, 2012, and is based on a lighting and photometric plan prepared by Gale Associates, Inc. The design of the lighting program is intended to achieve illumination of the playing fields consistent with applicable standards for high school level competition while simultaneously ensuring conformance with the lighting requirements of the Zoning Ordinance. The proposed field lighting will be operated from dusk until no later than 11:00 PM to accommodate customary practice and game times for both sports.

The proposed lighting plan specifies that the softball field will be equipped with a total of eighteen (18) luminaire fixtures mounted on seven (7) poles, which will each be seventy (70) feet in height. The baseball field will be outfitted with forty (40) luminaire fixtures affixed to nine (9) poles, of which four (4) will be eighty (80) feet in height and five (5) will be seventy (70) feet. As such, all proposed pole and fixture mounting heights are at or below the height limit for outdoor sports field lighting of eighty (80) feet. The configuration and design of the proposed fixtures will result in average lighting levels of 0.3 footcandles at the north and south property lines with a maximum of 0.6 footcandles, which is below the 0.8 footcandle maximum permitted at boundaries shared with residential uses. Moreover, the proposed lighting design provides an average 50 footcandles for the infield and 30 footcandles for the outfield of both fields, meeting the general illumination standards for baseball and softball competition at the high school level.

ISSUES FOR CONSIDERATION

The following factors shall be given reasonable consideration and shall be addressed by the applicant in the statement of justification:

1. *Whether the proposed application is consistent with the comprehensive plan.*

The Public Services Policies of the Town of Purcellville Comprehensive Plan encourage the provision of quality educational programs and facilities as a means of promoting excellence in education. Moreover, the existing public school uses are identified as important to satisfying the community's open space and recreation needs, and the plan acknowledges the need for on-going renovations to existing public school facilities to meet evolving capacity and program requirements. Expanding the athletic facilities at Loudoun Valley High School simultaneously improves the quality of the education and recreation infrastructure available to Town residents, thus ensuring consistency with these broad policy objectives. It is further noted that lighted baseball and softball fields are standard program components of high school facilities in Loudoun County. The proposed lighted playing fields will address this existing program deficiency and ensure that the students of Loudoun Valley High School realize the benefits of on-campus access to such facilities.

2. *Whether the proposed special use at the specified location will contribute to or promote the welfare and convenience of the public.*

The absence of a lighted baseball field at Loudoun Valley High School requires the school's teams to practice and play home games off-campus at Fireman's Field. This condition constitutes an acknowledged program deficiency that is not experienced by students and staff at other Loudoun County high schools. Moreover, accommodation of the high school teams' practice and game requirements at off campus playing fields limits the availability of such facilities to meet the growing needs of local youth leagues. As such, the addition of a lighted baseball field at Loudoun Valley High School will benefit those directly served by said facility as well as the general public, who will enjoy improved access to the Town's limited recreation resources. Similarly, equipping the relocated softball field with lights will enable greater flexibility in the facility's use, particularly relative to game scheduling. The absence of lights at the existing facility necessitates earlier start times so that games can be completed during daylight hours, which often requires students from visiting teams to leave school early to ensure their timely arrival. Provision of lights for the softball facility will permit later start times for games and preclude interruptions to classroom learning.

3. *Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.*

The area of the Loudoun Valley High School campus that will contain the proposed lighted playing fields has been used for athletic activities for several decades. This area is immediately adjacent to the existing football stadium, which is a lighted facility that has

operated compatibly with adjoining uses. Per the photometric analysis, the lighting levels originating from the proposed lighted fields will be roughly 25% below the maximum allowed by the Zoning Ordinance. Coupled with the seasonal use of the facilities and the other performance standards of the Zoning Ordinance, such lighting levels will ensure that use of the lighted fields will be sufficiently controlled to ensure compatibility with the surrounding neighborhood.

4. *Whether the level and impact of any noise or odor emanating from the site, including that generated by the proposed special use, negatively impacts the uses in the immediate area.*
The proposed special use will not result in any adverse impacts involving either noise or odor. Indeed, noise generated by the proposed lighted playing fields will be comparable to that which is generated by existing school activities, and their use will not produce odors.

5. *Whether the proposed special use will result in the preservation or damage of any existing habitats, vegetation, topographic or physical, natural, scenic, archeological, or historic feature of significant importance.*

The proposed lighted playing fields will be located in any area already developed with athletic facilities and parking, wherein no features of environmental or cultural significance exist. As such, the proposed special use will not impact any such features.

6. *Whether the proposed special use will impact existing water quality or air quality.*
No adverse impacts to water or air quality are anticipated by the proposed special use.

7. *Whether the traffic generated by the proposed use will be adequately and safely served by roads, pedestrian connections, and other transportation services.*

Access to Loudoun Valley High School has occurred exclusively via North Maple Avenue since its opening in 1962. Students currently utilize Firemen's Field for baseball practice and games, requiring them to be transported to and from the school campus throughout the baseball season. As such, addition of the lighted baseball field on the school campus will ultimately reduce traffic by enabling students to remain on-site for daily practices and home games. Additionally, traffic directly attributable to practices and games involving the proposed lighted playing fields will be generated outside of peak commuter periods. As such, the proposed lighted playing fields will be adequately served by existing transportation infrastructure, and may in fact contribute to improvements in overall traffic conditions in downtown Purcellville during baseball season.

8. *Whether the proposed use will negatively impact orderly and safe road development and transportation in accordance with the comprehensive plan and all relevant transportation and corridor plans.*

The proposed lighted playing fields will not impact development of planned road infrastructure.

9. *Whether the proposed use will be served adequately by essential public facilities and services.*

The existing public school use is adequately served by essential public facilities and services, which in turn will support the proposed lighted playing fields.

10. *Whether, in the case of existing structures to be converted to uses requiring a special use permit, the existing structures can be converted in such a way that retains the character of the neighborhood in which the existing structures are located, especially when an application seeks to convert a building of historic significance.*

Not applicable.

11. *Whether the proposed special use contributes to the economic development needs of the town.*

The availability of an excellent education system with facilities designed to meet or exceed prevailing standards encourages economic development. Indeed, a key consideration for many businesses in determining location and investment is the quality of a jurisdiction's education system. Essential to such quality is the provision of properly equipped athletic facilities such as the proposed lighted playing fields.

12. *Whether adequate on and off site infrastructure is available.*

The site possesses adequate infrastructure for the proposed lighted playing fields.

13. *Whether the proposed special use illustrates sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and schools.*

Contractor(s) will be instructed to not travel through residential neighborhoods when traveling to or from the site. All on-site traffic will be managed to ensure impacts to on-going school activities are effectively mitigated.

SUMMARY

The proposed lighted playing fields are components of a comprehensive renovation program for Loudoun Valley High School that is included in the Loudoun County School Board Adopted CIP. Provision of said fields is consistent with the Town's adopted Comprehensive Plan and complies with the applicable criteria of the Zoning Ordinance. In particular, the proposed lighting design ensures that sufficient lighting levels are provided for high school level competition in both baseball and softball while effectively controlling light spillover at property boundaries. Indeed, projected light levels attributable to the proposed lighted fields will average 0.3 footcandles and not exceed 0.6 footcandles at property

Loudoun County School Board
Loudoun Valley High School SUP
October 12, 2012

boundaries shared with residential uses, which is below the 0.8 footcandle maximum permitted by the Zoning Ordinance. Coupled with other planned renovations, addition of the lighted playing fields will ensure that the students and staff at Loudoun Valley High School, and the Purcellville community as a whole, have access to the same high quality facilities enjoyed at other County high schools. The favorable consideration of this SUP application is respectfully requested.