PLANNING COMMISSION
BRIEFING ITEM
Land Development Application
November 27, 2018, Planning Commission Public Hearing


Election District: Algonkian
Staff Contacts: Josh Peters, Project Manager, Planning & Zoning
Kenny Young, Acting Director, Planning & Zoning
Applicant Representative: Rob Batchelder, Potomac View Road, LLC

Request: A Special Exception to permit a Child Care Center use with a reduction in on-site parking in the CR-1 (Countryside Residential) zoning district. The applicant also requests a Comprehensive Sign Plan to modify the sign regulations of the Zoning Ordinance.

Site Information:
Size: 2.02 ac.
Location: On the west side of Potomac View Road (Route 637), approximately one mile north of Harry Byrd Highway (Route 7), between Jefferson Drive and Oak Lane.
Zoning: CR-1 (Countryside Residential)
Policy Area: Suburban Policy Area (Potomac Community)
Planned Land Use: Residential
Existing Conditions: Vacant, partially wooded, with wetlands predicted on-site by the County Wetlands Model. No official vehicular or pedestrian access currently exists to the site.

Key Issues:

Land Use: The proposal is consistent with the planned land use under the Revised General Plan (RGP), which envisions a mix of neighborhood commercial, retail and personal service uses to be integrated into the community.

Compatibility: The proposal would contribute to a mix of complementary uses for residential neighborhoods. The applicant has provided illustratives of potential building architecture and committed to preserving existing trees and incorporated low impact design (LID) techniques to address storm water management.

Environmental Resources: A noise study is recommended to determine if noise attenuation measures should be imposed due to the project’s proximity to Potomac View Road, a major
collector road. Three trees of greater than 30” diameter at breast height (DBH) exist on the property. Two of these will be preserved within the required rear-yard vegetated buffer.

**Transportation:** The applicant is proposing to provide a right-turn taper into the site entrance as well as a sidewalk and public access easement along the property’s frontage, consistent with the Countywide Transportation Policy (CTP).

Staff is working with the applicant to resolve a potential queuing issue in the southbound left-turn lane on Potomac View Road at Sugarland Run Drive that may occur during peak hours.

**Fiscal Impacts:** No outstanding issues. The proposed commercial uses typically generate more revenue than they require in public expenditures.

**Public Utilities & Services:** No outstanding issues. The site is anticipated to be served by public utilities, pending acquisition of necessary easements. Fire and rescue service is provided by Cascades, Station 18/25, with an approximate response time of four minutes.

**Application Status:** Staff supports a Planning Commission recommendation of approval, subject to Conditions of Approval and pending resolution to the transportation issue noted above.
Proposed Signs

Sign Type A

**SIGN TYPE 'A'**

INTERNALLY ILLUMINATED TWO SIDED MONUMENT SIGN *

Sign Type B
1. **Substantial Conformance.** The development of the Special Exception use described in Condition 2 below shall be in substantial conformance with Sheets C0.0, C1.0, C3.0, and C5.0 of the plat entitled “POTOMAC VIEW CHILD CARE CENTER” dated February 7, 2018 and revised through October 10, 2018, prepared by Timmons Group (the “SPEX Plat”) incorporated herein by reference, and the Revised 1993 Zoning Ordinance (the “Zoning Ordinance”). Approval of this application for Tax Map Numbers 012-45-2739 (the “Property”) shall not relieve the applicant or the owner(s) of the Property, their successors, or parties developing, establishing, or operating the approved SPEX Use (collectively, the “Applicant”) from the obligation to comply with and conform to any Zoning Ordinance, Codified Ordinance, or other applicable regulatory requirement.

2. **Use Permitted.** The Special Exception grants approval of an approximately 10,100 square foot child care center in accordance with Section 2-504 of the CR-1 (Countryside Residential) zoning district regulations, and pursuant to the Additional Regulations of Section 5-609 of the Zoning Ordinance.

3. **LID facility.** The Applicant shall provide a minimum of one (1) Low-Impact Development (LID) Best Management Practice to treat stormwater from the Property. Such LID practice may include, but shall not be limited to, water quality swales, bioretention facilities/rain gardens, sheet flow to vegetated buffers, permeable pavement for parking spaces, or any alternative LID practice proposed by the applicant and deemed by the Department of Building and Development to be acceptable. The location of the LID practice(s) shall be shown on the first Site Plan or Construction Plans and Profiles, whichever is first in time, for the Property.

4. **Sidewalk.** The Applicant shall construct a six (6) foot wide sidewalk to be located completely within a 10 foot wide public access easement in a form approved by the County Attorney and granted to the County at no public cost, or completely within the public right of way, along the Property’s frontage with Potomac View Road to be constructed in accordance with Loudoun County’s Facility Standards Manual (“FSM”) in the location shown on Sheet 4 of 7 of the SPEX Plat as “6’ Sidewalk. The Applicant shall construct a six (6) foot wide sidewalk to be located either on the Property completely within a public access easement at a width appropriate to accommodate said sidewalk as determined by Department of Transportation and Capital Infrastructure staff along the Property’s frontage with Evergreen Mills Road (Route 621) as approved by in a form approved by the County Attorney and granted to the County at no public cost, or completely within the public right of way, along the said frontage in the location shown on Sheet 3 of 5 on the ZMOD and SPMI Plat as “Proposed 6’ Sidewalk”, provided that transitions between the two may be necessary at road crossings and other areas. Said sidewalks shall be shown on the first site plan application for the SPEX Use, shall be bonded for construction, and if applicable, the

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**Attachment 1**
public access easement for said trail shall be granted to the County, prior to the approval of the first site plan application for the Child Care Center use, and shall be installed, constructed, and open for use prior to the issuance of the first occupancy permit for the Child Care Center use. Said occupancy permit will not be issued until the Applicant has provided (i) written documentation from County Building and Development or Zoning Administration staff that said sidewalks have been completed, or (ii) written documentation from Zoning Administration staff that said sidewalk is no longer a prerequisite for issuance of such occupancy permit.

5. **Preserve Existing Trees.** Trees identified as #1575 and 1674 on Sheet C2.0 of the SPEX Plat. In the event any Tree identified above is damaged during construction and cannot be saved, the Owner shall replace such damaged Specimen Tree with four (4) 3 inch caliper native non-invasive deciduous trees. The placement of the replacement trees shall be proximate to the area of each such Specimen Tree so removed, or in another area as requested by the County.

6. **Noise Study.** The applicant will provide a noise impact study to the County that will determine the need for any additional buffering and noise attenuation measures along Potomac View Road (Route 637). The noise impact study shall be based upon traffic volumes for these roadways at a time 10 to 20 years from the start of construction based upon the most recent, applicable forecast available from the Department of Transportation and Capital Infrastructure, the ultimate road configuration as defined in the 2010 Countywide Transportation Plan (“CTP”), and the ultimate design speed, pavement type and proposed topography. This noise impact study will be conducted by a [certified professional engineer][professional acoustical consultant] and submitted to the County concurrently with the submission of the first site plan or construction plan, whichever is first in time. The noise impact study will be prepared using the latest version of the Federal Highway Administration's Traffic Noise Prediction Model. Noise impacts shall be deemed to occur if predicted highway noise levels substantially exceed the existing noise levels (a 10 decibel increase over existing levels) or approach (one decibel less than), meet, or exceed the Noise Abatement Criteria identified in the CTP. For all uses deemed to be subject to such noise impacts, noise attenuation measures shall be provided along the specified roadways sufficient to mitigate the anticipated noise impacts prior to the issuance of any occupancy permits for any impacted structures. Such noise attenuation measures shall be shown on the applicable site plan or construction plan. Noise attenuation measures shall result in noise levels less than impact levels (2 decibels less than the Noise Abatement Criteria) and shall result in a noise reduction of at least 5 decibels below predicted highway noise levels. Where noise attenuation measures are determined to be required, priority shall be given to passive measures (to include adequate setbacks, earthen berms, wooden fences, and vegetation). Structural noise attenuation measures (e.g., noise walls) shall be used only if adequate noise attenuation cannot otherwise be achieved. [Notwithstanding the previous sentence, structural noise attenuation measures may be incorporated into the construction of impacted structures to achieve interior noise standards.] The first occupancy permit for any dwelling unit or other noise-sensitive use adjacent to the specified roadways shall not be issued until the Owner/Applicant has provided written documentation from County Building and Development staff or the Zoning Administrator that such required attenuation measures have been constructed or installed or are not required. All such noise attenuation
measures [(other than those incorporated into the construction of impacted structures to achieve interior noise standards)] shall be located on HOA owned property, and the HOA Covenants shall clearly state that all required noise attenuation measures shall be maintained by the HOA and shall not be removed without written approval from the County.

7. **Connection to Water and Sewer.** The property must obtain connections to public water and sewer service prior to Occupancy Permit.

8. **Buffering and Screening.** All buffering and screening depicted on the SPEX Plat shall be shown on each approved site plan application for the SPEX Use. Any new plantings shall be bonded for installation prior to the approval of the first site plan application for the SPEX Use. All buffering and screening shall be installed prior to issuance of the first occupancy permit for the SPEX Use. All buffering and screening shall be maintained in good condition and health, and any dead or diseased materials shall be replaced with reasonable promptness, taking into account seasonal weather limitations.
CONDITIONS OF APPROVAL
Potomac View Child Care Center, SPEX-2018-0024
(Parking Reduction)
October 30, 2018

1. **Substantial Conformance.** The development of the Special Exception use described in Condition 2 below shall be in substantial conformance with Sheets C0.0, C1.0, C3.0, and C5.0 of the plat entitled “POTOMAC VIEW CHILD CARE CENTER” dated February 7, 2018 and revised through October 10, 2018, prepared by Timmons Group (the “SPEX Plat”) incorporated herein by reference, and the Revised 1993 Zoning Ordinance (the “Zoning Ordinance”). Approval of this application for Tax Map Numbers /81/C/1/////1/ (PIN: 012-45-2739) (the “Property”) shall not relieve the applicant or the owner(s) of the Property, their successors, or parties developing, establishing, or operating the approved SPEX Use (collectively, the “Applicant”) from the obligation to comply with and conform to any Zoning Ordinance, Codified Ordinance, or other applicable regulatory requirement.

2. **Use Permitted.** The Special Exception grants approval of a reduction of the required number of parking spaces for the Property pursuant to 5-1102(F)(6) of the Zoning Ordinance from sixty-five (65) to forty-one (41) spaces.

3. **Parking.** The Applicant shall provide a minimum of forty-one (41) parking spaces to serve the SPEX Use pursuant to SPEX-2018-0024. A minimum of nine (9) of the forty-one (41) parking spaces shall be designated for PickUp and Delivery Parking in the same location as the spaces identified as “Pickup and Delivery Parking”, on Sheet C3.0 of the SPEX Plat. The Applicant shall provide signage and/or pavement markings to clearly designate the location of the Pickup and Delivery Parking spaces. Configuration and striping of parking spaces and drive aisles located adjacent to the outdoor play area shall be as depicted on Sheet C3.0 of the SPEX Plat. All parking spaces, Pickup and Delivery Parking spaces, signage, and pavement markings shall be shown on the first site plan application for the SPEX Use, in accordance with all applicable FSM standards, and shall be installed prior to the issuance of the first occupancy permit for the SPEX Use.

4. **Parking Covenant.** Prior to approval of the first site plan application for the SPEX Use, the applicant shall execute and record among the Land Records in the Office of the Clerk of the Circuit Court of Loudoun County a parking covenant, in form and substance as then currently set forth in the Zoning Ordinance for reductions in required parking spaces, approved by the County, guaranteeing that the Applicant will provide additional spaces if the Zoning Administrator, upon thorough investigation of the actual utilization of parking spaces at the site, recommends to the Board of Supervisors that the reduction approved with SPEX-2018-0024 be modified or revoked.
1. **Substantial Conformance.** The sign and sign standards (size, height, location, number, colors, material, etc.) for the signs placed on the Subject Property shall be in substantial conformance with pages C0.0, C1.0, C4.0, and C4.1 of the plat entitled “POTOMAC VIEW CHILD CARE CENTER” dated February 7, 2018 and revised through October 10, 2018, prepared by Timmons Group (the “SPEX Plat”) incorporated herein by reference, and the Revised 1993 Zoning Ordinance (the “Zoning Ordinance”). Approval of this application for Tax Map Numbers /81/C/1//////1/ (PIN: 012-45-2739) (the “Property”) shall not relieve the applicant or the owner(s) of the Property, their successors, or parties developing, establishing, or operating the approved SPEX Use (collectively, the “Applicant”) from the obligation to comply with and conform to any Zoning Ordinance, Codified Ordinance, or other applicable regulatory requirement. This approval applies only to the modification of sign standards as modified in the Sign Plan and/or in these conditions for signs that are otherwise permitted and is not intended to approve the use or placement of any signs that are not specified in the Sign Plan and permitted under Section 5-1200 et seq. of the Zoning Ordinance. The modifications approved herein supersede the provisions of the Zoning Ordinance regarding such modified standards and shall apply to the signs identified in the Sign Plan. In the event of a conflict between the approved Sign Plan and the Zoning Ordinance, other than with respect to other specific modifications of standards approved in this application, the provisions of the Zoning Ordinance shall apply.

2. **Sign Lighting.** Lighting used to illuminate signs identified within the Sign Plan shall be designed and installed to adhere to the following standards.

   i. Energy efficient lighting, such as LED (light emitting diodes) or equivalent, shall be utilized where feasible for all exterior sign lighting. This condition shall not apply to signage on the Subject Property that was legally established prior to the approval of SIDP-2017-0008.

   ii. No animated, neon, moving, or flashing lights shall be permitted.

   iii. Lighting for signs shall be directed toward the sign face and all of the lighting fixtures shall be shielded so as not to spill upward or reflect or cast light or glare onto adjacent properties or roads.

   iv. Lighting for signs shall be used only from dusk until dawn or during times of decreased daytime visibility due to weather.

3. **Sign and Landscaping Maintenance.** Individual signs and associated landscaping materials shall be maintained in good condition and good health in order to provide complete sign visibility and legibility, to sustain the life of the planted materials, and to prevent obstruction of sight distance.
POTOMAC VIEW CHILD CARE CENTER
SPEX-2018-0004
SPEX-2018-0024
SIDP-2018-0002

ALGONKIAN ELECTION DISTRICT

APPLICANT
POTOMAC VIEW ROAD LLC
43328 JOHN MICHAEL TERRACE
ASHBURN, VIRGINIA 20147
CONTACT PERSON: ROB BATCHELDER

VICINITY MAP
SCALE: 1" = 1,000'

THE BOUNDARY DATA
HEREON IS TAKEN FROM
SURVEY PERFORMED BY
TIMMONS GROUP AND
SHAPE FILES TAKEN FROM
LOUDOUN COUNTY GIS.
DATUM ESTABLISHED BY
RTK-LEICA SMARTNET
STATION GR10 (RTCM-0591).
TOPOGRAPHY IS BASED
UPON HORIZONTAL DATUM
NAD 83, VA NORTH STATE
PLAN GRID (4501)(U.S.
SURVEY FEET.) AND NAVD
88 VERTICAL DATUM.

NOTE: THIS DRAWING PREPARED AT THE
NORTHERN VIRGINIA OFFICE

20110 Ashbrook Place, Suite 100  | Ashburn, VA 20147
TEL 703.726.1342  FAX 703.726.1345  www.timmons.com

02/07/2018
03/27/18 REVISED PER COUNTY COMMENTS
08/02/18 REVISED PER COUNTY COMMENTS
10/10/18 REVISED PER COUNTY COMMENTS

Sheet List Table

<table>
<thead>
<tr>
<th>Sheet Number</th>
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<tr>
<td>C0.0</td>
<td>COVER SHEET</td>
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<td>GENERAL NOTES AND DETAILS</td>
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<td>EXISTING CONDITIONS</td>
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<td>C3.0</td>
<td>SPEX PLAT</td>
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<td>C4.0</td>
<td>SIGN DEVELOPMENT PLAN</td>
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<td>C4.1</td>
<td>SIGN DEVELOPMENT PLAN DETAILS</td>
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<tr>
<td>C6.0</td>
<td>FIRE LANE AND MARKING PLAN</td>
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TOTAL SHEETS: 7
ZONING TABULATIONS

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<td>PROPOSED USE</td>
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SITE TABULATIONS (SEC 2-506)

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<td>REAR 20 FT</td>
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<td>Maximum Lot Coverage</td>
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<tr>
<td>Minimum Building Height</td>
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SPECIAL EXCEPTION PARKING TABULATION

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OUTDOOR PLAY AREA

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<td>Proposed Playground Equipment</td>
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DUMPSTER ENCLOSURE DETAIL

| Dumpster Enclosure Permitted | 0 |

SOILS SUMMARY

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<th>Soil Characteristic</th>
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<tr>
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<td>Derived from Sedimentary Rock</td>
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<td>Poorly Drained Yellowish-Brown or MOTTLED WATER TABLES</td>
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<td>PRELUDED WATER TABLES</td>
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<td>III-W-POOR</td>
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ILUMINATED CONTOUR SIGN  
(LOCATED ON BUILDING FRONT AS SHOWN BELOW)

Kiddie Academy  
Educational Child Care

SIGN TYPE 'B' ILLUMINATED CHANNEL LETTER SIGN  
(LOCATED ON BUILDING FRONT)

NOTE:  
1. THE SIGNS WILL BE ILLUMINATED.  
2. SIGN MATERIAL TO MATCH ARCHITECTURAL FINISH OF BUILDING. FURTHER DESIGN FOR PROPOSED SIGNS WILL BE FINALIZED DURING THE PERMITTING PROCESS. SIGN COLORS WILL INCLUDE RED/MAROON, BLACK, GRAY AND WHITE.  
3. SIGN CONTENT MAY DIFFER FROM THE CONTENT SHOWN ON THIS PLAN SHEET. THE FINAL SIGN CONTENT WILL BE SHOWN DURING THE PERMITTING PROCESS.

SIGN TYPE 'A' INTERNALLY ILLUMINATED TWO SIDED MONUMENT SIGN *

GRADE  
MONUMENT BASE BY LI/LI/CONTRACTOR  
SIGN BY TENANT/OWNER

03/27/18  
REVISED PER COUNTY COMMENTS

10/10/18  
REVISED PER COUNTY COMMENTS

08/02/18  
REVISED PER COUNTY COMMENTS

THIS DRAWING PREPARED AT THE  
NORTHERN VIRGINIA OFFICE
STATEMENT OF JUSTIFICATION

POTOMAC VIEW CHILD CARE CENTER

SPEX 2018-0004
SPEX 2018-0024
SIDP 2018-0002

Special Exception to permit a child care center
Special Exception to modify the child care center parking standards
Sign Development Plan to permit child care center signage

Loudoun County PIN #012-45-2739 (the “Property”)

October 15, 2018

I. Introduction

Potomac View Road, LLC is the contract purchaser of the above-referenced 2.02-acre Property more particularly described as Loudoun County PIN #012-45-2739, and is the Applicant for a special exception to permit a child care center in the Countryside Residential-1: CR-1 (“CR-1”) zoning district of the Revised 1993 Loudoun County Zoning Ordinance (“Zoning Ordinance”); a special exception to modify the child care center parking standards; and a sign development plan to permit appropriate signage for the child care center.

The Property abuts Potomac View Road (Route 637), just north of its intersection with Jefferson Drive (Route 839) and just south of its intersection with Oak Lane (Route 826). The Revised General Plan (the "Plan") designates the Property for Residential land uses. The Residential polices of the Plan support business uses that provide support services and local employment opportunities to residents. The proposed child care center would comply with the Plan’s Residential policies.

II. Proposal

The Applicant is proposing a special exception for child care center in the CR-1 district; a special exception for a reduction in the required number of parking spaces for a child care center; and a Sign Development Plan to modify the restrictive CR-1 sign regulations.

The proposed child care center utilizes the special exception provisions of the CR-1 district to establish a child care center. The child care center will be approximately 10,100 square feet and will accommodate up to 175 children and 30 employees. An outdoor play area of approximately 12,900 square feet is provided on the Property. The layout of the proposed child care center parking area accommodates an efficient flow of vehicles separating the pick-up/delivery spaces from the employee parking. Ample turnaround areas are provided at the end of each drive aisle.
A child care center operates much differently than an elementary school in terms of drop-offs and pick-ups. Unlike an elementary school, the drop-offs and pick-ups are staggered during the mornings and afternoons/evenings. There are typically three-hour time windows in the morning (6:30 a.m. to 9:30 a.m.) and afternoon/evening (3:30 p.m. to 6:30 p.m.) in which children are dropped off at and picked up from the child care center. On average, it takes about 6 minutes for a parent to drop-off and sign in a child at the child care center. The staggered drop-off and pick-up timeframes, and the relatively short amount of time required to drop-off a child, facilitates a smooth flow of traffic through the child care center parking area.

The proposed 10,100 square foot child care center will have a capacity of up to 175 students and 30 employees. The Zoning Ordinance requires 0.20 parking spaces per person in licensed capacity, 1 parking space per employee and 1 pick-up/delivery parking space per 20 children. Pursuant to the Zoning Ordinance, 65 parking spaces would be required for the proposed child care center. The proposed parking reduction would result in the Applicant providing 41 parking spaces.

As evidenced by the Traffic Impact Study, the proposed 41 spaces for the 175 child facility, or 0.234 spaces per enrolled child, exceeds the average supply of 0.22 spaces per child and demand of 0.18 spaces per child at other child care facilities in the area.

Additionally, the proposed parking reduction represents a 37 percent reduction of the Zoning Ordinance requirement which falls in line with previously approved parking reductions in Loudoun County. For context, child care centers at One Loudoun, on Braddock Road, and in South Riding have been approved for parking reductions ranging from 36 percent to 47 percent. The proposed parking reduction will reduce the need for unnecessary parking spaces and impervious surface at the child care center.

The 9 pick-up/delivery spaces are provided at a convenient location in the front of the building providing safe and clearly designated access to the child care center entrance. These pick-up/delivery spaces are located to the left of the primary drive aisle in a location that will not hinder other vehicles from entering or exiting the Property.

The proposed Sign Development Plan is a modification of the restrictive sign regulations that apply to businesses in the CR-1 district. The Applicant is proposing to modify Section 5-1204 (D) (4) (r) of the Zoning Ordinance, which permits only 10 square feet of total aggregate sign area per business, by proposing two signs which total 50 square feet of aggregate sign area. The two signs would consist of a 26 square foot freestanding sign and a 24 square foot building mounted sign. The two proposed signs are modest in nature and would serve to properly identify the child care center.

### III. Transportation
According to the Traffic Impact Study, prepared by Wells + Associates, Inc., dated February 28, 2018, the proposed child care center is estimated to generate 140 AM peak hour trips and 142 PM peak hour trips. The study area intersections and turning movements currently operate at an acceptable level of service “D” or better during the AM and PM peak hours. In 2020, with the proposed development in place, the study area intersections would operate at similar levels of service when compared to existing and future conditions without development. An acceptable level of service “D” or better will be maintained during the AM and PM peak hours. It should be noted that a southbound right turn taper is warranted at the Property entrance along Potomac View Road. In summary, the proposed child care center will have a negligible impact on the overall delay at off-site intersections in the future when compared to future conditions without development.

IV. Special Exception Issues for Consideration

Section 6-1309 of the Zoning Ordinance contains issues for consideration for Minor Special Exception and Special Exception applications. In considering a Minor Special Exception or Special Exception application, the following factors shall be given reasonable consideration. The Zoning Ordinance specifies that an applicant is to address each factor in its statement of justification unless such criteria are deemed inapplicable to the application. The following represents the Applicant’s response to these issues:

(1) § 6-1309 (1) – Whether the proposed minor special exception or special exception is consistent with the Comprehensive Plan.

The Property is located in the Suburban Policy Area and is planned for Residential uses pursuant to the land use recommendations of the Plan. The Residential polices of the Plan support business uses that provide support services and local employment opportunities to residents. The proposed child care center complies with the Residential policies of the Plan and will provide supportive services and employment opportunities for nearby residential uses. The proposed reduction in parking will reduce the impervious surface area of the Property thus creating more open space which conforms to the surface water policies of the Plan.

(2) § 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.

The child care center or proposed parking reduction will not emit any noise, light, glare, odor or other emissions that would negatively impact surrounding uses.

(3) § 6-1309 (3) – Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and on adjacent parcels.
The Property is surrounded on all sides by residential uses which are compatible with a child care center use. A reduction in parking will create less impervious surface and will result in larger buffer areas adjacent to neighboring properties.

(4) § 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.

The child care center or reduction in parking will not have a negative impact on the natural features of the Property.

(5) § 6-1309 (5) – Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.

The child care center, with an appropriate amount of parking, will provide a service which is in high demand throughout Loudoun County and, in particular, in residentially concentrated areas of the County.

(6) § 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.

The Property will be adequately served by public utilities and services, roads, pedestrian connections and other transportation services. Pursuant to the Parking Reduction Analysis completed as part of the Traffic Impact Study, adequate parking will be provided on the Property.

V. Sign Development Plan Issues for Consideration

Requests for approval of Sign Development Plans or revisions to approved Sign Development Plans (or Comprehensive Sign Packages) shall be made in accordance with the procedures for a Special Exception application as set forth in Section 6-1300, except that the Issues for Consideration shall be as set forth in Section 5-1202 (E) (1). The following represents whether and how the proposed signage addresses these issues:

(1) § 5-1202 (E) (1) (a) – Assist motorists, bicyclists and/or pedestrians in finding a location without difficulty or confusion.

The proposed signage request will provide motorists, bicyclists and pedestrians with easier means by which to identify the child care center.
(2) § 5-1202 (E) (1) (b) – Clearly identify places of business or communities, while avoiding unnecessary redundancy.

The proposed signage will clearly identify the child care center, however, the two proposed signs are minimal in nature and will not result in unnecessary redundancy. The freestanding entrance sign and building mounted sign are reasonable signage requests for a child care center.

(3) § 5-1202 (E) (1) (c) – Demonstrate compatibility with, and be subordinate to, the structures and land uses referenced by the sign.

The aggregate sign area of the two proposed signs will total just 50 square feet. This signage will be clearly subordinate to the child care center building.

(4) § 5-1202 (E) (1) (d) – Address impacts to the night sky.

The proposed signage will not result in any impacts to the night sky beyond what is already permitted in the Zoning Ordinance.

(5) § 5-1202 (E) (1) (e) – Incorporate energy efficient measures, where possible.

Energy efficient measures will be incorporated, where possible.

(6) § 5-1202 (E) (1) (f) – Provide a sufficient number of graphic messages or displays without creating competing demands for visual attention.

The two proposed signs will provide a sufficient graphic message for the child care center without creating competing demands for visual attention.

VI. Parking Reduction Special Exception

The Applicant is requesting a special exception to permit a reduction of the required parking spaces for a child care center. Based on the Parking Reduction section of the Traffic Impact Study prepared by Wells + Associates, the quantity of parking required by the Zoning Ordinance far exceeds what is necessary to adequately serve the proposed child care center. The proposed parking reduction will enable the Applicant to eliminate superfluous parking spaces and minimize the amount of impervious area on the Property. Reducing the parking requirement will not create any additional impacts on surrounding uses.

The parking reduction will enable a corresponding reduction in impervious area on the Property, thereby diminishing the overall development intensity. The proposed reduction in required parking will allow development of the child care center to occur more efficiently, with less impervious area, and thus more permanent open space area. The reduced parking
requirement will enable the proposed child care center to be more compatible with surrounding uses, is consistent with applicable Plan policies, and, as a result, improves upon the existing regulations.

VII. Conclusion

There is a large demand for child care services in residential areas of Loudoun County. The proposed child care center will occupy an existing vacant lot that is surrounded by residential uses. The Property’s location on Potomac View Road offers a unique opportunity to establish a use that complements the surrounding residential uses, yet accommodates a non-residential use that will provide needed child care services while expanding the commercial tax base. The child care center will serve as a community amenity that will be utilized by the numerous families living in the residential communities that surround the Property.

For all of the foregoing reasons, the Applicant respectfully requests positive consideration of the application from County staff, the Planning Commission and the Board of Supervisors.
DATE: May 1, 2018

TO: Josh Peters, Project Manager
Land Use Review

FROM: Pat Giglio, Planner III
Community Planning

Potomac View Child Care

BACKGROUND
The applicant, Potomac View Road, LLC, has submitted a special exception (SPEX) application to allow the development of a 10,100 square foot child care facility on a 2.2 acre parcel in Sugarland Run. A zoning modification (ZMOD) is being proposed to reduce the required parking for the proposed use and a Sign Plan (SIDP) is requested for building mounted signs. The subject site is zoned CR-1 (Countryside Residential – 1), and the proposed child care facility is permitted by special exception in the district.

The subject property is located on the west side of Potomac View Road about one mile north of Harry Byrd Highway (Route 7), between Jefferson Drive and Oak Lane. The property is part of the Jefferson Knolls subdivision which consists of large lot, single-family detached residences. The property is bordered to the east across Potomac View Road by other single-family detached residences. The Our Savior Evangelic Lutheran Church and multi-family residential apartments are located further to the south at the intersection of Potomac View Road and Sugarland Run Drive. A commercial retail center and NOVA Community College are located even further to the south on Potomac View Road.

The 2.2 acre subject property is the second largest property within the Jefferson Knolls subdivision, where the majority of the lots are one acre in size. The subject property was previously approved for a church use in 1995, Holy Trinity Church (SPEX 1995-0010); however, the approval for the church use has since expired and no construction activities have occurred on the site. A review of County GIS records indicates that forest cover and trees are located on the subject site. The Planning Department has waived the requirement for a Phase 1 archaeological survey.
COMPLIANCE WITH THE COMPREHENSIVE PLAN
The subject property is governed under the policies outlined in the Revised General Plan (RGP). The property is located within the Potomac Community in the Suburban Policy Area. The Revised General Plan designates this area for Residential uses (RGP, Planned Land Use Map, p. 7-23).

ANALYSIS
Plan policies intend for residential communities in the Suburban Policy Area to develop as self-sustaining communities with a full complement of employment, commercial, retail and neighborhood serving uses (RGP, Chapter 6, Land Use Pattern and Design Policies, Policy 1). The plan states that a variety of domestic and supporting land uses such as day care, personal services, or local recreation site will be fundamental to all neighborhoods (RGP, Chapter 11, Residential Neighborhoods, Land Use Arrangement, text). The proposed establishment of a child care facility on the subject property contributes to the mix of complementary uses for residential neighborhoods and is supported by the land use policies of the Plan.

The applicant has submitted a Special Exception Plat which depicts the location of the proposed 10,100 square foot child care facility and associated play area to the rear of the building in the southwest corner of the property. However, the application does not include any drawings or illustratives of the proposed building. The Plan specifies that every effort should be made to ensure that buildings are compatible and blend with the community. Buildings should maintain a similarity of building mass, scale, window and door openings, and detail to ensure compatibility. Compatibility is measured in terms of size, architectural similarities, landscaping, site development, and other similar matters (RGP, Chapter 11, Residential Neighborhoods, Land Use Arrangement, text). The Plan also states that buildings should define the streetscape and in no case should parking occupy significant frontage along residential neighborhood streets (RGP, Chapter 11, Residential Neighborhoods, Streetscape, text). The subject property will be accessed by a right-in and right-out lane from Potomac View Road, with a designated pick-up and drop off area in the front (east) of the building, with parking located on both the front and side (north) elevation. In addition, consideration of the location of parking, travel ways for drop-off, and issues associated with traffic queues should be further evaluated.

Additionally, the subject site contains existing natural vegetation, primarily deciduous and evergreen trees, along the western boundary and in the interior of the property. The Special Exception Plat depicts the general limits of development which will permit the preservation of existing vegetation along the site’s perimeter within the required buffers. Community Planning Staff notes that the surrounding neighborhood contains significant amounts of mature vegetation that is a visually distinctive feature of the neighborhood. The existing vegetation should be retained as much as possible in order to complement the neighborhood’s existing character and serve as a buffer between the adjoining residential properties. The Plan supports the use of Low Impact Design (LID) techniques which integrate hydrologically functional designs to infiltrate, filter, store, evaporate, and detain stormwater runoff and reduce pollutants on the subject site. (RGP, Chapter 5,
Surface Water Policies, Policy 17). The applicant should consider the use of small-scale LID systems such as rain gardens and drainage swales which use natural vegetation to treat and infiltrate rainfall close to the source. These could potentially serve as an educational tool for children at the proposed facility.

RECOMMENDATIONS
The proposed Special Exception application for the child care facility on the subject property is consistent with Residential Neighborhood policies of the Revised General Plan which envisions mix of neighborhood commercial, retail and personal services uses to be integrated into the community. Community Planning Staff supports approval of the application with conditions once the following issues have been addressed:

1. provide drawing and illustrative of the building design to demonstrate compatibility with the surrounding residential neighborhood;
2. address parking, traffic flow and potential que length issues through the design of the site;
3. incorporate existing vegetation and trees into the site design; and
4. utilize low-impact design (LID) techniques for storm water management.

Community Planning Staff supports the use of existing tree cover in lieu of or in support of required landscape buffers. Community Planning Staff defers to the Zoning Division to evaluate the appropriateness of the proposed parking modifications and sign plan request.

Cc: Ricky W. Barker, AICP, Director, Planning and Zoning-via email
    Dan Galindo, AICP, Acting Program Manager Community Planning, Planning and Zoning-via email
Josh
Community Planning Staff has reviewed the most recent submission by the applicant for the proposed child care facility dated August 7, 2018. In response to 1st referral comments the applicant has provided illustratives of potential building architecture, reoriented the building and street access to improve traffic flow, committed to preserving existing trees on the subject property and the incorporation of low impact design (LID) techniques to address storm water management. The proposed use of the subject property for a child care facility is consistent with Residential Neighborhood policies of the Revised General Plan which envisions mix of neighborhood commercial, retail and personal services uses to be integrated into the community. Community Planning Staff supports approval of the applications with conditions of approval.

Pat Giglio
Planner III, Community Planning
Loudoun County Department of Planning & Zoning
1 Harrison Street, S.E., 3rd Floor
Leesburg, Virginia 20175
703.777.0246 [Main] 703.737.8563 [Direct]

Visit Us on the Web: https://www.loudoun.gov/planning
The subject property is zoned Countryside Residential (CR-1) under the Revised 1993 Loudoun County Zoning Ordinance (the Zoning Ordinance).

The Applicant is seeking a special exception to allow a child care center in the CR-1 zoning district, a zoning modification to reduce the required number of parking spaces for a child care center, and a sign development plan to modify the sign regulations of the Zoning Ordinance.

Zoning Administration has reviewed the materials submitted with the April 2, 2018 Referral Memorandum and offers the following comments:

**Special Exception and Zoning Modification Comments:**

1. Potomac View Road is a “Major Collector” road and requires a 75 foot building setback and 35 foot parking setback in accordance with Section 5-900(A)(10). Correct the building setbacks listed in the “Zoning Tabulations on Sheet C1.0 accordingly, and show and label the both the building and parking setbacks on the SPEX Plat (Sheet C3.0).

2. Section 5-1403(E) requires a Type 3 Front Yard Buffer from Potomac View Road. Correct the buffer yard reference and width along Potomac View Road on Sheet C3.0 and C4.0.
3. In the “Zoning Modification Parking Tabulation” use a different symbol for the multiplication sign than to indicate what is “Zoning Modification Requested”.

4. Provide a tabulation on Sheet C1.0 that demonstrates compliance with the outdoor play area requirement of Section 5-609(A)(8). It appears that the play area provided is not sufficient to meet the play area requirement for 175 children. A child care facility with 175 children must have a play area of 13,125 SF.

5. Please label the height or minimum height of the proposed fence around the play area to demonstrate compliance with 5-609(B)(1)(a).

**Issues for Consideration.** In considering a minor special exception or special exception application, the following factors shall be given reasonable consideration:

6. **Section 6-1309(1):** Whether the proposed minor special exception or special exception is consistent with the Comprehensive Plan. 
   Zoning Staff defers to the Community Planning Division as to whether the application is consistent with the Comprehensive Plan.

7. **Section 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. 
   The development is proposing the required buffers of Section 5-1400 of the Zoning Ordinance around the perimeter of the property, and will adhere to the lighting and noise standards of Section 5-1500. This should effectively mitigate impacts on surrounding properties.

8. **Section 6-1309(3):** Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and on adjacent parcels. 
   Zoning Staff defers to the Community Planning Division as to whether the proposed use is compatible with other existing or proposed uses.

9. **Section 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 forestall lands. 
   Zoning Staff defers to the Department of Building and Development Natural Resources Team as to the adequacy of mitigation of the impacts to environmental and natural features on the property.

10. **Section 6-1309(5):** Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public. 
   This application is for a child care facility which provides a service to the surrounding community. The proposed facility will contribute and promote the welfare and convenience of the public by providing additional child care options for local residents.
11. **Section 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. Staff defers to the Loudoun County Department of Environmental Health regarding the adequacy of on-site wastewater disposal and groundwater systems, and the Department of Transportation and Capital Infrastructure (DTCI) regarding the adequacy of transportation infrastructure to serve the proposed use.

**Sign Development Plan Comments:**

12. Please revise the sign detail to depict the actual sign information being displayed as opposed to using “Day Care Center- Educational Child Care” as an illustrative place holder.

13. Revise the proposed sign area in the proposed sign matrix. For freestanding business signs in the CR-1 District the entire structure is considered part of the sign. For the freestanding sign the area of the two pillars and the base should also be included in the sign area.

14. Note that signs which reflect or cast glare, directly or indirectly, on any public roadway or adjacent property are prohibited in accordance with Section 5-1202(A)(4).

**Sign Development Plan Issues for Consideration.** Sign Development Plans shall be made in accordance with the procedures for a Special Exception application as set forth in Section 6-1300, except that the Issues of Consideration shall be as set forth below:

15. **Section 5-1202(E)(1)(a):** Assist motorists, bicyclists and/or pedestrians in finding a location without difficulty or confusion; The proposed sign will be assist motorist along Potomac View Road locate the day care facility.

16. **Section 5-1202(E)(1)(b):** Clearly identify places of business or communities, while avoiding unnecessary redundancy; The proposed sign does not identify a business name but only a generic name and logo as a place holder. See comment 12 above.

17. **Section 5-1202(E)(1)(c):** Demonstrate compatibility with, and be subordinate to, the structures and land uses referenced by the sign; Zoning Staff defers to the Community Planning Division as to whether the signs are compatible with and subordinate to the proposed structure and land use.

18. **Section 5-1202(E)(1)(d):** Address impacts to the night sky; The proposed signs are required to meet the Zoning Ordinance lighting and glare standards which will minimize impacts to the night sky.

19. **Section 5-1202(E)(1)(e):** Incorporate energy efficient measures, where possible;
The applicant states that energy efficient measures will be incorporated, where possible.

20. **Section 5-1202(E)(1)(f):** *Provide a sufficient number of graphic messages or displays without creating competing demands for visual attention.*

The application proposes two signs which should not create competing demands for visual attention, however, sign information specific to the business has not been shown with this application. See comment 12 above.
DATE: August 30, 2018

TO: Josh Peters, Project Manager, Land Use Division

FROM: Josh Elkins, PLA, CZO, Planner, Zoning Administration Division

CC: Chris Mohn, AICP, Deputy Zoning Administrator

Potomac View Child Care Center

Pin #: 012-45-2739 Tax Map #: /81/C/1////1/

The subject property is zoned Countryside Residential (CR-1) under the Revised 1993 Loudoun County Zoning Ordinance (the Zoning Ordinance).

The Applicant is seeking a special exception to allow a child care center in the CR-1 zoning district, a zoning modification to reduce the required number of parking spaces for a child care center, and a sign development plan to modify the sign regulations of the Zoning Ordinance.

Zoning Administration has reviewed the materials submitted with the August 7, 2018 Referral Memorandum and offers the following comments:

Special Exception and Zoning Modification Comments:

1. The subject property is zoned CR-1 which is not classified as a suburban zoning district and therefore cannot be modified in accordance with 6-1217(B). The Zoning Modification application must be withdrawn. Alternatively, the applicant may request a modification of the parking standards in accordance with the regulations of Section 5-1102(F). If a parking adjustment cannot be achieved through the criteria of Section 5-1102(F)(2) through (5) then the applicant can request a special exception for a reduction in parking in accordance with Section 5-1102(F)(6). The applicant will be required to enter into a parking covenant in accordance with Section 5-1102(F)(1)(c).
DATE:    July 9, 2018

TO:   Joshua Peters, Project Manager
      Department of Planning and Zoning

FROM: Deborah S. Miller, Transportation Planner
      DTCI, Transportation Planning & Operations Division

SUBJECT: SPEX 2018-0004 & ZMOD 2018-0008 – Potomac View Child Care Center
        First Referral

Background
These SPEX and ZMOD application(s) propose to permit a child care center in the CR-1 zoning
district under the Revised 1993 Zoning Ordinance (Zoning Ordinance) and reduce the minimum
number of off-street parking spaces required by Zoning Ordinance Section 5-609(B)(2)(b) for a
child care center.

The 2.01-acre subject property (PIN # 012-45-2739) is located along Potomac View Road (VA
Route 637), south of Oak Lane (VA Route 826) and north of Jefferson Drive (VA Route 639) and
is located within the Suburban Policy Area (Potomac Community). One site driveway (right-in /
right-out access) along southbound Potomac View Road is proposed to serve the site. A vicinity
map is provided as Attachment 1.

Department of Transportation and Capital Infrastructure (DTCI) review of these applications is
based on materials received from the Department of Planning and Zoning on April 3, 2018,
including (1) an Information Sheet, dated April 2, 2018; (2) a Statement of Justification prepared
by the Applicant, dated March 28, 2018; (3) a Traffic Impact Study (including analysis of the
proposed parking reduction) prepared by Wells + Associates, dated February 28, 2018 and (4)
a SPEX plat (plan set) prepared by Timmons Group, dated March 27, 2018.

Executive Summary
Based on review of the applications as submitted, DTCI is unable to provide a
recommendation at this time. DTCI may have additional comments based on the
Applicant's responses to the comments provided, and is available to meet with the
Applicant upon request to discuss the proposal.
DTCI has the following general concerns regarding this application. Detailed discussion of these issues are provided in the comment section, below:

- Additional analysis is necessary regarding the ability for site traffic to make U-Turns on Potomac View Road.

- The southbound left-turn lane on Potomac View Road at Sugarland Run Drive needs to extend to accommodate the forecasted queues resulting from the proposed SPEX use.

- A right-turn taper is warranted and needs to be provided on southbound Potomac View Road at the site entrance.

- The Applicant needs to revise submitted materials to clarify the number of employees for the SPEX use, the resulting required number of parking spaces, and extent of the proposed parking reduction.

- Proposed pick-up/drop-off spaces located directly in front of the day care facility should be reassessed to reduce potential impacts to on-site traffic circulation.

- A sidewalk needs to be installed along the site’s Potomac View Road frontage, consistent with 2010 CTP policy.

### Countywide Transportation Plan Arterial and Collector Roadways

The existing and planned transportation network is subject to the policies of the *Countywide Transportation Plan (2010 CTP)* and the *Bicycle & Pedestrian Mobility Master Plan (2003 Bike & Ped Plan)*. Arterial and collector roadways in the vicinity of the proposed development are described below.

**Potomac View Road (VA Route 637)**

Hampshire Station Drive to Palisade Parkway

<table>
<thead>
<tr>
<th>Functional Classification (CTP)</th>
<th>Existing Condition</th>
<th>Ultimate Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Section/Lanes</strong></td>
<td>110 feet / R4M</td>
<td>110 feet / R4M</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Bicycle and Pedestrian Facilities</strong></th>
<th><strong>Existing Condition</strong></th>
<th><strong>Ultimate Condition</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Sidewalks along both sides of roadway south of site, between Jefferson Drive / Sugarland Run Drive and Palisade Parkway.</td>
<td></td>
<td>Six-Foot Wide Sidewalk and Ten Foot Wide Shared-Use Path or Sidewalks and On-Street Bicycle Lanes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Speed Limit</strong></th>
<th><strong>Existing Condition</strong></th>
<th><strong>Ultimate Condition</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>45 MPH</td>
<td></td>
<td>–</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>VDOT Traffic Counts</strong></th>
<th><strong>Existing Condition</strong></th>
<th><strong>Ultimate Condition</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>7,900 ADT</td>
<td></td>
<td>–</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Ultimate Improvements</strong></th>
<th><strong>Existing Condition</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Provision of bicycle and pedestrian facilities.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Notes</strong></th>
<th><strong>Existing Condition</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Portions of roadway are U4M (curb and gutter) sections.</td>
<td></td>
</tr>
</tbody>
</table>
Summary of Traffic Impact Study (TIS)

DTCI’s assessment of the Applicant’s traffic analysis and transportation impacts deriving from the proposed development is based on review the Applicant’s submission materials, existing and planned transportation facilities, and applicable County policies.

There is no existing development on the site.

A review of safety and operations for existing roadways in the vicinity of the site indicates that within the past three years, the following incidents were reported to the Loudoun County Sheriff’s Office:

- Potomac View Road and Palisade Parkway intersection: 11 crashes
- Sugarland Run Drive and Abbey Circle intersection: 6 crashes
- Potomac View Road and Sugarland Run Drive intersection: 5 crashes
- Potomac View Road and Oak Lane intersection: 1 crash
- Potomac View Road and Hampshire Station Drive intersection: 5 crashes

The Applicant submitted a Traffic Impact Study (TIS), dated February 28, 2018, analyzing the impacts of the proposed 175 student child daycare center under Total Future 2020 conditions at the following intersections:

- Potomac View Road and Palisade Parkway (Intersection #1)
- Sugarland Run Drive and Abbey Circle (Intersection #2)
- Potomac View Road and Sugarland Run Drive (Intersection #3)
- Potomac View Road and Oak Lane (Intersection #4)
- Potomac View Road and Hampshire Station Drive (Intersection #5)

With trips to and from the site distributed as follows:

- 10% of trips to and from the west along Hampshire Station Drive
- 20% of trips to and from the west along Palisade Parkway
- 10% of trips to and from the south along Potomac View Road
- 30% of trips to and from the north along Potomac View Road
- 15% of trips to and from the east along Willow Terrace
- 15% of trips to and from the east along Sugarland Run Drive

Based upon the existing conditions on the site, permitted development potential and this proposal, the development would impact existing and potential site trip generation as follows:
Table 1: Trip Generation Comparisons for Potomac View Child Care Center*

<table>
<thead>
<tr>
<th>Development Program</th>
<th>AM Peak Trips</th>
<th>PM Peak Trips</th>
<th>Weekday Total Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Trips</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vacant</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Proposed Trips</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>175 Student Child Daycare Center*</td>
<td>140</td>
<td>142</td>
<td>767</td>
</tr>
<tr>
<td>Difference (Proposed minus Existing)</td>
<td>+140</td>
<td>+142</td>
<td>+767</td>
</tr>
<tr>
<td>Permitted Trips</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>One (1) Single Family Dwelling</td>
<td>1</td>
<td>1</td>
<td>10</td>
</tr>
<tr>
<td>Proposed Trips</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>175 Student Child Daycare Center*</td>
<td>140</td>
<td>142</td>
<td>767</td>
</tr>
<tr>
<td>Difference (Proposed minus Permitted)</td>
<td>+139</td>
<td>+141</td>
<td>+757</td>
</tr>
</tbody>
</table>

Sources: DTCI Staff (5/2/18) and Potomac View Child Care Center TIS, Wells + Associates, February 28, 2018, Page 21.
*For complete breakdown of trip generation, please consult the Applicant’s TIS.

Based upon the forecasted trip generation from the proposed development program, the TIS forecasts the offsite intersections to operate at a LOS “D” or better during the AM and PM peak hours. However, the TIS indicates that the existing left-turn lane on southbound Potomac View Road at Sugarland Run Drive will not be able to accommodate forecasted queues in total future conditions, and that a southbound right-turn lane taper is warranted at the site driveway along Potomac View Road.

Parking Reduction Analysis

The Applicant submitted a zoning modification parking reduction request and analysis associated with the future 175-student child care facility use. Per the Applicant’s plan set, the number of off-street parking spaces required by the Zoning Ordinance is 74 spaces (30 staff spaces + 35 children spaces \((175 \times 0.2) + 9\) pick-up/drop-off spaces). The application seeks approval of a modification in order to allow a reduction of 33 parking spaces (44 percent reduction) for a total of 41 parking spaces. The study inventoried several recently approved parking reductions for child care centers in the County and also reviewed sites in Manassas and Dale City, Virginia. A comparison of peak parking rates at each facility, student enrollment, and average rate of occupied parking spaces per student enrolled varied from 0.12 to 0.22, and that the 41 spaces proposed at the subject site would equate to approximately 0.234 spaces per student. DTCI notes that other recently approved parking reductions for child care centers in Loudoun County (e.g., Morley Corner, Braddock Road Child Care Center and Edgewater Day Care Center) had a reduction range of 36 to 47 percent. See the Transportation Comments section for additional discussion on this matter.

Transportation Comments and Recommendations

Based upon review of the Applicant’s submission materials, DTCI has the following comments:
Traffic Study

1. The Applicant should revise the TIS and other application materials to include a U-turn analysis demonstrating that site generated trips making U-turns on Potomac View Road at Sugarland Run Drive (southbound) and at Oak Lane (northbound) can physically make the U-turns at these locations, as well as the impacts of such U-turns on the traffic operations.

Roadway Network and Site Access

2. The Applicant’s TIS indicates that the 95th percentile queues in both the AM and PM peak hours will exceed the storage of the existing southbound left-turn lane on Potomac View Road at Sugarland Run Drive. As such, the Applicant should extend this turn lane to accommodate the increased traffic using this turn lane, subject to VDOT approval, and have the extended turn lane open to traffic prior to occupany of the SPEX use.

3. The Applicant’s TIS indicates that a right-turn taper is warranted at the site entrance. As such, the Applicant should provide, subject to VDOT approval, a right-turn taper on southbound on Potomac View Road pin advance of the site entrance. This right-turn taper should be shown on the SPEX plat (plan set) and be open for traffic prior to occupancy of the SPEX use.

Parking Reduction

4. The Applicant needs to revise its parking reduction request to provide consistent information as to the total number of employees, and therefore the required number of parking spaces, for the facility (currently, the TIS indicates that there will be 30 employees, while the plan set indicates there will be 25 employees). In either case, the proposed reduction (between 41 and 44 percent) appears to be within the range of other recently approved parking reductions for child care centers. DTCI will have additional comments on the proposed parking reduction at next referral.

Site Layout and Circulation

5. DTCI notes that numerous pick-up/drop-off spaces are located directly in front of the day care facility as one enters the site. The Applicant should reassess the proposed location of the pick-up and drop-off spaces to improve traffic circulation, improve turning movement/maneuvering capability in the parking lot and avoid conflicts with vehicles backing out while other vehicles will be entering the site. DTCI recommends that the pick-up/drop-off spaces be located along the north side of the building to eliminate need for incoming vehicles to turn left immediately after entering the site and provide additional queuing / storage distance between Potomac View Road and the pick-up / drop-off spaces.

Bicycle and Pedestrian Facilities

6. The Applicant should provide a six-foot wide sidewalk along the site’s Potomac View Road frontage, consistent with Appendix 6 of the 2010 CTP. The sidewalk may be located either within an expanded ROW and meet VDOT standards, or within a public access easement with an agreement that the Applicant (property owner) will agree to maintain the sidewalk.
General Comments

7. Add a note to the “General Notes” on Sheet 2 of the plan set to reference the Potomac View Child Care Center Traffic Impact Study (TIS), prepared by Wells + Associates, dated February 28, 2018.

ATTACHMENT

1. Site Vicinity Map

cc: Lou Mosurak, Senior Coordinator, DTCI
SPEX 2018-0004 & ZMOD 2018-0008 – Potomac View Child Care Center

ATTACHMENT 1
MEMORANDUM

DATE: September 25, 2018

TO: Joshua Peters, Project Manager
   Department of Planning and Zoning

THROUGH: Lou Mosurak, AICP, Senior Coordinator
          DTCI, Transportation Planning & Operations Division

FROM: Mark Phillips, PE, Transportation Planner
       DTCI, Transportation Planning & Operations Division

SUBJECT: SPEX 2018-0004, ZMOD 2018-0008 & SIDP 2018-0002 – Potomac View Child Care Center
         Second Referral

Background

This referral updates the status of comments noted in the first Department of Transportation and Capital Infrastructure (DTCI) referral, dated July 9, 2018, on these Special Exception (SPEX), Zoning Modification (ZMOD) and Sign Development Plan (SIDP) applications to permit a child day care center in the CR-1 zoning district and reduce the number of required parking spaces for a child care center. The 2.01-acre subject property (PIN # 012-45-2739) is located along Potomac View Road (VA Route 637), south of Oak Lane (VA Route 826) and north of Jefferson Drive (VA Route 639) and is located within the Suburban Policy Area (Potomac Community).

This update is based on DTCI review of materials received from the Department of Planning and Zoning on August 8, 2018, including (1) an Information Sheet, dated August 7, 2018; (2) a letter responding to first referral comments, prepared by the Applicant, dated August 7, 2018; (3) Building Illustrative Graphics prepared by the Applicant, dated August 7, 2018; (4) a Swept Area and Capacity Analysis prepared by Wells + Associates, dated August 3, 2018, and; (5) a revised SPEX Plat (Plan Set) prepared by Timmons Group dated August 2, 2018.

Executive Summary

Upon resolution of Comments 2, 6 and 8, DTCI could support approval of these applications as proposed with this submission. Staff is available to meet with the Applicant to discuss the comments noted in this referral.

DTCI has the following general concerns regarding these applications. Detailed discussion of these outstanding issues are provided in the comment section, below:
The southbound left-turn lane on Potomac View Road at Sugarland Run Drive needs to be extended to accommodate the forecasted queues resulting from the proposed use.

A sidewalk needs to be installed along the site’s Potomac View Road frontage, consistent with the 2010 CTP policy.

Ingress/Egress access arrows are facing the wrong direction on the SPEX Plat and need to be revised.

**Status of Transportation Comments and Recommendations**

Staff comments from the first DTCI referral July 9, 2018 as well as the Applicant’s responses to these comments August 7, 2018 are provided below. Based upon review of the Applicant’s revised submission materials, DTCI has provided updated statuses for its first referral comments.

**Traffic Study**

1. **Initial Staff Comment July 9, 2018:** The Applicant should revise the TIS and other application materials to include U-turn analysis demonstrating that site generated trips making U-turns on Potomac View Road at Sugarland Run Drive (southbound) and at Oak Lane (northbound) can physically make the U-turns at these locations, as well as the impacts of such U-turns on the traffic operations.

   **Applicant’s Response August 7, 2018:** A vehicle turning analysis for the U-turn movements on southbound Potomac View Road at Sugarland Run Drive, and on northbound Potomac View Road at Oak lane was conducted using AutoTURN. The AutoTURN analysis shows that the design passenger vehicle can make a U-turn movement at Sugarland Run Drive and at Oak Lane. It is noted at Oak Lane, the body of the car may cross over the edge of the pavement line, but the front and back tire paths do not.

   The Synchro analysis worksheets for the total future conditions, as shown in the enclosed Swept Area and Capacity Analysis, account for the U-turn movements in the traffic operations results. It was assumed in the study that the southbound left turn lane of Potomac View Road at Sugarland Run Drive and the northbound left turn of Potomac View Road at Oak Lane would serve as a shared lane with the U-turn movements.

   **Comment Status:** Comment addressed.

**Roadway Network and Site Access**

2. **Initial Staff Comment July 9, 2018:** The Applicant’s TIS indicates that the 95th percentile queues in both the AM and PM peak hours will exceed the storage of the existing southbound left-turn lane on Potomac View Road at Sugarland Run Drive. As such, the Applicant should extend this turn lane to accommodate the increased traffic using this turn lane subject to VDOT approval, and have the extended turn lane open to traffic prior to occupancy of the SPEX use.
Applicant’s Response August 7, 2018: The existing storage length of the southbound left turn at the Sugarland Run Drive intersection is approximately 105 feet, a length of which 95th percentile queues currently exceed during the PM peak hour, 109 feet, and will continue to exceed under background and total future conditions, at 112 feet and 160 feet, respectively. The increase in queue from background to future is 48 feet or only two vehicles. The average queues are calculated at 22 to 29 feet, or approximately one (1) vehicle during the peak hours, with the proposed child care center. It is also noted that the intersection would operate with an LOS B during both the AM and PM peak hours. Given the acceptable levels of service, which indicate efficient operations during peak hours, the relatively minor increase in the 95th percentile queue during the PM peak hour, and the short average queues of one (1) vehicle, lengthening the southbound left turn lane is not justified.

Comment Status: Comment not addressed. DTCI reiterates its initial comment.

3. Initial Staff Comment July 9, 2018: The Applicant’s TIS indicates that a right-turn taper is warranted at the site entrance. As such, the Applicant should provide, subject to VDOT approval, a right-turn taper on southbound on Potomac View Road pin advance of the site entrance. This right-turn taper should be shown in the SPEX plat (plan set) and be open for traffic prior to occupancy of the SPEX use.

Applicant’s Response August 7, 2018: The Applicant has revised the proposed concept plan to include a southbound right turn taper, of 100 feet in length, the site driveway. The taper is accommodated by revising the plan to move the driveway to the southern portion of the property.

Comment Status: Comment addressed.

Parking Reduction

4. Initial Staff Comment July 9, 2018: The Applicant needs to revise its parking reduction request to provide consistent information as to the total number of employees, and therefore the required number of parking spaces, for the facility (currently TIS indicates that there will be 30 employees, while the plan set indicates there will be 25 employees). In either case, the proposed reduction (between 41 and 44 percent) appears to be within the range of other recently approved parking reductions for child care centers. DTCI will have additional comments on the proposed parking reduction at next referral.

Applicant’s Response August 7, 2018: The child care center will staff up to 30 employees. If any application references indicated 25 employees, that number has been revised to 30 employees.

Comment Status: Comment addressed.
Site Layout and Circulation

5. Initial Staff Comment July 9, 2018: DTCI notes that numerous pick-up/drop-off spaces are located directly in front of the day care facility as one enters the site. The Applicant should reassess the pick-up and drop-off spaces to improve traffic circulation, improve turning movement/maneuvering capability in the parking lot and avoid conflict with vehicles backing out while other vehicles will be entering the site. DTCI recommends that the pick-up/drop-off spaces be located along the north side of the building to eliminate need for incoming vehicles to turn left immediately after entering the site and provide additional queuing / storage distance between Potomac View Road and the pick-up / drop-off spaces.

Applicant’s Response August 7, 2018: With the revision to the site layout moving the driveway to the southern end of the property, vehicles now turn right to enter the parking area in front of the building or travel straight to parking spaces located along the south side of the building. This change eliminates the need for incoming vehicles to turn left immediately after entering the property, thus improving turning maneuvering capability.

Comment Status: Comment addressed.

Bicycle and Pedestrian Facilities

6. Initial Staff Comment July 9, 2018: The Applicant should provide a six-foot wide sidewalk along the site’s Potomac View Road frontage, consistent with Appendix 6 of the 2010 CTP. The sidewalk may be located either within an expanded ROW and meet VDOT standards, or within a public access easement with an agreement that the Applicant (property owner) will agree to maintain the sidewalk.

Applicant’s Response August 7, 2018: There are no sidewalks that currently abut the property. The Applicant would be agreeable to the condition of approval requiring the establishment of a 10-foot wide sidewalk easement running the length of the Potomac View Road property frontage. This 10-foot wide sidewalk easement, which is located entirely outside of right-of-way, is now shown on the plan set.

Comment Status: Comment partially addressed, the Applicant provided a 10-foot public access easement on the SPEX plat (site plan). The Applicant should provide a six-foot sidewalk along the site’s Potomac View Road frontage, consistent with Appendix 6 of the 2010 CTP. DTCI also notes that the 2010 CTP (Chapter 4, Pedestrian and Bicycle Facilities Policies for Roadways, Policy 15) calls for bicycle and pedestrian facilities to be installed at the commencement of a project, regardless of whether connections from adjacent properties are already in place.

General Comments

7. Initial Staff Comment July 9, 2018: Add a note to the “General Notes” on Sheet 2 of the plan set to reference the Potomac View Child Care Center Traffic Impact Study (TIS), prepared by Wells + Associates, dated February 28, 2018.
Applicant’s Response August 7, 2018: The requested note has been added to the plan set.

Comment Status: Comment addressed.

Additional Transportation Comments and Recommendations

Based upon review of the Applicant’s revised submission materials, DTCI has the following new comments:

8. Site Layout and Circulation – The Applicant should modify the ingress/egress directional arrows shown on the SPEX Plat (plan set) to depict the correct travel directions for vehicles circulating through the proposed site.
June 5, 2018

Mr. Josh Peters  
County of Loudoun  
Department of Planning and Zoning  
1 Harrison Street, S.E.  
3rd Floor  
Leesburg, Virginia 20175

Re: Potomac View Child Care Center  
   Loudoun County Application Number: SPEX 2018-0004, ZMOD 2018-0008 & SIDP 2018-0002

Dear Mr. Peters:

We have reviewed the above application as requested in your April 2, 2018 transmittal (received April 10, 2018). We offer the following:

**Land Development**
The final site plan shall demonstrate that the new development access meets VDOT’s Access Management Design Standards and Regulations. The design standards govern the design of intersections, turn lanes, and entrances as well as providing the sight distance requirements; spacing standards for entrances, intersections, crossovers, and traffic signals on arterials, collectors, and local streets.

**Traffic Engineering**
The traffic study is still under review by VDOT’s Traffic Engineering Section, the results of their review will be forwarded immediately upon completion.

If you have any questions, please do not hesitate to contact me; I can be reach by phone (703.259.3259) or via email (clyde.wallace@vdot.virginia.gov).

Sincerely,

* Clyde A. Wallace  
  Clyde A. Wallace, P.E.  
  Engineer

cc: Antonios R. Estafanous, P.E., VDOT Leesburg Residency Office

Attachment 5.30
MEMORANDUM

TO: Clyde Wallace
FROM: Arun Raj
CC: Xuejun Fan

SUBJECT: RUID # 24464, Plan# SPEX 2018-0004, Potomac View Child Care - Loudoun County

June 14, 2018

We have completed our review of the traffic impact study and offer the following comments.

1. As per report, a SB right turn taper at the site entrance along Potomac View Road was warranted for future year 2020 with proposed development and SB right turn taper should be installed and ensure that the taper meet VDOT design standards. If not, design waivers will be required.

2. Potomac View Road at Sugarland Run Drive/Jefferson Drive intersection; it is to be noted that the 95\textsuperscript{th} percentile backs of queue exceed the existing turn-lane storage for WB left turns for existing, future background as well as future with development analysis years; however, future with development and future background 95\textsuperscript{th} queues are comparable and future with development do not deteriorate the WB left queues. Further, SB left 95\textsuperscript{th} queues are very close to available existing storage for existing and future background conditions and it is expected that it can be accommodated within available existing storage; however, SB left 95\textsuperscript{th} queues deteriorated with future development analysis by 52' compare to future background analysis year for PM peak hour and SB left 95\textsuperscript{th} queues cannot be accommodated for future with development within available existing storage. We suggest the following:
   - Extending WB left turn lane for existing/background conditions to accommodate the 95\textsuperscript{th} percentile queue.
   - Extending SB left turn lane with proposed development to accommodate the 95\textsuperscript{th} percentile queue.

3. No details of spacing of the site access from nearby intersections are provided in the report. Ensure that proposed Right in – Right out site access meet the access management standards.

4. It is to be noted that Synchro 9 is used for capacity analysis as indicated in the county scoping document; however; now a days, VDOT practice is to use Synchro 10 for traffic study analysis purposes. For future studies, please use Synchro 10 for traffic Impact Study purposes.
In general, we found the Traffic Impact Analysis “Acceptable”. We are retaining copy for our records and the SPEX plat via inter-office mail. Please call if you have any questions.
September 12, 2018

Mr. Josh Peters  
County of Loudoun  
Department of Planning and Zoning  
1 Harrison Street, S.E.  
3rd Floor  
Leesburg, Virginia 20175

Re: Potomac View Child Care Center  
Loudoun County Application Number: SPEX 2018-0004, ZMOD 2018-0008 & SIDP 2018-0002  
2nd Submission

Dear Mr. Peters:

We have reviewed the above application as requested in your August 7, 2018 transmittal (received August 15, 2018).

All of our previous comments were adequately addressed or acknowledged; therefore, we have no further objection to approval of this application.

If you have any questions, please do not hesitate to contact me; I can be reach by phone (703.259.3259) or via email (clyde.wallace@vdot.virginia.gov).

Sincerely,

Clyde A. Wallace
Clyde A. Wallace, P.E.
Engineer

cc: Antonios R. Estafanous, P.E., VDOT Leesburg Residency Office

Attachment 5.32
MEMORANDUM TO: Joshua Peters, MSC #62  
Department of Planning and Zoning

FROM: Joseph E. Lock MSC #68  
Rural Section Supervisor  
Division Of Environmental Health

PIN 012-45-2739

The above referenced project meets the requirements of Section 1245.10 of the LSDO for:

a. Proposed Drainfield Sites   Yes    No    N/A    X
b. Proposed Wells              Yes    No    N/A

The locations on the plat, shown by Timmons Group survey dated March 27, 2018 (none provided), are correct as shown:

a. Abandoned Well                Yes    No    N/A
b. Abandoned Drainfield Site     Yes    No    N/A

Health Department comments: Staff supports approval for the following reasons ___  
Staff cannot recommend approval ___  Staff recommends approval with the following reservations X___  
Items that are incorrect/deficient are listed on the attached page.

Attachments Yes X No ___

If further information or clarification on the above project is required, please contact me at (703)771-5800.

JEL/JAB/jel  
C:PotomacViewChildCareCenter.Referral

cc: file
ATTACHMENT

This Department will require connection to public water and sewer.

On Sheet C2.0, the well and septic points should be labeled as abandoned, not to be abandoned. This work has been completed in the past.

The septic tank could not be located by this Department in 2005, but it was believed to be removed.

*If* any additional water supplies or septic tanks are located during the site work process, the appropriate applications and fees (if any) must be obtained. If required, this office will issue the necessary permits. All work must be completed prior to final approval.
MEMORANDUM TO: Joshua Peters, MSC #62
Department of Planning and Zoning

FROM: Joseph E. Lock MSC # 68
Rural Section Supervisor
Division Of Environmental Health

PIN 012-45-2739

The above referenced project meets the requirements of Section 1245.10 of the LSDO for:

a. Abandoned Drainfield Sites [X] [No] [N/A]

b. Abandoned Wells [X] [No] [N/A]

The locations on the plat, shown by Timmons Group survey revised August 2, 2018 (none provided), are correct as shown:

a. Abandoned Well [X] [No] [N/A]

b. Abandoned Drainfield Site [X] [No] [N/A]

Health Department comments: Staff supports approval for the following reasons [X] Staff cannot recommend approval [No] Staff recommends approval with the following reservations [N/A] Items that are incorrect/deficient are listed on the attached page.

Attachments Yes [X] No [No]

If further information or clarification on the above project is required, please contact me at (703)771-5800.

JEL/JAB/jel
C:PotomacViewChildCareCenter2.Referal
cc: file
ATTACHMENT

This Department will require connection to public water and sewer.

The well and septic points have been labeled as abandoned.

The septic tank could not be located by this Department in 2005, but it was believed to be removed.

*If* any additional water supplies or septic tanks are located during the site work process, the appropriate applications and fees (if any) must be obtained. If required, this office will issue the necessary permits. All work must be completed prior to final approval.
April 18, 2018

Josh Peters  
Building and Development  
1 Harrison Street, S.E.  
P. O. Box 7000  
Leesburg, Virginia 20177-7000

Re:  Potomac View Child Care Center  

Dear Mr. Peters:

Loudoun Water has reviewed the referenced applications and offers no objection to its approval. However, please note that off-site easement will be required from the adjacent properties in order to extend public sewer to the child care center. A blow-off valve has been extended to the property with a previous project to allow for the connection to public water. Please see the attached map for reference.

Should you have any questions, please do not hesitate to contact me at 571-291-7991 or by email at KTamborrino@loudounwater.org

Sincerely,

[Katie Tamborrino]  
Civil Engineer
August 27, 2018

Josh Peters
Planning and Zoning
1 Harrison Street, S.E.
P. O. Box 7000
Leesburg, Virginia 20177-7000

Re: Potomac View Child Care Center

Dear Mr. Peters:

Loudoun Water has reviewed the referenced applications and offers no objection to its approval. As previously noted, off-site easement will be required from the adjacent properties for public sewer and a blow-off valve has been extended to the property with a previous project to allow for the connection to public water.

Should you have any questions, please do not hesitate to contact me at 571-291-6251 or by email at jhockman@loudounwater.org

Sincerely,

John Hockman
Civil Engineer
DATE: April 26, 2018

TO: Josh Peters, Project Manager

FROM: Anna Dougherty, Natural Resources Engineer

THROUGH: Ryan Reed, Natural Resources Team Leader

CC: Pat Giglio, Community Planner
    Josh Elkins, Zoning Planner
    Lou Mosurak, Transportation Planner
    John Zuiker, County Urban Forester
    Bill Cain, Natural Resources Program Manager/Floodplain Administrator

        Potomac View Child Care Center

The Natural Resources Team (NRT) reviewed the Special Exception, received on March 22, 2018, and offers the following comments:

Recommendations:

1) The project will be adjacent to Potomac View Road which is identified as a major collector road in the Revised Countywide Transportation Plan (Revised CTP). Staff recommends that the applicant commit to a noise study analysis to determine if there is a need for additional buffering and implement noise attenuation measures to ensure that the Noise Abatement Criteria for the proposed daycare is met as outlined in the Revised CTP (Table 7-1 Page 7-4).

2) A consultant wetland delineation will be required at site plan. Staff recommends that the delineation be conducted prior to site plan and with this special exception application so that staff can best evaluate potential wetland impacts.

3) Staff recommends that Low-Impact Development (LID) measures be implemented on the property and that a condition commitment consistent with the LID proffer template be provided.

County Urban Forester Comments:

4) There are several mature trees in the northwest portion of the project that should be considered for preservation. Staff recommends that Tree Conservation Areas (TCA)
be added to the northwest portion of the project. In addition to the TCA being provided, staff recommends that a condition commitment consistent with the Tree Conservation Area proffer be provided along with a condition commitment consistent with the Specimen Tree proffer. As part of the TCA and Specimen Tree conditions, the trees should each be evaluated for corrective pruning and possible cabling in consultation with a certified arborist and the county urban forester.

**Floodplain Team Comments:**

5) Staff recommends that Note 13 on Sheet C1.0 be divided into two notes: one note addressing permits on the project and a separate note addressing the floodplain.

6) Staff recommends that the floodplain sentence within Note 13 on Sheet C1.0 be updated as outlined below to match the County Source of Floodplain note and to reference the correct FIRM panel that the property is located within.

"There is no floodplain on the property that is the subject of this application. The current Flood Insurance Rate Map (FIRM) of Loudoun County Community Panel Number for the property that is the subject of this application is 51107C0267E, effective February 17, 2017."
DATE: September 6, 2018

TO: Josh Peters, Project Manager

FROM: Anna Dougherty, Natural Resources Engineer

THROUGH: Ryan Reed, Natural Resources Team Leader

CC: Pat Giglio, Community Planner
    Josh Elkins, Zoning Planner
    John Zuiker, County Urban Forester
    Joseph Carter, Proffer Manager

Potomac View Child Care Center (2nd Submission)

The Natural Resources Team (NRT) reviewed the Special Exception, received on August 7, 2018, and offers the following comments:

Recommendations:

1) The project will be adjacent to Potomac View Road which is identified as a major collector road in the Revised Countywide Transportation Plan (Revised CTP). Staff recommends that that the applicant commit to a noise study analysis to determine if there is a need for additional buffering and implement noise attenuation measures to ensure that the Noise Abatement Criteria for the proposed daycare is met as outlined in the Revised CTP (Table 7-1 Page 7-4). The applicant stated in the response to comments that they are agreeable to the noise study. Staff recommends that a condition consistent with the Noise Study proffer/condition template be provided with the next submission.

2) This is a repeat comment. A consultant wetland delineation will be required at site plan. Staff recommends that the delineation be conducted prior to site plan and with this special exception application so that staff can best evaluate potential wetland impacts. Please note that that the Loudoun County Facilities Standards Manual (FSM) requires potential jurisdictional waters and wetlands to be identified by a consultant wetland delineation performed in accordance with Army Corps of Engineers standards for site plans and construction plans. The Wetlands Model, which does identify predicted wetlands on the property, does not represent a site-specific wetland delineation.
3) The applicant states in their response that they are agreeable to implementing Low-Impact Development (LID) measures on the property. Please provide a condition commitment consistent with the LID proffer template with the next submission.

**County Urban Forester Comments:**

4) This is a repeat comment. There are several mature trees in the northwest portion of the project that should be considered for preservation. Staff continues to recommend that Tree Conservation Areas (TCA) be added to the northwest portion of the project to ensure those areas will be protected. In addition to the TCA being provided, staff recommends that a condition commitment consistent with the Tree Conservation Area proffer be provided along with a condition commitment consistent with the Specimen Tree proffer. As part of the TCA and Specimen Tree conditions, the trees should each be evaluated for corrective pruning and possible cabling in consultation with a certified arborist and the county urban forester.

**Floodplain Management:**

5) All floodplain comments have been addressed. There are no floodplain comments at this time.
DATE: May 1, 2018
TO: Josh Peters, Project Manager, Engineering Division
FROM: Kevin Federline, Inspector
THRU: Linda Hale, Chief Fire Marshal


The Loudoun County Fire Marshal’s Office has the following comments resulting from the review of the project:

Approval of a fire lane permit with an approved fire service plan, by the Fire Marshal’s Office, will be necessary for the fire lane installation and the fire lane improvements must be inspected and approved prior to the occupancy permit.

If there are any changes to the plans include the Fire Marshal’s Office in review to ensure fire code compliance.


1. Please provide hydrant locations to provide hose stream coverage for all exterior faces of each building using no more than 300 feet of hose. The hose reach distance shall be measured "as the hose lies" between and around obstructions, from the hydrant. SFPC 507.5.1
2. Please provide the location of the Fire Department Connection (FDC) for the sprinkler system in the building.
3. FSM 4.810-C-1. Provide Fire lanes identification as required:
   a. Travelways with a total width less than twenty-six (26) feet shall be identified as a Fire Lane on both sides of the travelway.
   b. Travelways with a total width of twenty-six (26) feet or greater, and less than or equal to thirty-two (32) feet shall be identified as a Fire Lane on one side of the travelway.

II. Concern:
   1. None.

III. Recommendations:

   Teamwork * Integrity * Professionalism * Service

Attachment 5.70
1. The Fire Marshal’s Office requests a Knox Box be installed on the addressed side of the building. Contact Captain Crawford at Loudoun County Fire Station 605 Phone number 540-338-6001 for information on the Loudoun County Knox Box program.

IV. Questions:
   1. None.

Information for requesting a modifications to the LCFPC:

1. 106.5 Modifications. The fire official may grant modifications to any provision of the SFPC upon application by the owner or the owner’s agent provided the spirit and intent of the SFPC are observed and public health, welfare, and safety are assured. Note: The current editions of many nationally recognized model codes and standards are referenced by the SFPC. Future amendments to such codes and standards do not automatically become part of the SFPC; however, the fire official should consider such amendments in deciding whether a modification request should be granted.

2. 106.5.1 Supporting data. The fire official shall require that sufficient technical data be submitted to substantiate the proposed use of any alternative. If it is determined that the evidence presented is satisfactory proof of performance for the use intended, the fire official shall approve the use of such alternative subject to the requirements of this code. The fire official may require and consider a statement from a professional engineer, architect or other competent person as to the equivalency of the proposed modification.
Memorandum

To: Josh Peters, Project Manager
From: Maria Figueroa Taylor, Fire-Rescue Planner
Date: May 4, 2018
Subject: Potomac View Child Care Center
SPEX 2018-0004, ZMOD 2018-0008 & SIDP 2018-0002

Thank you for the opportunity to review the above captioned application. The Fire and Rescue Planning Staff has no comments.

The Fire-Rescue GIS and Mapping coordinator offered the following information regarding estimated response times:

<table>
<thead>
<tr>
<th>PIN</th>
<th>Cascades, Station 18/25</th>
</tr>
</thead>
<tbody>
<tr>
<td>012-45-2739</td>
<td>2 minutes</td>
</tr>
</tbody>
</table>

Travel times are determined using ESRI GIS network analyst along the county’s street centerline with distance and speed limit being the criteria. Travel time is reported in minutes and seconds. For the approximate response time two minutes is added for turnout time.

<table>
<thead>
<tr>
<th>Approximate Response Time for Cascades, Station 18/25</th>
</tr>
</thead>
<tbody>
<tr>
<td>4 minutes</td>
</tr>
</tbody>
</table>

If you have any questions or need additional information, please contact me at 703-777-0333.

c: project file

Attachment 5.71
Hi Josh,

The archaeological survey requirement for this application was waived on 11/1/17, so I will not be submitting a cultural resources referral.

Thanks,

Nora
Josh,

In response to the referral cover - DED does not have comments on SPEX-2018-0004, ZMOD-2018-0008 & SIDP-2018-0002, Potomac View Child Care Center.

Alex Gonski, Market Intelligence Manager
703-777-0429 (o)

Loudoun County, Virginia Economic Development
#1 in business growth in Virginia, 2015, 2016 & 2017 – SmartAsset
Biz.Loudoun.gov | LoudounFarms.org | LoudounSmallBiz.org | Facebook | Twitter

43777 Central Station Drive, Suite 300
Ashburn, VA 20147

All:

The above-referenced application has been officially accepted for review and your comments on the project are requested. All application documents/materials can be found in LMIS or LOLA under application number SPEX-2018-0004. Attached is the referral cover information sheet and the information for your review.

Thank You,

Jake West
Planner, Planning and Zoning Service Center
Department of Planning and Zoning
1 Harrison Street SE, 3rd Floor
Leesburg VA 20175
703-737-8446
Visit Us On The Web: www.loudoun.gov/planningandzoning

Visit us on the web:
COUNTY OF LOUDOUN
PARKS, RECREATION AND COMMUNITY SERVICES
REFERRAL MEMORANDUM

To: Josh Peters, Project Manager, Planning and Zoning (MSC #62)
From: Mark A. Novak, Chief Park Planner, Facilities Planning and Development (MSC #78)
CC: Steve Torpy, Director
     Karen Sheets, Deputy Director
     Jeremy Payne, Deputy Director
     Kristen Blaylock-Reed, Chairman, PROS Board, Dulles District
     Jim Bonfils, Vice Chairman, PROS Board, Broad Run District
     Jimmy O’Conner, PROS Board, Algonkian District
     Kenya Savage, PROS Board, Chair At-Large
     Karla Etten, Open Space Member At-Large
     Kelly Foltman, Open Space Member At-Large

Date: April 17, 2018

Subject: Potomac View Child Care Center SPEX 2018-0004, ZMOD 2018-00008 & SIDP 2018-0002

Election District: Algonkian
Sub Planning Area: Potomac
MCPI # 012-45-2739

APPLICATION OVERVIEW:

The subject site is located on the west side Potomac View Road (Route 637), north of intersection Jefferson Drive (Route 839) and south of intersection with Oak Lane (Route 826). The property is located in the Algonkian Election District, Potomac Sub-Planning Area and the Suburban Policy Area and consist of 2.02-acres, zoned CR-1 (Countryside Residential-1). The Applicant is proposing a special exception for child care center in the CR-1 district; a zoning modification for a reduction in the required number of parking spaces for a child care center; and a Sign Development Plan to modify the restrictive CR-1 sign regulations.

Attachment 5.92
RECOMMENDATIONS:

The Department of Parks, Recreation and Community Services (PRCS) has reviewed the Applicant’s proposal and would not be in objection to it approval as presented. However, PRCS defers to other referral agencies for additional comments.

If you have any questions or concerns regarding these comments, please do not hesitate to contact me at 703-737-8992 or mark.novak@loudoun.gov.
August 13, 2018

Mr. Josh Peters
County of Loudoun
Department of Planning
1 Harrison Street, SE (Mail Stop 62)
Leesburg, Virginia 20175

RE: SPEX 2018-0004, ZMOD 2018-0008 & SIDP 2018-0002
Potomac View Child Care Center

Dear Mr. Peters:

School Board staff has reviewed the Potomac View Child Care Center special exception, zoning modification and sign development plan application. The proposed special exception request is to allow a Child Day Care Center in Countryside Residential (CR-1) zoning district. Additionally, the zoning modification request is to reduce the required number of parking spaces and the sign development plan is to modify sign regulations in CR-1 zoning district. Since the proposed use does not impact schools, staff offers no comments.

Should you require further information, please contact me at your earliest convenience.

\[\text{Sincerely,}\]

\[\text{Beverly I. Tate, Director}\]

c. Eric Williams, Superintendent
   Kevin Lewis, Assistant Superintendent

Election District: Algonkian
August 7, 2018

Via Hand Delivery and E-Mail

Mr. Josh Peters
Project Manager
Loudoun County Department of Planning and Zoning
1 Harrison Street, S.E., 3rd Floor
Leesburg, Virginia 20177

Re: Referral Response – Potomac View Child Care Center (SPEX 2018-0004, ZMOD 2018-0008, and SIDP 2018-0002)

Dear Josh:

On behalf of the Potomac View Road, LLC, the applicant (referred to herein as the “Applicant”) of the Potomac View Child Care Center Special Exception, Zoning Modification, and Sign Development Plan application, I am providing you with this letter as a written response to the referral agency comments for the above referenced application. For your convenience, each of the Staff comments are stated below and the Applicant’s responses follow in bold italics.

LOUDOUN COUNTY DEPARTMENT OF PLANNING AND ZONING – COMMUNITY PLANNING (Pat Giglio, Planner III, 05/01/2018)

The proposed Special Exception application for the child care facility on the subject property is consistent with Residential Neighborhood policies of the Revised General Plan which envisions mix of neighborhood commercial, retail and personal services uses to be integrated into the community. Community Planning Staff supports approval of the application with conditions once the following issues have been addressed:

1. provide drawing and illustrative of the building design to demonstrate compatibility with the surrounding residential neighborhood;

**Applicant Response:**

**Building illustrative graphics showing child care centers that will look similar to the proposed child care center are enclosed.**

ATL]
2. address parking, traffic flow and potential que length issues through the design of the site;

**Applicant Response:**

*The Applicant has revised the layout to accommodate a more efficient traffic flow and parking arrangement. By moving the entrance to the southern portion of the property, left turns into the parking area fronting onto Potomac View Road have been eliminated. This “flip” of the entrance and parking features will reduce the potential que length and will enable traffic to move more smoothly through the property.*

3. incorporate existing vegetation and trees into the site design; and

**Applicant Response:**

*Existing and viable vegetation, excluding invasive species, located within the side and rear property yards will be preserved to the maximum extent possible. This existing vegetation will be used to enhance the proposed landscape buffers within these yards. Additionally, existing vegetation that enhances the open spaces of the concept plan will be preserved and incorporated into the final site layout and grading plan.*

4. utilize low-impact design (LID) techniques for storm water management.

**Applicant Response:**

*LID techniques that promote stormwater infiltration and water quality will be incorporated into the design of the property to address storm water management (SWM) and best management practices (BMP) during the site plan stage.*

Community Planning Staff supports the use of existing tree cover in lieu of or in support of required landscape buffers. Community Planning Staff defers to the Zoning Division to evaluate the appropriateness of the proposed parking modifications and sign plan request.

**Applicant Response:**

*Comment noted.*

**LOUDOUN COUNTY DEPARTMENT OF PLANNING AND ZONING – CULTURAL RESOURCES (Nora Sheehan, 05/01/2018)**

The archaeological survey requirement for this application was waived on 11/1/17, so I will not be submitting a cultural resources referral.

**Applicant Response:**

*Comment noted.*
LOUDOUN COUNTY DEPARTMENT OF PLANNING AND ZONING – ZONING ADMINISTRATION (Josh Elkins, PLA, CZO, Planner, 04/26/2018)

Special Exception and Zoning Modification Comments:

1. Potomac View Road is a “Major Collector” road and requires a 75 foot building setback and 35 foot parking setback in accordance with Section 5-900(A)(10). Correct the building setbacks listed in the “Zoning Tabulations on Sheet C1.0 accordingly, and show and label the both the building and parking setbacks on the SPEX Plat (Sheet C3.0).

**Applicant Response:**

*The plan set has been updated accordingly.*

2. Section 5-1403(E) requires a Type 3 Front Yard Buffer from Potomac View Road. Correct the buffer yard reference and width along Potomac View Road on Sheet C3.0 and C4.0.

**Applicant Response:**

*The plan set has been updated accordingly.*

3. In the “Zoning Modification Parking Tabulation” use a different symbol for the multiplication sign than to indicate what is “Zoning Modification Requested”.

**Applicant Response:**

*An asterisk has replaced the multiplication sign for the “Zoning Modification Requested” reference.*

4. Provide a tabulation on Sheet C1.0 that demonstrates compliance with the outdoor play area requirement of Section 5-609(A)(8). It appears that the play area provided is not sufficient to meet the play area requirement for 175 children. A child care facility with 175 children must have a play area of 13,125 SF.

**Applicant Response:**

*An outdoor play area tabulation has been added to Sheet C1.0.*

5. Please label the height or minimum height of the proposed fence around the play area to demonstrate compliance with 5-609(B)(1)(a).

**Applicant Response:**

*The minimum height of the proposed fence around the play area has been added to the plan set.*
Issues for Consideration. In considering a minor special exception or special exception application, the following factors shall be given reasonable consideration:

6. Section 6-1309(1): Whether the proposed minor special exception or special exception is consistent with the Comprehensive Plan. Zoning Staff defers to the Community Planning Division as to whether the application is consistent with the Comprehensive Plan.

**Applicant Response:**
*Comment noted.*

7. Section 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. The development is proposing the required buffers of Section 5-1400 of the Zoning Ordinance around the perimeter of the property, and will adhere to the lighting and noise standards of Section 5-1500. This should effectively mitigate impacts on surrounding properties.

**Applicant Response:**
*Comment noted.*

8. Section 6-1309(3): Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and on adjacent parcels. Zoning Staff defers to the Community Planning Division as to whether the proposed use is compatible with other existing or proposed uses.

**Applicant Response:**
*Comment noted.*

9. Section 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 forestall lands. Zoning Staff defers to the Department of Building and Development Natural Resources Team as to the adequacy of mitigation of the impacts to environmental and natural features on the property.

**Applicant Response:**
*Comment noted.*

10. Section 6-1309(5): Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public. This application is for a child care facility which provides a service to the surrounding community. The
proposed facility will contribute and promote the welfare and convenience of the public by providing additional child care options for local residents.

**Applicant Response:**

*Comment noted.*

11. Section 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. Staff defers to the Loudoun County Department of Environmental Health regarding the adequacy of on-site wastewater disposal and groundwater systems, and the Department of Transportation and Capital Infrastructure (DTCI) regarding the adequacy of transportation infrastructure to serve the proposed use.

**Applicant Response:**

*Comment noted.*

Sign Development Plan Comments:

12. Please revise the sign detail to depict the actual sign information being displayed as opposed to using “Day Care Center- Educational Child Care” as an illustrative place holder.

**Applicant Response:**

*The sign detail has been updated to depict the anticipated signage that will be placed on the building and freestanding signs. This sign detail may change based upon final design of the signage.*

13. Revise the proposed sign area in the proposed sign matrix. For freestanding business signs in the CR-1 District the entire structure is considered part of the sign. For the freestanding sign the area of the two pillars and the base should also be included in the sign area.

**Applicant Response:**

*The sign matrix has been revised to reflect the entire structure of the freestanding sign.*

14. Note that signs which reflect or cast glare, directly or indirectly, on any public roadway or adjacent property are prohibited in accordance with Section 5-1202(A)(4).

**Applicant Response:**

*Comment noted.*
Sign Development Plan Issues for Consideration. Sign Development Plans shall be made in accordance with the procedures for a Special Exception application as set forth in Section 6-1300, except that the Issues of Consideration shall be as set forth below:

15. Section 5-1202(E)(1)(a): Assist motorists, bicyclists and/or pedestrians in finding a location without difficulty or confusion; The proposed sign will be assist motorist along Potomac View Road locate the day care facility.

**Applicant Response:**
**Comment noted.**

16. Section 5-1202(E)(1)(b): Clearly identify places of business or communities, while avoiding unnecessary redundancy; The proposed sign does not identify a business name but only a generic name and logo as a place holder. See comment 12 above.

**Applicant Response:**
*As previously stated, the sign detail has been updated to depict the anticipated signage that will be placed on the building and freestanding signs. This sign detail may change based upon final design of the signage.*

17. Section 5-1202(E)(1)(c): Demonstrate compatibility with, and be subordinate to, the structures and land uses referenced by the sign; Zoning Staff defers to the Community Planning Division as to whether the signs are compatible with and subordinate to the proposed structure and land use.

**Applicant Response:**
**Comment noted.**

18. Section 5-1202(E)(1)(d): Address impacts to the night sky; The proposed signs are required to meet the Zoning Ordinance lighting and glare standards which will minimize impacts to the night sky.

**Applicant Response:**
**Comment noted.**

19. Section 5-1202(E)(1)(e): Incorporate energy efficient measures, where possible; The applicant states that energy efficient measures will be incorporated, where possible.

**Applicant Response:**
**Comment noted.**

20. Section 5-1202(E)(1)(f): Provide a sufficient number of graphic messages or displays without creating competing demands for visual attention. The application proposes two
signs which should not create competing demands for visual attention, however, sign information specific to the business has not been shown with this application. See comment 12 above.

**Applicant Response:**
As previously stated, the sign detail has been updated to depict the anticipated signage that will be placed on the building and freestanding signs. This sign detail may change based upon final design of the signage.

**LOUDOUN COUNTY DEPARTMENT OF PLANNING AND ZONING – PROFFER ADMINISTRATION** (Joseph Carter, AICP, CZA, GISP, Proffer Administration Program Manager, 04/13/2018)

As there are no draft conditions of approval included with the subject application’s submission, Proffer Administration has no comment at this time. Should a review of draft conditions be requested, please provide at least 30 days’ notice.

**Applicant Response:**
Comment noted.

**LOUDOUN COUNTY DEPARTMENT OF BUILDING AND DEVELOPMENT – NATURAL RESOURCES TEAM** (Anna Dougherty, Natural Resources Engineer, 04/26/2018)

Recommendations:

1. The project will be adjacent to Potomac View Road which is identified as a major collector road in the Revised Countywide Transportation Plan (Revised CTP). Staff recommends that that the applicant commit to a noise study analysis to determine if there is a need for additional buffering and implement noise attenuation measures to ensure that the Noise Abatement Criteria for the proposed daycare is met as outlined in the Revised CTP (Table 7-1 Page 7-4).

**Applicant Response:**
The Applicant would be agreeable to performing a noise study during the site plan stage.

2. A consultant wetland delineation will be required at site plan. Staff recommends that the delineation be conducted prior to site plan and with this special exception application so that staff can best evaluate potential wetland impacts.
**Applicant Response:**

It should be noted that there are no wetlands near the property according to Loudoun County GIS and the National Wetlands Inventory. With that being said, a wetlands review can be performed during the site plan stage.

3. Staff recommends that Low-Impact Development (LID) measures be implemented on the property and that a condition commitment consistent with the LID proffer template be provided.

**Applicant Response:**

As previously stated, LID techniques will be incorporated into the design of the property to address storm water management during the site plan stage. The Applicant would be agreeable to a condition of approval addressing LID techniques.

County Urban Forester Comments:

4. There are several mature trees in the northwest portion of the project that should be considered for preservation. Staff recommends that Tree Conservation Areas (TCA) be added to the northwest portion of the project. In addition to the TCA being provided, staff recommends that a condition commitment consistent with the Tree Conservation Area proffer be provided along with a condition commitment consistent with the Specimen Tree proffer. As part of the TCA and Specimen Tree conditions, the trees should each be evaluated for corrective pruning and possible cabling in consultation with a certified arborist and the county urban forester.

**Applicant Response:**

As previously stated, existing and viable vegetation, excluding invasive species, located within the side and rear property yards will be preserved to the maximum extent possible. This existing vegetation will be used to enhance the proposed landscape buffers within these yards. Additionally, existing vegetation that enhances the open spaces of the concept plan will be preserved and incorporated into the final site layout and grading plan.

Due to the grading that will be required for the property, the establishment of a Tree Conservation Area will not be possible.

Floodplain Team Comments:

5. Staff recommends that Note 13 on Sheet C1.0 be divided into two notes: one note addressing permits on the project and a separate note addressing the floodplain.

**Applicant Response:**

Note #13 on Sheet C1.0 has been divided into two notes, Note #13 and Note #14.
6. Staff recommends that the floodplain sentence within Note 13 on Sheet C1.0 be updated as outlined below to match the County Source of Floodplain note and to reference the correct FIRM panel that the property is located within.

"There is no floodplain on the property that is the subject of this application. The current Flood Insurance Rate Map (FIRM) of Loudoun County Community Panel Number for the property that is the subject of this application is 51107C0267E, effective February 17, 2017."

**Applicant Response:**

*Note #14 on Sheet C1.0 has been updated as requested.*

**LOUDOUN COUNTY DEPARTMENT OF TRANSPORTATION AND CAPITAL INFRASTRUCTURE (Deborah S. Miller, Transportation Planner, 07/09/2018)**

Traffic Study

1. The Applicant should revise the TIS and other application materials to include a U-turn analysis demonstrating that site generated trips making U-turns on Potomac View Road at Sugarland Run Drive (southbound) and at Oak Lane (northbound) can physically make the U-turns at these locations, as well as the impacts of such U-turns on the traffic operations.

**Applicant Response:**

*A vehicle turning analysis for the U-turn movements on southbound Potomac View Road at Sugarland Run Drive, and on northbound Potomac View Road at Oak Lane was conducted using AutoTURN. The AutoTURN analysis shows that the design passenger vehicle can make a U-turn movement at Sugarland Run Drive and at Oak Lane. It is noted at Oak Lane, the body of the car may cross over the edge of pavement line, but the front and back tire paths do not.*

*The Synchro analysis worksheets for the total future conditions, as shown in the enclosed Swept Area and Capacity Analysis, account for the U-turn movements in the traffic operations results. It was assumed in the study that the southbound left turn lane of Potomac View Road at Sugarland Run Drive and the northbound left turn of Potomac View Road at Oak Lane would serve as a shared lane with the U-turn movements.*

Roadway Network and Site Access

2. The Applicant’s TIS indicates that the 95th percentile queues in both the AM and PM peak hours will exceed the storage of the existing southbound left-turn lane on Potomac View Road at Sugarland Run Drive. As such, the Applicant should extend this turn lane
to accommodate the increased traffic using this turn lane, subject to VDOT approval, and have the extended turn lane open to traffic prior to occupancy of the SPEX use.

**Applicant Response:**

*The existing storage length of the southbound left turn at the Sugarland Run Drive intersection is approximately 105 feet, a length of which 95th percentile queues currently exceed during the PM peak hour, 109 feet, and will continue to exceed under background and total future conditions, at 112 feet and 160 feet, respectively. The increase in queue from background to total future is 48 feet or only two vehicles. The average queues are calculated at 22 to 29 feet, or approximately one (1) vehicle during the peak hours, with the proposed child care center. It is also noted that the intersection would operate with an overall Level of Service C and the southbound left turn would operate with an LOS B during both the AM and PM peak hours. Given the acceptable levels of service, which indicate efficient operations during peak hours, the relatively minor increase in the 95th percentile queue during the PM peak hour, and the short average queues of one (1) vehicle, lengthening the southbound left turn lane is not justified.*

3. The Applicant’s TIS indicates that a right-turn taper is warranted at the site entrance. As such, the Applicant should provide, subject to VDOT approval, a right-turn taper on southbound on Potomac View Road pin advance of the site entrance. This right-turn taper should be shown on the SPEX plat (plan set) and be open for traffic prior to occupancy of the SPEX use.

**Applicant Response:**

*The Applicant has revised the proposed concept plan to include a southbound right turn taper, of 100 feet in length, to the site driveway. The taper is accommodated by revising the plan to move the driveway to the southern portion of the property.*

Parking Reduction

4. The Applicant needs to revise its parking reduction request to provide consistent information as to the total number of employees, and therefore the required number of parking spaces, for the facility (currently, the TIS indicates that there will be 30 employees, while the plan set indicates there will be 25 employees). In either case, the proposed reduction (between 41 and 44 percent) appears to be within the range of other recently approved parking reductions for child care centers. DTCI will have additional comments on the proposed parking reduction at next referral.

**Applicant Response:**

*The child care center will staff up to 30 employees. If any application references indicated 25 employees, that number has been revised to 30 employees.*

Site Layout and Circulation
5. DTCLI notes that numerous pick-up/drop-off spaces are located directly in front of the day care facility as one enters the site. The Applicant should reassess the proposed location of the pick-up and drop-off spaces to improve traffic circulation, improve turning movement/manoeuvring capability in the parking lot and avoid conflicts with vehicles backing out while other vehicles will be entering the site. DTCLI recommends that the pick-up/drop-off spaces be located along the north side of the building to eliminate need for incoming vehicles to turn left immediately after entering the site and provide additional queuing / storage distance between Potomac View Road and the pick-up / drop-off spaces.

**Applicant Response:**

*With the revision to the site layout moving the driveway to the southern end of the property, vehicles now would turn right to enter the parking area in front of the building or travel straight to parking spaces located along the south side of the building. This change eliminates the need for incoming vehicles to turn left immediately after entering the property, thus improving turning maneuvering capability.*

Bicycle and Pedestrian Facilities

6. The Applicant should provide a six-foot wide sidewalk along the site’s Potomac View Road frontage, consistent with Appendix 6 of the 2010 CTP. The sidewalk may be located either within an expanded ROW and meet VDOT standards, or within a public access easement with an agreement that the Applicant (property owner) will agree to maintain the sidewalk.

**Applicant Response:**

*There are no sidewalks that currently abut the property. The Applicant would be agreeable to a condition of approval requiring the establishment of a 10-foot wide sidewalk easement running the length of the Potomac View Road property frontage. This 10-foot wide sidewalk easement, which is located entirely outside of the right-of-way, is now shown on the plan set.*

General Comments

7. Add a note to the “General Notes” on Sheet 2 of the plan set to reference the Potomac View Child Care Center Traffic Impact Study (TIS), prepared by Wells + Associates, dated February 28, 2018.

**Applicant Response:**

*The requested note has been added to the plan set.*
VIRGINIA DEPARTMENT OF TRANSPORTATION (Clyde A. Wallace, P.E., Engineer, and Arun Raj, 06/05/2018 and 06/14/2018)

We have reviewed the above application as requested in your April 2, 2018 transmittal (received April 10, 2018). We offer the following:

Land Development
The final site plan shall demonstrate that the new development access meets VDOT’s Access Management Design Standards and Regulations. The design standards govern the design of intersections, turn lanes, and entrances as well as providing the sight distance requirements; spacing standards for entrances, intersections, crossovers, and traffic signals on arterials, collectors, and local streets.

Applicant Response:
Comment noted.

Traffic Engineering
The traffic study is still under review by VDOT’s Traffic Engineering Section, the results of their review will be forwarded immediately upon completion.

We have completed our review of the traffic impact study and offer the following comments.

1. As per report, a SB right turn taper at the site entrance along Potomac View Road was warranted for future year 2020 with proposed development and SB right turn taper should be installed and ensure that the taper meet VDOT design standards. If not, design waivers will be required.

Applicant Response:
The Applicant has revised the proposed concept plan to include a southbound right turn taper, of 100 feet in length, to the site driveway.

2. Potomac View Road at Sugarland Run Drive/Jefferson Drive intersection; it is to be noted that the 95th percentile backs of queue exceed the existing turn-lane storage for WB left turns for existing, future background as well as future with development analysis years; however, future with development and future background 95th queues are comparable and future with development do not deteriorate the WB left queues. Further, SB left 95th queues are very close to available existing storage for existing and future background conditions and it is expected that it can be accommodated within available existing storage; however, SB left 95th queues deteriorated with future development analysis by 52’ compare to future background analysis year for PM peak hour and SB left 95th queues cannot be accommodated for future with development within available existing storage. We suggest the following;
- Extending WB left turn lane for existing/background conditions to accommodate the 95th percentile queue.
- Extending SB left turn lane with proposed development to accommodate the 95th percentile queue.

**Applicant Response:**

The westbound approach includes a short separate left turn lane of approximately 55 feet, a shared through and left turn lane, and a separate right turn lane. While the 95th percentile queue is calculated at 283 feet during the AM peak hour and 234 feet during the PM peak hour, with the proposed child care center, it is accommodated in the shared left/through lane ending prior to the Abbey Circle intersection. Further, the average queue is much shorter, 61 to 74 feet during the AM and PM peak hours. The predicted Level of Service D during the AM and PM peak hours fall within the acceptable levels of service for future conditions, and since the property does not significantly impact the queue lengthening, the separate left turn lane is not warranted.

Regarding the southbound left turn lane on Potomac View Road, the existing storage length of the southbound left turn at the Sugarland Run Drive intersection is approximately 105 feet, a length of which 95th percentile queues currently exceed during the PM peak hour, 109 feet, and will continue to exceed under background and total future conditions, at 112 feet and 160 feet, respectively. The increase in queue from background to total future is 48 feet, or only two vehicles. The average queues are calculated at 22 to 29 feet, or approximately one (1) vehicle during the peak hours, with the proposed child care center. It is also noted that the intersection would operate with an overall Level of Service C and the southbound left turn would operate with an LOS B during both the AM and PM peak hours. Given the acceptable levels of service, which indicate efficient operations during peak hours, the relatively minor increase in the 95th percentile queue during the PM peak hour, and the short average queues of one (1) vehicle, lengthening the southbound left turn lane is not justified.

3. No details of spacing of the site access from nearby intersections are provided in the report. Ensure that proposed Right in – Right out site access meet the access management standards.

**Applicant Response:**

VDOT classifies Potomac View Road as an urban major collector. Potomac View Road has a 45 mile per hour (mph) posted speed limit. A minimum centerline-to-centerline spacing of 250 feet is required for the right-in/right-out on Potomac View Road in relation to the intersections of Sugarland Run Drive and Oak Lane. The concept plan has been revised to accommodate a right turn taper for the site driveway. Moving the driveway to the southern end of the property results in a centerline-to-centerline spacing of 250 feet from the Sugarland Run Drive intersection. The spacing to the median break to the north at Oak Lane is approximately 470 feet. The proposed right-in/right-out site access meets access management standards.
4. It is to be noted that Synchro 9 is used for capacity analysis as indicated in the county scoping document; however, now a days, VDOT practice is to use Synchro 10 for traffic study analysis purposes. For future studies, please use Synchro 10 for traffic Impact Study purposes.

**Applicant Response:**

*Comment noted.*

In general, we found the Traffic Impact Analysis “Acceptable”. We are retaining copy for our records and the SPEX plat via inter-office mail. Please call if you have any questions.

**LOUDOUN COUNTY HEALTH DEPARTMENT (Joseph E. Lock, Rural Section Supervisor, Division of Environmental Health, 04/20/2018)**

This Department will require connection to public water and sewer.

**Applicant Response:**

*Comment noted.*

On Sheet C2.0, the well and septic points should be labeled as abandoned, not to be abandoned. This work has been completed in the past.

**Applicant Response:**

*The well point has been labeled as abandoned and the septic point has been labeled as removed on Sheet C2.0.*

The septic tank could not be located by this Department in 2005, but it was believed to be removed.

**Applicant Response:**

*The septic tank point has been labeled as removed on Sheet C2.0.*

If any additional water supplies or septic tanks are located during the site work process, the appropriate applications and fees (if any) must be obtained. If required, this office will issue the necessary permits. All work must be completed to final approval.

**Applicant Response:**

*Comment noted.*

**LOUDOUN WATER (Katie Tamborrino, Civil Engineer, 04/18/2018)**
Loudoun Water has reviewed the referenced applications and offers no objection to its approval. However, please note that off-site easement will be required from the adjacent properties in order to extend public sewer to the child care center. A blow-off valve has been extended to the property with a previous project to allow for the connection to public water. Please see the attached map for reference.

**Applicant Response:**
Comment noted.

**LOUDOUN COUNTY DEPARTMENT OF FIRE, RESCUE AND EMERGENCY MANAGEMENT (Maria Figueroa Taylor, Fire-Rescue Planner, 05/04/2018)**

Thank you for the opportunity to review the above captioned application. The Fire and Rescue Planning Staff has no comments.

**Applicant Response:**
Comment noted.

**LOUDOUN COUNTY DEPARTMENT OF FIRE AND RESCUE – FIRE MARSHAL’S OFFICE (Kevin Federline, Inspector, 05/01/2018)**

The Loudoun County Fire Marshal’s Office has the following comments resulting from the review of the project:

Approval of a fire lane permit with an approved fire service plan, by the Fire Marshal’s Office, will be necessary for the fire lane installation and the fire lane improvements must be inspected and approved prior to the occupancy permit.

**Applicant Response:**
Comment noted.

If there are any changes to the plans include the Fire Marshal’s Office in review to ensure fire code compliance.

**Applicant Response:**
Comment noted.

Requirements: From 2015 Loudoun County Facilities Standards Manual (FSM) and 2012 Loudoun County Fire Prevention Code (LCFPC) Web address for the International Code Council
1. Please provide hydrant locations to provide hose stream coverage for all exterior faces of each building using no more than 300 feet of hose. The hose reach distance shall be measured "as the hose lies" between and around obstructions, from the hydrant. SFPC 507.5.1

**Applicant Response:**
A potential fire hydrant location has been added to Sheet C5.0. Hose stream coverage for all exterior faces of the building and distance labels have been added to Sheet C5.0.

2. Please provide the location of the Fire Department Connection (FDC) for the sprinkler system in the building.

**Applicant Response:**
A potential Fire Department Connection location for the sprinkler system has been added to Sheet C5.0.

3. FSM 4.810-C-1. Provide Fire lanes identification as required:
   a. Travelways with a total width less than twenty-six (26) feet shall be identified as a Fire Lane on both sides of the travelway.
   b. Travelways with a total width of twenty-six (26) feet or greater, and less than or equal to thirty-two (32) feet shall be identified as a Fire Lane on one side of the travelway.

**Applicant Response:**
All travelways have been labeled as Fire Lane on both sides, as shown on Sheet C5.0.

Recommendations

The Fire Marshal’s Office requests a Knox Box be installed on the addressed side of the building. Contact Captain Crawford at Loudoun County Fire Station 605 Phone number 540-338-6001 for information on the Loudoun County Knox Box program.

**Applicant Response:**
A possible Knox Box location has been shown on Sheet C5.0.

Information for requesting a modifications to the LCFPC:

1. 106.5 Modifications. The fire official may grant modifications to any provision of the SFPC upon application by the owner or the owner’s agent provided the spirit and intent of the SFPC are observed and public health, welfare, and safety are assured. Note: The
current editions of many nationally recognized model codes and standards are referenced by the SFPC. Future amendments to such codes and standards do not automatically become part of the SFPC; however, the fire official should consider such amendments in deciding whether a modification request should be granted.

**Applicant Response:**
**Comment noted.**

2. 106.5.1 Supporting data. The fire official shall require that sufficient technical data be submitted to substantiate the proposed use of any alternative. If it is determined that the evidence presented is satisfactory proof of performance for the use intended, the fire official shall approve the use of such alternative subject to the requirements of this code. The fire official may require and consider a statement from a professional engineer, architect or other competent person as to the equivalency of the proposed modification.

**Applicant Response:**
**Comment noted.**

**COUNTY OF LOUDOUN PARKS, RECREATION AND COMMUNITY SERVICES**
(Mark A. Novak, Chief Park Planner, Facilities Planning and Development, 04/17/2018)

The Department of Parks, Recreation and Community Services (PRCS) has reviewed the Applicant’s proposal and would not be in objection to it approval as presented. However, PRCS defers to other referral agencies for additional comments.

**Applicant Response:**
**Comment noted.**

We hope the responses provided in this letter appropriately address the referral agency comments. Please feel free to contact me if you have any questions or comments.

Sincerely,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Michael G. Romeo, AICP
Senior Land Use Planner
Enclosures:  Updated Plan Set
            Swept Area and Capacity Analysis
            Building Illustrative Graphics

cc:  Rob Batchelder, Potomac View Road, LLC
     Bill Vest, P.E., Timmons Group, Inc.
     Chris Kabatt, P.E., Wells + Associates, Inc.
     J. Randall Minchew, Esq., Walsh, Colucci, Lubeley & Walsh, P.C.
     Andrew A. Painter, Esq., Walsh, Colucci, Lubeley & Walsh, P.C.
October 15, 2018

**Via Hand Delivery and E-Mail**

Mr. Josh Peters  
Project Manager  
Loudoun County Department of Planning and Zoning  
1 Harrison Street, S.E., 3rd Floor  
Leesburg, Virginia 20177

Re: Second Referral Response – Potomac View Child Care Center (SPEX 2018-0004, SPEX 2018-0024, and SIDP 2018-0002)

Dear Josh:

On behalf of the Potomac View Road, LLC, the applicant (referred to herein as the “Applicant”) of the Potomac View Child Care Center Special Exception, Zoning Modification, and Sign Development Plan application, I am providing you with this letter as a written response to the second round of referral agency comments for the above referenced application. For your convenience, each of the Staff comments are stated below and the Applicant’s responses follow in bold italics.

**LOUDOUN COUNTY DEPARTMENT OF PLANNING AND ZONING – COMMUNITY PLANNING (Pat Giglio, Planner III, 09/05/2018)**

Community Planning Staff has reviewed the most recent submission by the applicant for the proposed child care facility dated August 7, 2018. In response to 1st referral comments the applicant has provided illustratives of potential building architecture, reoriented the building and street access to improve traffic flow, committed to preserving existing trees on the subject property and the incorporation of low impact design (LID) techniques to address storm water management. The proposed use of the subject property for a child care facility is consistent with Residential Neighborhood policies of the Revised General Plan which envisions mix of neighborhood commercial, retail and personal services uses to be integrated into the community. Community Planning Staff supports approval of the applications with conditions of approval.

**Applicant Response:**
Comment noted.

LOUDOUN COUNTY DEPARTMENT OF PLANNING AND ZONING – ZONING ADMINISTRATION (Josh Elkins, PLA, CZO, Planner, 08/30/2018)

The subject property is zoned CR-1 which is not classified as a suburban zoning district and therefore cannot be modified in accordance with 6-1217(B). The Zoning Modification application must be withdrawn. Alternatively, the applicant may request a modification of the parking standards in accordance with the regulations of Section 5-1102(F). If a parking adjustment cannot be achieved through the criteria of Section 5-1102(F)(2) through (5) then the applicant can request a special exception for a reduction in parking in accordance with Section 5-1102(F)(6). The applicant will be required to enter into a parking covenant in accordance with Section 5-1102(F)(1)(c).

Applicant Response:

*The Applicant has modified its application to reflect the reduction of the parking requirements via a special exception rather than a zoning modification. The Applicant would be agreeable to standard condition of approval language that would enable the reduction of parking pursuant to Section 5-1102 (F) (6) of the Zoning Ordinance.*

LOUDOUN COUNTY DEPARTMENT OF BUILDING AND DEVELOPMENT – NATURAL RESOURCES TEAM (Anna Dougherty, Natural Resources Engineer, 09/06/2018)

Recommendations:

1. The project will be adjacent to Potomac View Road which is identified as a major collector road in the Revised Countywide Transportation Plan (Revised CTP). Staff recommends that the applicant commit to a noise study analysis to determine if there is a need for additional buffering and implement noise attenuation measures to ensure that the Noise Abatement Criteria for the proposed daycare is met as outlined in the Revised CTP (Table 7-1 Page 7-4). The applicant stated in the response to comments that they are agreeable to the noise study. Staff recommends that a condition consistent with the Noise Study proffer/condition template be provided with the next submission

Applicant Response:

*The Applicant would be agreeable to a condition of approval stating that a noise study will be performed during the site plan stage of review.*

2. This is a repeat comment. A consultant wetland delineation will be required at site plan. Staff recommends that the delineation be conducted prior to site plan and with this
special exception application so that staff can best evaluate potential wetland impacts. Please note that that the Loudoun County Facilities Standards Manual (FSM) requires potential jurisdictional waters and wetlands to be identified by a consultant wetland delineation performed in accordance with Army Corps of Engineers standards for site plans and construction plans. The Wetlands Model, which does identify predicted wetlands on the property, does not represent a site-specific wetland delineation.

** Applicant Response: **

*The Applicant is agreeable to performing a wetlands review during the site plan stage of review.*

3. The applicant states in their response that they are agreeable to implementing Low-Impact Development (LID) measures on the property. Please provide a condition commitment consistent with the LID proffer template with the next submission.

** Applicant Response: **

*Comment noted.*

County Urban Forester Comments:

4. This is a repeat comment. There are several mature trees in the northwest portion of the project that should be considered for preservation. Staff continues to recommend that Tree Conservation Areas (TCA) be added to the northwest portion of the project to ensure those areas will be protected. In addition to the TCA being provided, staff recommends that a condition commitment consistent with the Tree Conservation Area proffer be provided along with a condition commitment consistent with the Specimen Tree proffer. As part of the TCA and Specimen Tree conditions, the trees should each be evaluated for corrective pruning and possible cabling in consultation with a certified arborist and the county urban forester.

** Applicant Response: **

*Due to the grades of the property, the northwest portion of the Property is the most likely candidate for the location of stormwater management and best management practice features. Additionally, the trees identified in this location are in substandard condition. The Applicant will do its best to preserve existing and viable vegetation, excluding invasive species, located within the side and rear property yards. The existing vegetation that enhances the open spaces of the concept plan will be preserved and incorporated into the final site layout and grading plan.*

Floodplain Management:

5. All floodplain comments have been addressed. There are no floodplain comments at this time.
**Applicant Response:**

*Comment noted.*

**LOUDOUN COUNTY DEPARTMENT OF TRANSPORTATION AND CAPITAL INFRASTRUCTURE (Mark Phillips, P.E., Transportation Planner, 09/25/2018)**

1. **Initial Staff Comment July 9, 2018:** The Applicant should revise the TIS and other application materials to include U-turn analysis demonstrating that site generated trips making U-turns on Potomac View Road at Sugarland Run Drive (southbound) and at Oak Lane (northbound) can physically make the U-turns at these locations, as well as the impacts of such U-turns on the traffic operations.

   Applicant’s Response August 7, 2018: A vehicle turning analysis for the U-turn movements on southbound Potomac View Road at Sugarland Run Drive, and on northbound Potomac View Road at Oak lane was conducted using AutoTURN. The AutoTURN analysis shows that the design passenger vehicle can make a U-turn movement at Sugarland Run Drive and at Oak Lane. It is noted at Oak Lane, the body of the car may cross over the edge of the pavement line, but the front and back tire paths do not.

   The Synchro analysis worksheets for the total future conditions, as shown in the enclosed Swept Area and Capacity Analysis, account for the U-turn movements in the traffic operations results. It was assumed in the study that the southbound left turn lane of Potomac View Road at Sugarland Run Drive and the northbound left turn of Potomac View Road at Oak Lane would serve as a shared lane with the U-turn movements.

   **Comment Status:** Comment addressed.

**Applicant Response:**

*Comment noted.*

2. **Initial Staff Comment July 9, 2018:** The Applicant’s TIS indicates that the 95th percentile queues in both the AM and PM peak hours will exceed the storage of the existing southbound left-turn lane on Potomac View Road at Sugarland Run Drive. As such, the Applicant should extend this turn lane to accommodate the increased traffic using this turn lane subject to VDOT approval, and have the extended turn lane open to traffic prior to occupancy of the SPEX use.

   Applicant’s Response August 7, 2018: The existing storage length of the southbound left turn at the Sugarland Run Drive intersection is approximately 105 feet, a length of which 95th percentile queues currently exceed during the PM peak hour, 109 feet, and will
continue to exceed under background and total future conditions, at 112 feet and 160 feet, respectively. The increase in queue from background to future is 48 feet or only two vehicles. The average queues are calculated at 22 to 29 feet, or approximately one (1) vehicle during the peak hours, with the proposed child care center. It is also noted that the intersection would operate with an LOS B during both the AM and PM peak hours. Given the acceptable levels of service, which indicate efficient operations during peak hours, the relatively minor increase in the 95th percentile queue during the PM peak hour, and the short average queues of one (1) vehicle, lengthening the southbound left turn lane is not justified.

Comment Status: Comment not addressed. DTCP reiterates its initial comment.

**Applicant Response:**

As documented in the TIS and the August 7, 2018 comment response, the southbound left turn queue exceeds the storage length under existing and background conditions. The proposed site adds 48 feet to the calculated 95th percentile queue, or approximately two cars. The southbound left and through/right movements at the Potomac View Road/Sugarland Run Drive intersection would operate at a LOS B during both the AM and PM peak hours under future conditions with the proposed day care. Overall, the intersection would operate at a LOS C during both the AM and PM peak hours, consistent with future conditions without the day care. The LOS B for the southbound movements and the overall LOS C indicates that the queue of 160 feet during the PM peak hour does not cause any adverse complications to the operation of the intersection. VDOT agreed with the findings and comment responses, per their September 12, 2018 letter. With the efficient operations during peak hours, and the minor increase in queue length, lengthening the southbound left turn lane is not justified.

3. Initial Staff Comment July 9, 2018: The Applicant’s TIS indicates that a right-turn taper is warranted at the site entrance. As such, the Applicant should provide, subject to VDOT approval, a right-turn taper on southbound on Potomac View Road pin advance of the site entrance. This right-turn taper should be shown in the SPEX plat (plan set) and be open for traffic prior to occupancy of the SPEX use.

**Applicant’s Response August 7, 2018:** The Applicant has revised the proposed concept plan to include a southbound right turn taper, of 100 feet in length, the site driveway. The taper is accommodated by revising the plan to move the driveway to the southern portion of the property.

Comment Status: Comment addressed.

**Applicant Response:**

Comment noted.
4. **Initial Staff Comment July 9, 2018:** The Applicant needs to revise its parking reduction request to provide consistent information as to the total number of employees, and therefore the required number of parking spaces, for the facility (currently TIS indicates that there will be 30 employees, while the plan set indicates there will be 25 employees). In either case, the proposed reduction (between 41 and 44 percent) appears to be within the range of other recently approved parking reductions for child care centers. DTCI will have additional comments on the proposed parking reduction at next referral.

**Applicant’s Response August 7, 2018:** The child care center will staff up to 30 employees. If any application references indicated 25 employees, that number has been revised to 30 employees.

Comment Status: Comment addressed.

**Applicant Response:**
Comment noted.

5. **Initial Staff Comment July 9, 2018:** DTCI notes that numerous pick-up/drop-off spaces are located directly in front of the day care facility as one enters the site. The Applicant should reassess the pick-up and drop-off spaces to improve traffic circulation, improve turning movement/maneuvering capability in the parking lot and avoid conflict with vehicles backing out while other vehicles will be entering the site. DTCI recommends that the pick-up/drop-off spaces be located along the north side of the building to eliminate need for incoming vehicles to turn left immediately after entering the site and provide additional queuing / storage distance between Potomac View Road and the pick-up / drop-off spaces.

**Applicant’s Response August 7, 2018:** With the revision to the site layout moving the driveway to the southern end of the property, vehicles now turn right to enter the parking area in front of the building or travel straight to parking spaces located along the south side of the building. This change eliminates the need for incoming vehicles to turn left immediately after entering the property, thus improving turning maneuvering capability.

Comment Status: Comment addressed.

**Applicant Response:**
Comment noted.

6. **Initial Staff Comment July 9, 2018:** The Applicant should provide a six-foot wide sidewalk along the site’s Potomac View Road frontage, consistent with Appendix 6 of the 2010 CTP. The sidewalk may be located either within an expanded ROW and meet VDOT standards, or within a public access easement with an agreement that the Applicant (property owner) will agree to maintain the sidewalk.
Applicant's Response August 7, 2018: There are no sidewalks that currently abut the property. The Applicant would be agreeable to the condition of approval requiring the establishment of a 10-foot wide sidewalk easement running the length of the Potomac View Road property frontage. This 10-foot wide sidewalk easement, which is located entirely outside of right-of-way, is now shown on the plan set.

Comment Status: Comment partially addressed, the Applicant provided a 10-foot public access easement on the SPEX plat (site plan). The Applicant should provide a six-foot sidewalk along the site’s Potomac View Road frontage, consistent with Appendix 6 of the 2010 CTP. DTCI also notes that the 2010 CTP (Chapter 4, Pedestrian and Bicycle Facilities Policies for Roadways, Policy 15) calls for bicycle and pedestrian facilities to be installed at the commencement of a project, regardless of whether connections from adjacent properties are already in place.

Applicant Response:
The special exception plat has been updated to show a 6-foot wide sidewalk along the Property's Potomac View Road frontage.

7. Initial Staff Comment July 9, 2018: Add a note to the “General Notes” on Sheet 2 of the plan set to reference the Potomac View Child Care Center Traffic Impact Study (TIS), prepared by Wells + Associates, dated February 28, 2018.

Applicant’s Response August 7, 2018: The requested note has been added to the plan set.

Comment Status: Comment addressed.

Applicant Response:
Comment noted.

Additional Transportation Comments and Recommendations
Based upon review of the Applicant’s revised submission materials, DTCI has the following new comments:

8. Site Layout and Circulation – The Applicant should modify the ingress/egress directional arrows shown on the SPEX Plat (plan set) to depict the correct travel directions for vehicles circulating through the proposed site.

Applicant Response:
The special exception plat has been revised to show the correct travel directions for the ingress/egress directional arrows.
VIRGINIA DEPARTMENT OF TRANSPORTATION (Clyde A. Wallace, P.E., Engineer, 09/12/2018)

We have reviewed the above application as requested in your August 7, 2018 transmittal (received August 15, 2018).

All of our previous comments were adequately addressed or acknowledged; therefore, we have no further objection to approval of this application.

**Applicant Response:**

*Comment noted.*

LOUDOUN COUNTY HEALTH DEPARTMENT (Joseph E. Lock, Rural Section Supervisor, Division of Environmental Health, 08/10/2018)

This Department will require connection to public water and sewer.

The well and septic points have been labeled as abandoned.

The septic tank could not be located by this Department in 2005, but it was believed to be removed.

If any additional water supplies or septic tanks are located during the site work process, the appropriate applications and fees (if any) must be obtained. If required, this office will issue the necessary permits. All work must be completed prior to final approval.

**Applicant Response:**

*Comments noted.*

LOUDOUN WATER (John Hockman, Civil Engineer, 08/27/2018)

Loudoun Water has reviewed the referenced applications and offers no objection to its approval. As previously noted, off-site easement will be required from the adjacent properties for public sewer and a blow-off valve has been extended to the property with a previous project to allow for the connection to public water.

**Applicant Response:**

*Comment noted.*
School Board staff has reviewed the Potomac View Child Care Center special exception, zoning modification and sign development plan application. The proposed special exception request is to allow a Child Day Care Center in Countryside Residential (CR-1) zoning district. Additionally, the zoning modification request is to reduce the required number of parking spaces and the sign development plan is to modify sign regulations in CR-1 zoning district. Since the proposed use does not impact schools, staff offers no comments.

**Applicant Response:**

*Comment noted.*

We hope the responses provided in this letter appropriately address the referral agency comments. Please feel free to contact me if you have any questions or comments.

Sincerely,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Michael G. Romeo, AICP
Senior Land Use Planner

Enclosures:  Updated Plan Set
              Updated Traffic Impact Study
              Updated Statement of Justification

cc:  Rob Batchelder, Potomac View Road, LLC
     Bill Vest, P.E., Timmons Group, Inc.
     Chris Kabatt, P.E., Wells + Associates, Inc.
     J. Randall Minchew, Esq., Walsh, Colucci, Lubeley & Walsh, P.C.
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