

**TOWN OF LEESBURG
NOTICE OF PUBLIC HEARING
TO CONSIDER REZONING APPLICATION
TLZM-2014-0005, PATRIOT SELF-STORAGE**

Pursuant to Sections 15.2-1427, 15.2-2204, 15.2-2205 and 15.2-2285 of the Code of Virginia, 1950, as amended, the **Leesburg Town Council** will hold a public hearing on **Tuesday, September 8, 2015 at 7:30 p.m.** in the Town Council Chambers, 25 West Market Street, Leesburg, Virginia, 20176 to consider Rezoning Application TLZM-2014-0005, Patriot Self-Storage, a request by the Applicant Route 773 Investors, LC, to permit up to five stories for two proposed self-storage buildings. Three stories are allowed by right but up to five stories may be permitted with a rezoning approval.

The property is identified by Loudoun County Property Identification Number (PIN) 188-17-9105 which encompasses approximately 5.06 acres within the Town of Leesburg. The property is located on the south side of Fort Evans Road across the road from the Hunters Crossing Apartments. The property is zoned CD-C (Crescent District – Commercial). The property is identified in the *Town Plan's* Crescent District Land Use Policy Map as “Commercial/Mixed Use”. The Town Plan does not specify a maximum density or Floor Area Ratio (FAR) for commercial uses but a total of approximately 253,000 square feet are proposed for an FAR of 1.74.

Copies and additional information regarding this application are available at the Department of Planning and Zoning located on the second floor of Town Hall, 25 West Market Street, Leesburg, Virginia, 20176 during normal business hours (Monday – Friday, 8:30 a.m. to 5:00 p.m.) or by contacting Michael Watkins, Senior Planner, at 703-737-7920 and via email at mwatkins@leesburgva.gov.

At these hearings, all persons desiring to express their views concerning these matters will be heard. Persons requiring special accommodations at this Town Council meeting should contact the Clerk of Council at (703) 771-2733 three days in advance of the meeting. For TTY/TDD service, use the Virginia Relay Center by dialing 711.

**Ad to run:
8/27/15
9/4/15**



Date of Council Meeting: September 8, 2015

**TOWN OF LEESBURG
TOWN COUNCIL MEETING**

Subject: TLZM-2014-0005, Patriot Self Storage Park

Staff Contact: Michael Watkins, Senior Planner, DPZ

Council Action Requested: Council action on TLZM-2014-0005.

Staff Recommendation: Staff recommends approval of TLZM 2014-0005, Patriot Self Storage Park. The proposal is in general conformance with the policies of the Town Plan, and the approval criteria of TLZO Sec. 3.3.15 have been satisfied.

Commission Recommendation: On June 16, 2015, the Planning Commission held a public hearing on the application. The Planning Commission requested a change to the tower architectural feature of the proposed buildings and deferred action on the application.

On August 6, 2015, the Planning Commission voted (6-1) to approve application TLZM-2014-0005 to permit two five-story buildings and twelve modifications of the Crescent District zoning standards. One Planning Commissioner voiced concerns regarding the impact of the building height on the adjacent residential area.

A resident of Cedar Walk subdivision spoke at the Planning Commission public hearing and work session and voiced concerns regarding the impact of the proposed building height on the residential area on the north side of Fort Evans Road.

Fiscal Impact: Approval of this application will be revenue positive. The proposed uses will generate additional Business Professional Occupational License (BPOL) and commercial real estate tax revenue.

Work Plan Impact: This application is part of the core function of Planning and Zoning and fits within the work plan. The Town will need to review and approve additional site development applications prior to construction of the site. Such site development plan processing is anticipated in the Town's work plan as well.

Executive Summary: The proposed self-storage use is a permitted use in the Crescent District. However, Route 773 Investors LLC, is requesting approval to increase the building height of the proposed buildings from three-stories to five-stories. The building closest to Fort Evans Road (Building One) will include ground floor commercial and self-storage uses totaling 107,050 square feet. Building Two, adjacent to the Route 15 Bypass exit ramp, includes 146,610 square feet of self-storage use. The request includes 12 modifications of the Crescent District's site and architectural design requirements.

Background: TLZM 2014-0005 is a request to add additional building height for a use permitted by-right in the Crescent District Commercial (CD-C) zoning district. By-right, the Applicant can construct three-story buildings no taller than 46 feet. The CD-C permits five-story buildings no taller than 70 feet via a rezoning application. The proposed buildings are five-stories and have a maximum height of 62 feet. Approval of the rezoning application would permit two additional stories and 16 feet of additional building height.

The application consists of two buildings and associated parking and loading areas. The subject property is located near the intersection of Fort Evans Road and Meadows Lane. Building One, the building closest to Fort Evans Road, will contain three ground floor retail tenant spaces facing Fort Evans Road. One of these retail tenant spaces will be the package store for the self-storage use with the remainder of the building used as self-storage. Building Two is located behind Building One and is located closest to the East Market Street exit ramp from the Bypass. Building Two will only contain self-storage uses.

Staff's recommendation is based on the policies established in the *Town Plan* and the

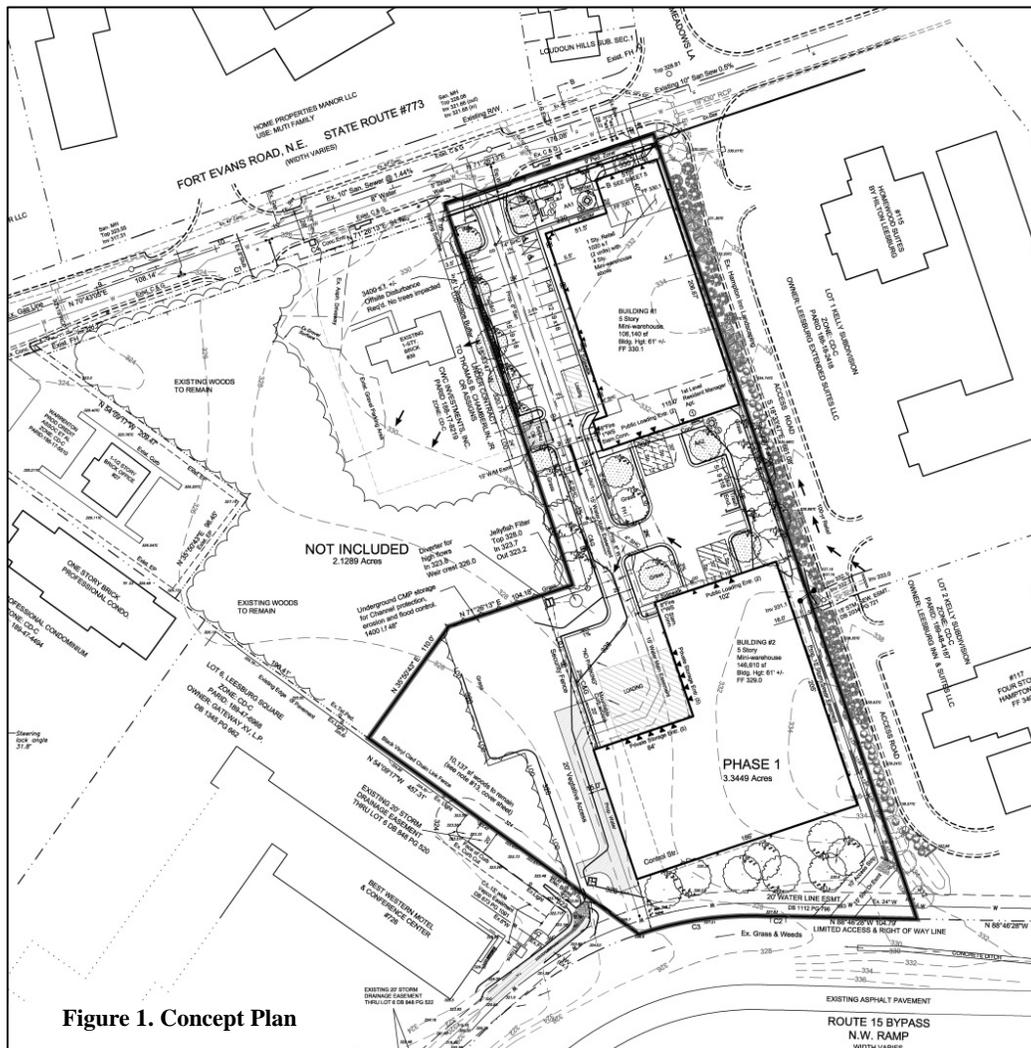


Figure 1. Concept Plan

requirements of the underlying zoning district as stated in the Zoning Ordinance.

TLZO Section 3.3.8 requires an assessment of whether or not the proposed rezoning is consistent with the applicable provisions of the *Town Plan*. Further, TLZO Section 3.3.15 includes five approval criteria, the first of which states that a rezoning application must be consistent with the *Town Plan*. As a result of this analysis, it is the opinion of Staff that the application is generally consistent with the Crescent District Master Plan's goals and objectives. Of particular significance is language contained in the Crescent District Element regarding redevelopment.

“Design Guidelines for the Crescent District are intended to make new construction in the areas of the Crescent District lying outside of the boundaries of the original Old and Historic District compatible with the historic architectural character of the original Old and Historic District” (p. 11-8).

However, with regard to architectural design, the *Plan* states:

“The farther away a project is from the original Old and Historic District, the more flexibility will be allowed in architectural design and character” (Objective 6, p. 11-10).

The subject property is located between Fort Evans Road and the Route 15 Bypass at the very edge of the Crescent Design District, as far from the Old and Historic District as possible while still being within the Crescent District. The site is directly adjacent to an off-ramp from the Bypass and has large commercial buildings (hotels) on either side. Staff believes the proposed increase in height and building design is generally consistent with the intent of the Crescent District policies.

Architectural design is an integral component of the Crescent Design District. Staff notes the following language from the Crescent District Master Plan (CDMP) and the goals of the Crescent Design zoning district:

- Set the stage for the sensitive long-term development of the District so that the community stakeholders have a reasonable expectation of how the District will look in the future (CDMP Pg. 11-2).
- Create a District that is respectful of the historic core of Leesburg while providing a transition to the more automobile oriented parts of the community (CDMP Pg.11-3).
- Develop a setting for a true mixture of uses that recognizes Leesburg's role as a center of retail, office, and residential uses for Loudoun County (CDMP Pg. 11-3)
- The farther away from the original Old and Historic District, the more flexibility will be allowed in the design of the project's height, scale and massing (CDMP Pg. 11-10).
- The farther away from the original Old and Historic District, the more flexibility will be allowed in architectural character and design (CDMP Pg. 11-10).

- Regulate building height and placement to achieve appropriate scale along streetscapes and ensure proper transition to nearby residential neighborhoods (TLZO Sec. 7.10.1.B.4).
- Establish clear controls on building form and placement to frame a well-defined public realm comprised of human-scaled streets, neighborhoods and public spaces, all of which contribute to creating a safe, comfortable and livable environment (TLZO Sec. 7.10.1.B.5)

Architectural review of this application is focused on the successful mitigation of the additional building height. Successful mitigation would include but is not limited to design which reduces the overall massing, including sufficient articulation of the building facades. Mitigation of building mass and articulation is most successful on the façade adjacent to Fort Evans Road, which is the most prominent facade. This elevation exhibits a three-part building division; base, middle and cap.

The ground floor is activated with a storefront appearance having easily discernable pedestrian entrances and appropriate fenestration. The middle portions of the facade have an appropriate appearance, and the cap is treated with a cornice which complements the roofline. The building massing is reduced in scale with the provision of a courtyard, where half of the front façade is recessed approximately 28 feet. The façade is also modulated where the composition of the entire facade is broken into three parts that is best described as two components separated by a “hyphen”.

The architectural standards included in the Crescent District were not intended to be rigid and the provision for modifications was intentionally included to provide flexibility to encourage quality design. The Applicant has requested the modifications listed below and Staff recommends approval of each:

Frontage Requirement: TLZO Sec. 7.10.4 includes a build-to-line (BTL) instead of a front-yard setback and a building frontage requirement along the BTL. Buildings must occupy at least 66% of the BTL. This percentage can be reduced up to 50%. To mitigate the massing of the building the Applicant has “stepped back” a portion of the building as a courtyard to create an amenity area.

Parking Surplus: One of the goals of the Crescent District is to reduce impervious surfaces when possible. TLZO Sec. 7.10.5.A.1 states that the number of required parking spaces shall not be exceeded. The application includes seven more spaces than required. The Applicant’s justification is that the seven additional parking spaces permits flexibility in the use of the tenant spaces, accommodating retail or restaurant uses. Staff agrees that the additional parking spaces permit long-term flexibility for future uses of the retail tenant spaces.

Loading Spaces: TLZO Sec. 11.9 establishes off-street loading requirements. In the case of the proposed uses, 25 loading spaces are required and only 14 spaces have been provided. The Applicant’s justification states that “the intended number of spaces is believed to be a sufficient allocation for the use.” Staff agrees with the requested modification.

Parking Lot Buffer: TLZO Sec. 7.10.5.D.1 requires a five-foot (5') planting buffer for parking lots located adjacent to a side or rear yard. The Concept Plan layout is deficient by one and a half feet (1.5'), providing a three and a half-foot (3.5') parking buffer.

Building Material, EIFS: TLZO Sec. 7.10.7 Building Materials and Other Requirements details the permissible building materials. The Applicant is requesting to use EIFS (exterior insulation finish system) as a primary building material.

Building Material, Tinted Glass: TLZO Sec. 7.10.7.A.2 specifies that glass areas on front facades shall allow for 70% light transmission. The Applicant is proposing to use tinted glass that does not meet the 70% light transmission requirement.

Building Form, Cornice: TLZO Sec. 7.10.6.E.2.b limits the projection of cornice features away from the building façade between six inches (6") and twelve inches (12"). The applicant is requesting a modification to permit a projection of two feet ten inches (2'-10")

Building Form, Entrance Doors: TLZO Sec. 7.10.6.H.3.c requires at least one entrance on a secondary building façade. The Applicant is requesting to waive the requirement of a pedestrian entrance on the west façade of Building 2.

Building Form, Ground Floor Façade: The proposed buildings are classified as commercial buildings and must meet the requirements of TLZO Sec. 7.10.6.H Commercial Building Design Specifications. Building One has a storefront which faces Fort Evans Road. As such, at least 70% of the ground floor shall be composed of doors and windows; windows must occupy an area two (2) feet and ten (10) feet above the outside grade. The Applicant is requesting a modification to reduce the door and window requirement to 43.6%. The Applicant's justification states that the modification is necessary "to maintain uniformity within the building features attempting to reproduce the historical characteristics of the community."

Building Form, Secondary Front Facades: The proposed buildings have sides classified for Crescent District architectural purposes as "secondary front facades" which address the interior parking court. Secondary front building facades must meet the requirements of TLZO Sec. 7.10.6.H.6.c. This section requires that doors and windows compose 30% of the ground level building façade. The applicant is requesting modifications of the percentages.

Building Form, Interior Secondary Facades (building facades not facing a street): The proposed buildings have side façades classified for Crescent District architectural purposes as "interior secondary facades". Interior secondary facades must meet the requirements of TLZO Sec. 7.10.6.H.6.d. This section requires that

windows compose 10% of the ground level of this facade. The applicant is requesting to reduce the required percentage.

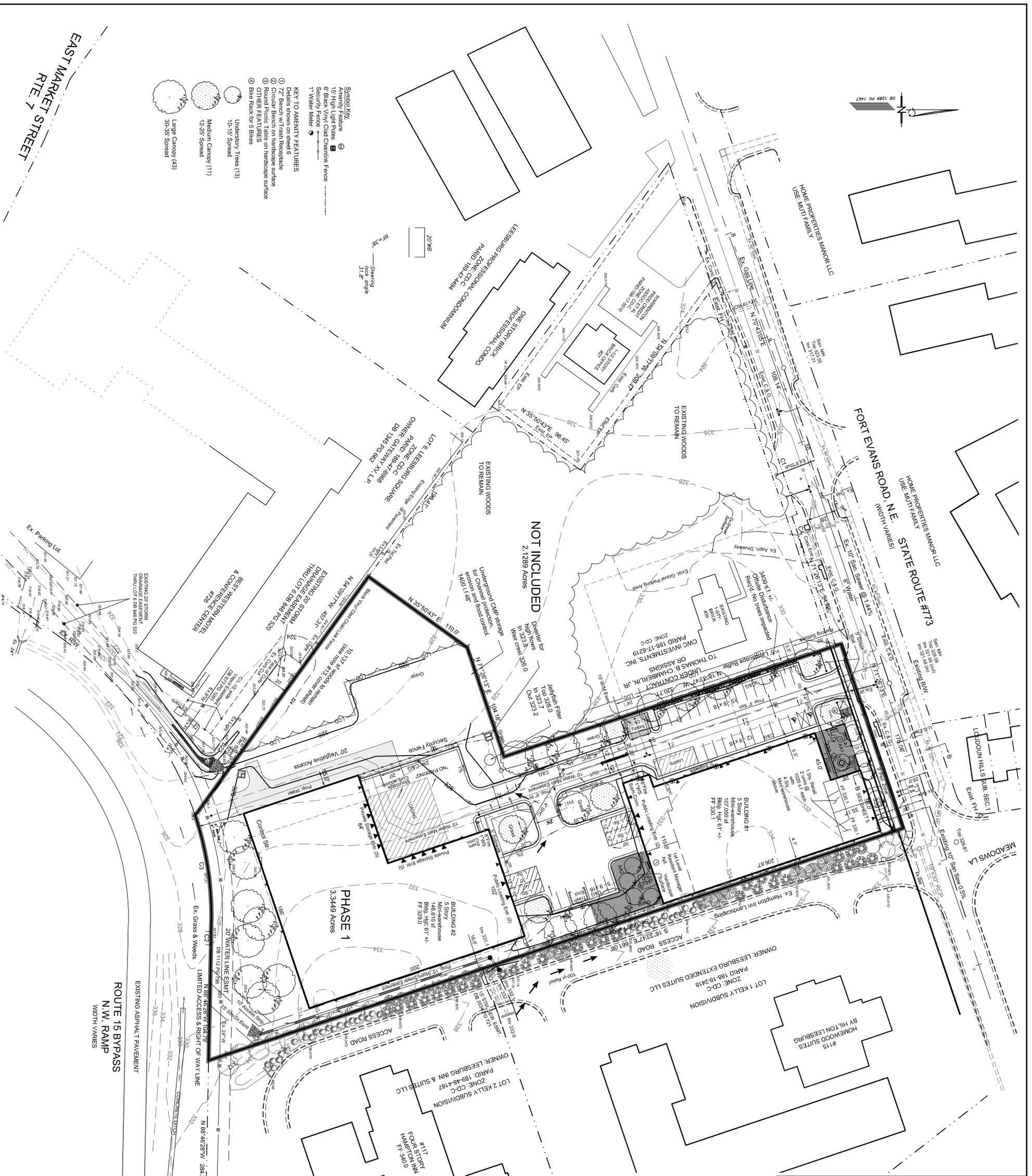
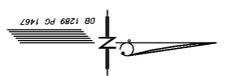
Building Form, Upper Story Facades: Upper stories of buildings in the Crescent District must meet the requirements of TLZO Sec. 7.10.6.H.6.e. This section requires that windows compose 50-70% of that portion of the façade. The applicant is requesting to reduce the percentages on several facades.

The Planning Commission's July 16th Public Hearing and August 6th Work Session Staff reports are attached to this memo. (Attachments 7 and 8)

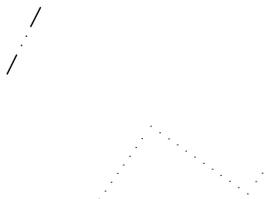
An Ordinance memorializing the zoning map amendment and amended concept plan and proffers can be found in Attachment 9.

Attachments:

1. Patriot Self Storage Park, Concept Plan Sheets 1-11, as prepared by Barrett Consultants, P.C., dated June 12, 2015
2. Building Elevations dated
3. Applicant's Statement of Justification
4. Applicant's Request for Modifications dated June 16, 2015
5. Architectural Narrative dated June 1, 2015
6. Draft Proffer Statement dated June 16, 2015
7. Planning Commission Staff Report dated July 16, 2015.
8. Planning Commission Work Session Staff Report dated August 6, 2015.
9. Draft Ordinance



- Symbol Key**
- Amenity Feature
 - 7' x 7' Light Fixture
 - 6' Bench w/ Light
 - Security Fence
 - 1" Water Meter
- KEY TO AMENITY FEATURES**
- Details shown on sheet 6
- 1 7'x7' Bench w/Trash Receptacle
 - 2 Circular Bench on landscape surface
 - 3 Round Picnic Table on landscape surface
 - 4 Bicycle Rack
 - 5 Understory Trees (13)
 - 6 Medium Canopy (11)
 - 7 12-25' Spread
 - 8 Large Canopy (43)
 - 9 30-35' Spread



PHASE 1
3,344.9 Acres

NOT INCLUDED
2,128.9 Acres

ROUTE 15 BYPASS
N.W. RAMP
WIDTH VARIES

EXISTING ASPHALT PAVEMENT

ROUTE 773 INVESTORS, LLC

CONCEPT PLAN

PATRIOT SELF STORAGE PARK

ROUTE 773 INVESTORS, LLC

TOWN OF LEESBURG, VIRGINIA

BARRETT CONSULTANTS, P.C.
LAND PLANNERS & LAND SURVEYORS
ARLINGTON, VIRGINIA
TELE: 703-532-1177

NO.	DATE	DESCRIPTION	BY
1	07-13-15	Bldg. 1 front width increased to 58'	js

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" 48 HOURS IN ADVANCE OF ANY EXCAVATION AT #811.

SCALE: 1" = 40'

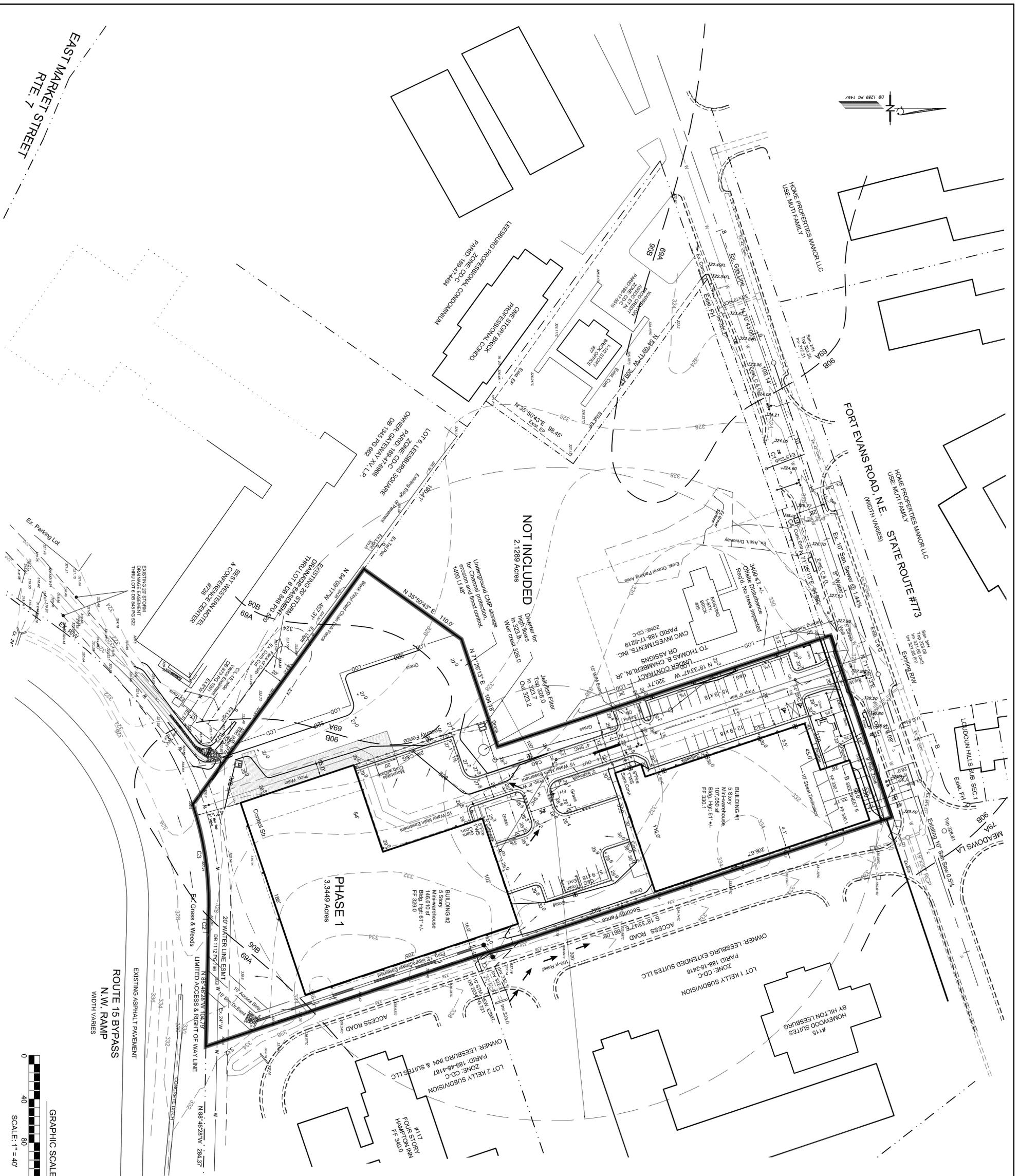
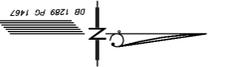
DATE: June 12, 2015

DRAWN BY: JS

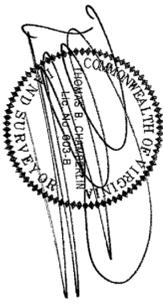
CHECKED BY:

JOB NO.

SHEET 2 OF 11



SMW BMP NOTE:
 Prior to approval of any final site plan on the subject property, the applicant shall submit a Stormwater Management Plan (SMW/BMP) for the site in accordance with all Town and State criteria including the Town of Leesburg Storm Water Master Plan criteria and the latest versions of the Virginia Storm Water Management Handbook and the Town's DCSM, whichever is more stringent.



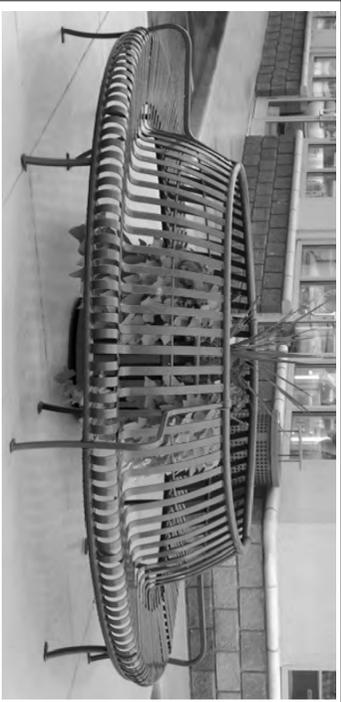
NO.	DATE	DESCRIPTION	BY
1	07-13-15	Bldg. 1 front width increased to 58'	js

FOR LOCATION OF UTILITIES CALL "MISS UTILITY" 48 HOURS IN ADVANCE OF ANY EXCAVATION AT #811.

CONCEPTUAL GRADING PLAN
 PATRIOT SELF STORAGE PARK
 ROUTE 773 INVESTORS, LLC
 TOWN OF LEESBURG, VIRGINIA

BARRETT CONSULTANTS, P.C.
 LAND PLANNERS & LAND SURVEYORS
 ARLINGTON, VIRGINIA
 TELE: 703-532-1177

SCALE: 1" = 40'
 DATE: June 12, 2015
 DRAWN BY: JS
 CHECKED BY:
 JOB NO.
 SHEET 3 OF 11



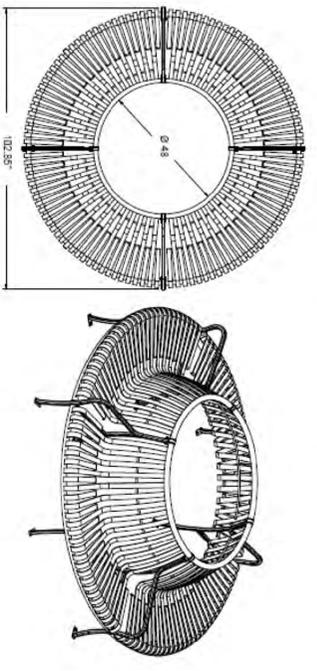
BELSON
OUTDOORS

111 North River Road
North Aurora, IL 60062
Phone: (800) 323-6664
Fax: (800) 597-0573
sales@belsun.com

Model # PCS-48-360

Dimension Sheet

CIRCULAR BENCH | 48" I.D. 360 DEGREE



MATERIALS:
Seat Slats: 3/16" x 1-1/2" HR Flat Bar
Frames: 1" x 1/8" HSS Square Tube
Crossbars: 1-2/3" Dia x 1/8"
Bracing: 1/2" O.D. HR Rod

AMMUNITY FEATURE #2

www.belsun.com



BELSON
OUTDOORS

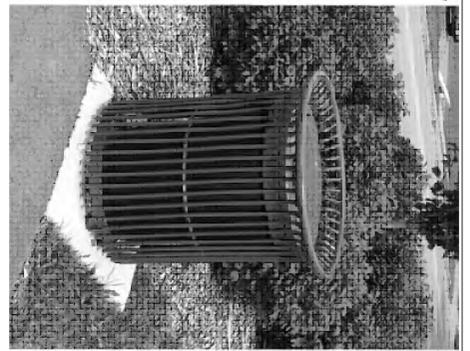
72" CITADEL OUTDOOR BENCH
ADA COMPLIANT SURFACE MOUNT
SPECIFICATIONS
5/8" Dia. Steel Rod Seat
Seat Frame: 3/8" O.D. Steel Rod, 1-3/2" O.D. I.L.C. Steel Tube, 11 Ga. Steel Sheet
Legs: 2-3/8" O.D. I.L.C. Steel Tube, 7 Ga. Steel Plate
Solid Black

AMMUNITY FEATURE #1

Steel Flame Top Trash Receptacle
Rudman Style
This Rudman Style Flame Top Trash Receptacle features a top powder-coated steel frame that is welded together. The tapered opening makes it easier to dispose of trash, and gives the litter receptacle a modern look. Optional accessories include a stainless steel mounting plate, a standard 34 Gal. polyethylene liner.

The state of the art finishing process used on these products combines the application of an Electrocoat Zinc Rich Primer with a durable powder-coat to create a steel surface that is corrosion resistant and offers full protection against corrosion and weathering. Choose between a smooth Solid Color Powder-Coat or a textured Hammerstone Powder-Coat in the color options shown below to achieve a finished look that will last for years.

COLOR TO MATCH BENCH - BLACK

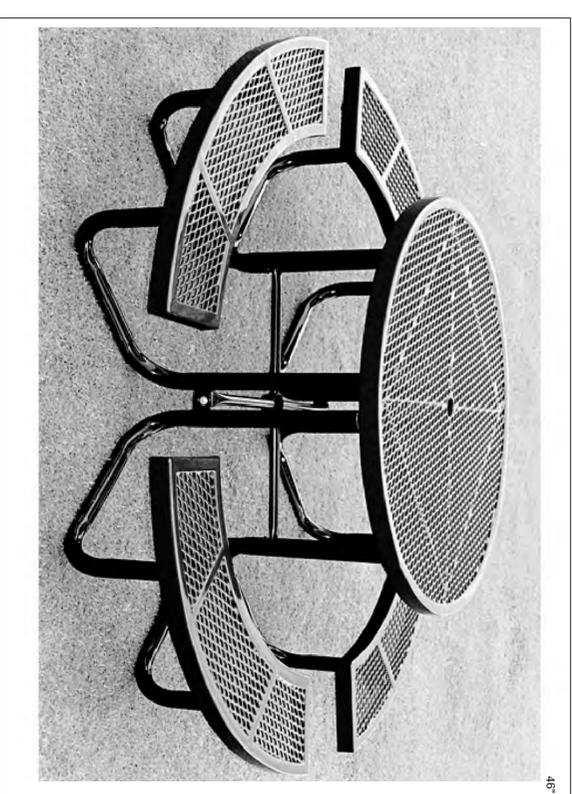


BELSON
OUTDOORS



Flat Top Lid

46" Thermoplastic Coated Round Picnic Tables
The thermoplastic coated table top and legs are made with a glossy finish or light textured matte Polyethylene coat in the color options shown. Portable mount. Gray color



Round picnic tables make it fun to eat outside with friends and family. 36" 3/4 gauge expanded steel make and are coated with a thermoplastic coating to prevent corrosion and minimize maintenance. Solid table tops are also available.

The 46" diameter table top provides ample space for food and drinks, and comes standard with a 2" center in the standard sizes and various colors.

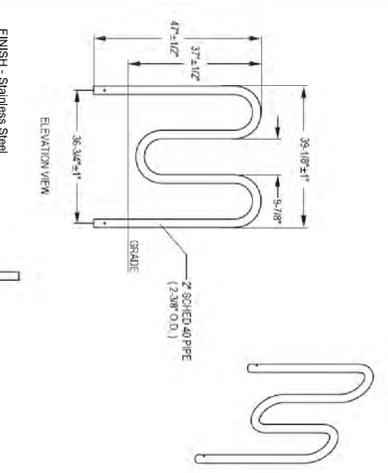
BELSON
OUTDOORS

111 North River Road
North Aurora, IL 60062
Phone: (800) 323-6664
Fax: (800) 597-0573
sales@belsun.com

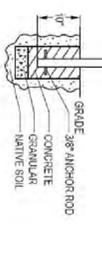
Model # H36-S-G-IG

Dimension Sheet

HEAVY-DUTY CHALLENGER | 3 LOOPS 5 BIKES



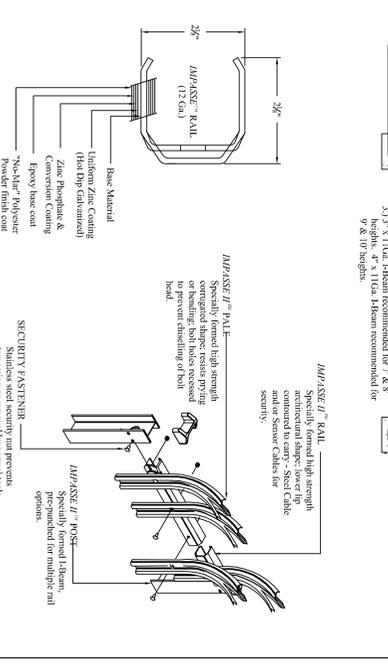
FINISH - Stainless Steel
The frame of the Heavy-Duty Challenger is constructed of 2-3/8" O.D. tubing. The heads are made of 3/4" thick plate, powder-coated, and stainless steel finish.



SEE CONCEPT PLAN, SHEET 2, FOR LOCATION OF AMMUNITY AREAS & KEY TO AMMUNITY AREA FEATURES



HIGH SECURITY FENCING



AM/ASSE II™ RAIL
Specifically formed high strength architectural shape; lower lip and upper flange create a security.

AM/ASSE II™ POST
Specifically formed I-beam shape; designed for maximum security.

SECURITY FASTENER
Stainless steel security nut prevents tampering or removal by normal tools.

AM/ASSE II™ RAIL
Specifically formed high strength architectural shape; lower lip and upper flange create a security.

AM/ASSE II™ POST
Specifically formed I-beam shape; designed for maximum security.

SECURITY FASTENER
Stainless steel security nut prevents tampering or removal by normal tools.

HIGH SECURITY FENCING

IMPASSE II GANTLET 2A-RAIL
DR. CL SH. 1 of 1 SCALE: DO NOT SCALE
CR. RS Date 11/4/11 REV. 3

AMERISTAR
1555 N. Mingo
Tulsa, OK 74116
www.ameristarfence.com

AMMUNITY FEATURE #3

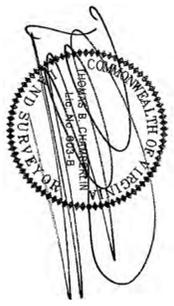
NO.	DATE	DESCRIPTION	BY
1	07-13-15	Bldg. 1 front width increased to 58'	js

BARRETT CONSULTANTS, P.C.
LAND PLANNERS & LAND SURVEYORS
ARLINGTON, VIRGINIA
TELE: 703-532-1177

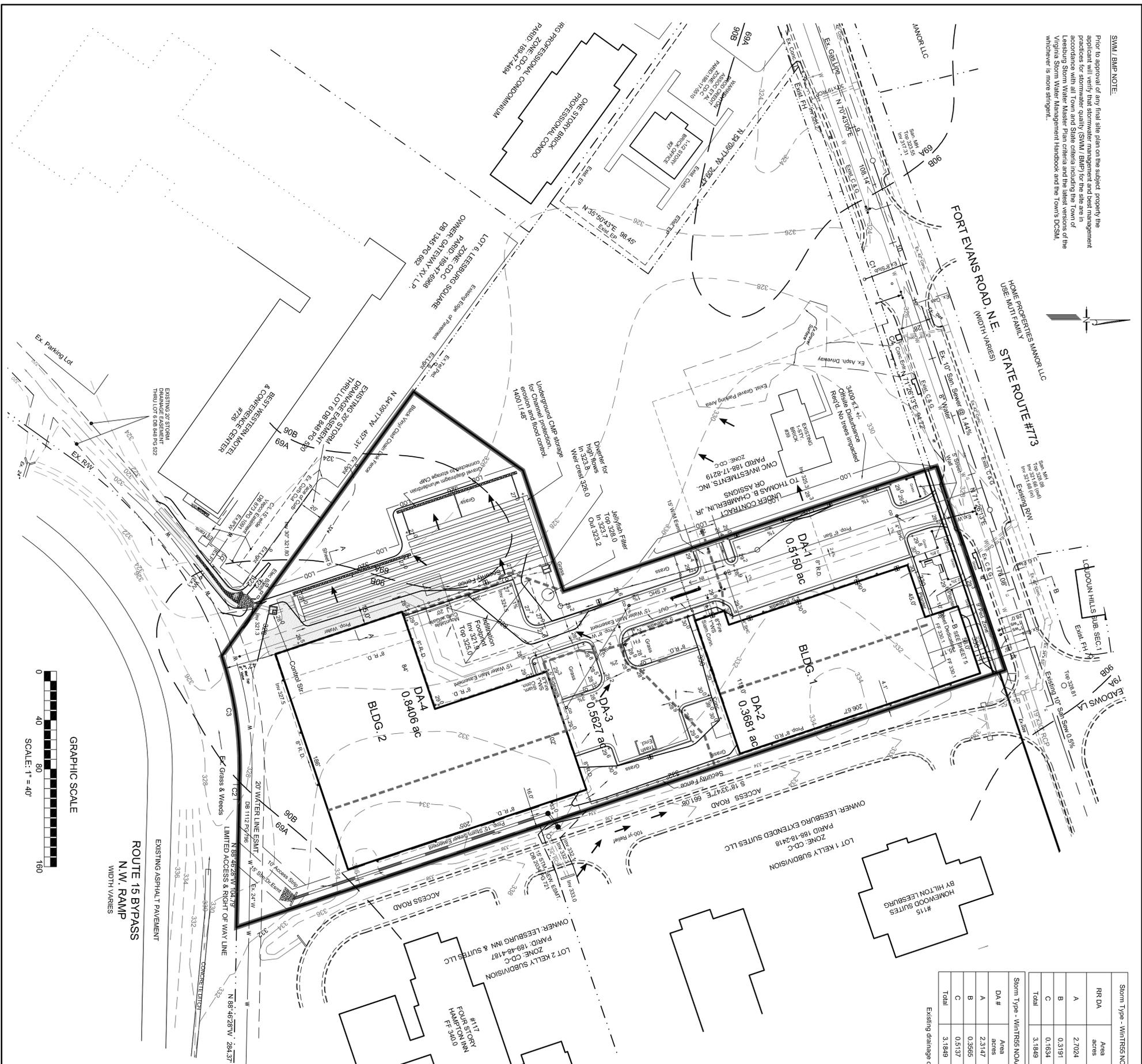
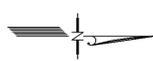
CONCEPTUAL DETAILS
PATRIOT SELF STORAGE PARK
ROUTE 773 INVESTORS, LLC
TOWN OF LEESBURG, VIRGINIA

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" 48 HOURS IN ADVANCE OF ANY EXCAVATION AT #811.

SCALE: 1" = 40'
DATE: June 12, 2015
DRAWN BY: JS
CHECKED BY:
JOB NO.
SHEET 6 OF 11



SWM / BMP NOTE:
 Prior to approval of any final site plan on the subject property the applicant will verify that stormwater management and best management practices for stormwater quality (SWM / BMP) for the site are in accordance with all Town and State criteria including the Town of Leesburg Stormwater Management Handbook and the Town's DCSM, whichever is more stringent.



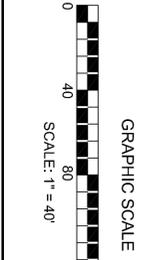
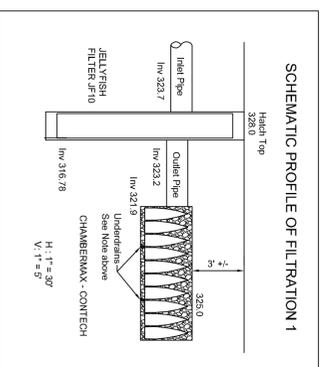
Storm Type - WINTRES NOAA Type B										POST DEVELOPMENT DRAINAGE AREA DATA									
RR DA	Area acres	TC	CN	Q1-yr	Q2-yr	Q10-yr	Q100-yr	Q1-yr	Q2-yr	Q10-yr	Q100-yr	Q1-yr	Q2-yr	Q10-yr	Q100-yr	BMP's	Outfall		
A	2.7024	6	88	82	83	84	5.05	0.01	7.11	0.06	13.66	0.60	26.90	0.93	2.25	Infiltration Level 1 & Compost amended soils	Flow to Best Western		
B	0.3191	6	69	66	67	68	0.16	0.16	0.33	0.33	0.93	0.33	0.93	0.27	0.27	Compost amended soils	Flow Offsite to Bypass		
C	0.1634	6	83	82	83	83	0.13	0.13	0.27	0.27	0.92	0.27	0.92	0.27	0.27	Compost amended soils	Flow Offsite to Ft. Evans Rd		
Total	3.1849			0.31	0.75	3.42	10.87					15.51	2.45	31.68					

EXISTING DRAINAGE AREA DATA									
Storm Type	Area	TC	CN	Q1-yr	Q2-yr	Q10-yr	Q100-yr	Q1-yr	Q2-yr
A	2.3147	20	57	0.07	0.31	1.97	6.85		
B	0.3565	6	68	0.23	0.39	1.03	2.44	Flow offsite to Bypass	
C	0.5137	16	55	0.01	0.05	0.42	1.58	Flow offsite to Ft. Evans Rd.	
Total	3.1849			0.31	0.75	3.42	10.87		

SITE COMPLIANCE TABLE (controlled)									
RR DA	Event	Pre	Post	Pre	Post	Pre	Post	Pre	Post
A	1-yr	0.07	0.01	0.23	0.16	0.01	0.13	0.31	0.30
	2-yr	0.31	0.06	0.39	0.33	0.05	0.27	0.75	0.66
	10-yr	1.97	0.60	1.03	0.93	0.42	0.92	3.42	2.45
	100-yr	6.85	26.90	2.44	2.25	1.58	2.51	10.87	31.68

RR DA	PRACTICE	TYPE	LEVEL	UNDERDRAIN REQUIRED	PRE-TREATMENT
A	Infiltration	Conventional Infiltration	1	Yes (1)	Control Jellyfish Filter
B	Compost Amended Soils	Compost Amended Soils			
C	Compost Amended Soils	Compost Amended Soils			

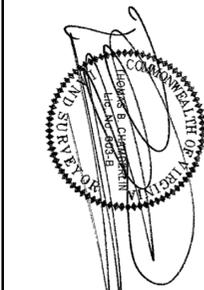
Underground Infiltration Areas:
 1. Install underdrain pipes within the infiltration area, with a 1% slope for the length of the facility. Connect the underdrain pipes to a common observation port so that the facility can be pumped out in the event of clogging.



CONCEPTUAL SWM PLAN
PATRIOT SELF STORAGE PARK
 ROUTE 773 INVESTORS, LLC
 TOWN OF LEESBURG, VIRGINIA

BARRETT CONSULTANTS, P.C.
 LAND PLANNERS & LAND SURVEYORS
 ARLINGTON, VIRGINIA
 TELE: 703-532-1177

SCALE: 1" = 40'
 DATE: June 12, 2015
 DRAWN BY: JS
 CHECKED BY:
 JOB NO.
 SHEET 8 OF 11



RR DA-4 SWM Water Quantity Energy Balance Worksheet

SITE AREA (Acres)	2.7024		
	1-year	2-year	10-year
P	2.6	2.6	4.7
CN	57	82	84
S-1000/CN-10	7.54	2.20	1.90
RV/(P-0.25)/R(0.25)+S	0.25	0.44	0.38
	0.14	0.28	3.00

Q Post Development <= I.F. * (Qpre-development* RV/pre-development)/(RV/Developed)

CHANNEL PROTECTION	0.8		
	1-year	2-year	10-year
Qpre-development	0.07	0.07	1.97
Qpost Development	5.05	5.05	13.66
RV/Post Development (with runoff reduction)	1.1	1.1	3.02
Allowable	0.01	0.01	0.62

Q Developed <= (Q Pre-Developed x RV Pre-Developed) / (RV/Developed)

Source: Arlington County DES (modified to add 2-yr event)

RR DA-8 SWM Water Quantity Energy Balance Worksheet

SITE AREA (Acres)	0.3191		
	1-year	2-year	10-year
P	2.6	2.6	4.7
CN	68	68	68
S-1000/CN-10	4.71	4.71	4.71
RV/(P-0.25)/R(0.25)+S	0.25	0.25	0.25
	0.43	0.37	1.67

Q Post Development <= I.F. * (Qpre-development* RV/pre-development)/(RV/Developed)

CHANNEL PROTECTION	0.8		
	1-year	2-year	10-year
Qpre-development	0.22	0.22	1.02
Qpost Development	0.16	0.16	0.39
RV/Post Development (with runoff reduction)	0.38	0.38	1.66
Allowable	0.21	0.21	1.04

Q Developed <= (Q Pre-Developed x RV Pre-Developed) / (RV/Developed)

Source: Arlington County DES (modified to add 2-yr event)

RR DA-C SWM Water Quantity Energy Balance Worksheet

SITE AREA (Acres)	0.1634		
	1-year	2-year	10-year
P	2.6	2.6	4.7
CN	55	82	83
S-1000/CN-10	8.18	2.20	2.05
RV/(P-0.25)/R(0.25)+S	0.25	0.44	0.41
	0.10	1.07	2.90

Q Post Development <= I.F. * (Qpre-development* RV/pre-development)/(RV/Developed)

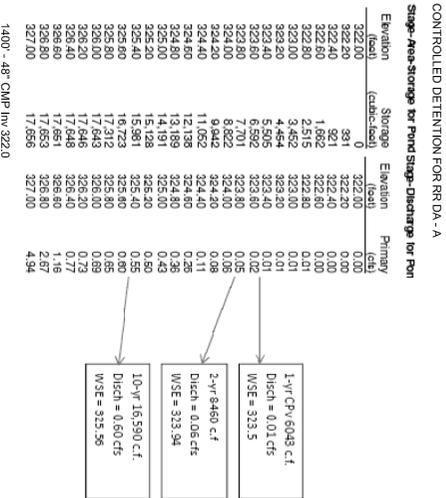
CHANNEL PROTECTION	0.8		
	1-year	2-year	10-year
Qpre-development	0.01	0.01	0.42
Qpost Development	0.13	0.13	0.92
RV/Post Development (with runoff reduction)	1.11	1.11	2.88
Allowable	0.001	0.001	0.12

Q Developed <= (Q Pre-Developed x RV Pre-Developed) / (RV/Developed)

Source: Arlington County DES (modified to add 2-yr event)

CHANNEL PROTECTION	0.8		
	1-year	2-year	10-year
Qpre-development	0.05	0.05	0.13
Qpost Development	0.27	0.27	0.38
RV/Post Development (with runoff reduction)	1.5	1.5	0.01
Allowable	0.03	0.03	0.56
Vs/Vr	0.56	0.56	0.84
Storage required (cf)	498	498	498

Source: Arlington County DES (modified to add 2-yr event)



CONTECH ENGINEERED SOLUTIONS Flow-Based Storm Per VA/QCA Regulations

Jellyfish Filter

Project Name: Virginia Sample
 State: VA
 Designer: BOL

Annual Rainfall (inches): 43
 Target Rainfall Event (inches): 1.00

Volume from Upstream Runoff Reduction Practices to BMP: 0
 Managed Turf: 0
 Impermeable Cover: 0

Volume from Additional Credit Area to BMP:

Volume from	Runoff Coefficient	Effective Area (Ac)
Upstream RR Practice (cf)	0.9	0.00
Managed Turf	0.05	0.00
Impermeable Cover	0.05	1.94

Total Volume to be Treated: 6797 cf
 Total Effective Area to be Treated: 2.28 ac
 Composite RV: 0.83

Time of Concentration (Tc): 6.00 min
 Unit Peak Discharge (q_p): 1000 cfs/acre/in

Treatment Volume Peak Discharge: 2.93 cfs

Cartridge Height: 36"
 # High Flow Cartridges Required: 15
 # Distribution Cartridges Required: 4
 Manhole Size: 18"
 Model Name: JF104-154

DYODS CHAMBERMAXX Design Your Own Detention System

CONTECH ENGINEERED SOLUTIONS

Project Summary: 0.1634 ac, 0.1634 ac, 0.1634 ac

Design: 100%
 City/State: VA
 Designer: B
 Engineer: B
 EIR: Information in Blue Cells

Design Basis Calculations:
 Chamber Inlet Depth Below Aerial Inlet: 1.37 ft
 Chamber Outlet Depth Below Aerial Inlet: 0.27 ft
 Lining with RFR: 0.27 ft
 Chamber Slope: 1:1
 Chamber Bottom Slope: 1:1
 Chamber Bottom Width: 10.75 ft
 Chamber Bottom Length: 10.75 ft
 Chamber Bottom Area: 115.56 sq ft
 Chamber Bottom Volume: 125.11 cu ft
 Chamber Bottom Weight: 49.87 kips
 Chamber Bottom Moment: 1.78 k-ft

Design Basis:
 Chamber Slope: 1:1
 Chamber Bottom Slope: 1:1
 Chamber Bottom Width: 10.75 ft
 Chamber Bottom Length: 10.75 ft
 Chamber Bottom Area: 115.56 sq ft
 Chamber Bottom Volume: 125.11 cu ft
 Chamber Bottom Weight: 49.87 kips
 Chamber Bottom Moment: 1.78 k-ft

Design Basis:
 Chamber Slope: 1:1
 Chamber Bottom Slope: 1:1
 Chamber Bottom Width: 10.75 ft
 Chamber Bottom Length: 10.75 ft
 Chamber Bottom Area: 115.56 sq ft
 Chamber Bottom Volume: 125.11 cu ft
 Chamber Bottom Weight: 49.87 kips
 Chamber Bottom Moment: 1.78 k-ft

Design Basis:
 Chamber Slope: 1:1
 Chamber Bottom Slope: 1:1
 Chamber Bottom Width: 10.75 ft
 Chamber Bottom Length: 10.75 ft
 Chamber Bottom Area: 115.56 sq ft
 Chamber Bottom Volume: 125.11 cu ft
 Chamber Bottom Weight: 49.87 kips
 Chamber Bottom Moment: 1.78 k-ft

Conceptual Stormwater Management Narrative to Conform to State Regulation (VA/QCA-50)

The existing site is well stabilized, wooded in good condition. There are no steep slopes and no critical areas. There are two outfalls for this site, (1) runoff to an existing manmade stormwater conveyance system located in Fort Evans Road and (2) a natural conveyance system adjacent to the Route 15 Bypass. Soils on the site are primarily Springwood Sil Loam (S soils) and Elbert Silty Clay Loam (C soils). This site will be developed in two phases to provide enclosed storage buildings for the neighboring area.

Area of SWM

3.1849 acres. This includes all of the area from the original ROW of Ft. Evans Rd. property line to the east and south & the limits of disturbance to the west.

Water Quality Compliance

The Runoff Reduction Method will be used to provide the compliance methodology for the new Water Quality requirements of the Town of Leesburg MS4 permit.

Solutions: Virginia Runoff Reduction Method New Development Worksheet, Utilize Design Spec. #4: Level 1 infiltration and Compost Amended Soil.

Water Quality Compliance

Water Quantity Compliance:
 10-yr 16,590 c.f.
 Ditch = 0.60 cfs
 Ditch = 0.06 cfs
 WSE = 313.94

2-yr 6,450 c.f.
 Ditch = 0.01 cfs
 WSE = 313.5

1-yr 4,604 c.f.
 Ditch = 0.01 cfs
 WSE = 313.5

Flow Control and Adequacy of Outfall Statement

Downstream pipe systems are to be designed to have the capacity for the post-development, 10-year site outfall. Downstream open channels are to be designed to have the capacity for the 2-yr event.

Site Outfall:

- Flow from detention pond to existing open channel through Best Western - 2.7024 ac RR DA-A Adequacy of Outfall: Using the Energy Balance methodology and adhering to the allowable discharge and volume requirements for the 1, 2 and 10-yr storms will, by definition, result in an "adequate" downstream channel. See the energy balance worksheet, this sheet.
- Flow from rear of building 2 to the Bypass - 0.3191 acres RR DA-B Adequacy of Outfall: This portion of the site will remain managed turf and cleared with trees. Current amended soils have been specified for this area to help reduce curve numbers. Qpost-developed is less than Qpre-developed for all storm events and meet the requirements for the 1, 2 & 10-yr events. See the energy balance worksheet, this sheet.
- Fort Evans Road - 0.1634 acres (on-site) RR DA-C Adequacy of Outfall: This area directs all runoff to the street and remains uncontrolled. The Ft. Evans Road CIP Project, constructed in 2006-2007, was designed for future development using a factor of 0.75. The composite C factor for the site, after development, is 0.65. Therefore, this site is within the design constants of the CIP project and does not impact the existing down stream pipe system. Energy balance worksheet, this sheet, has been verified.

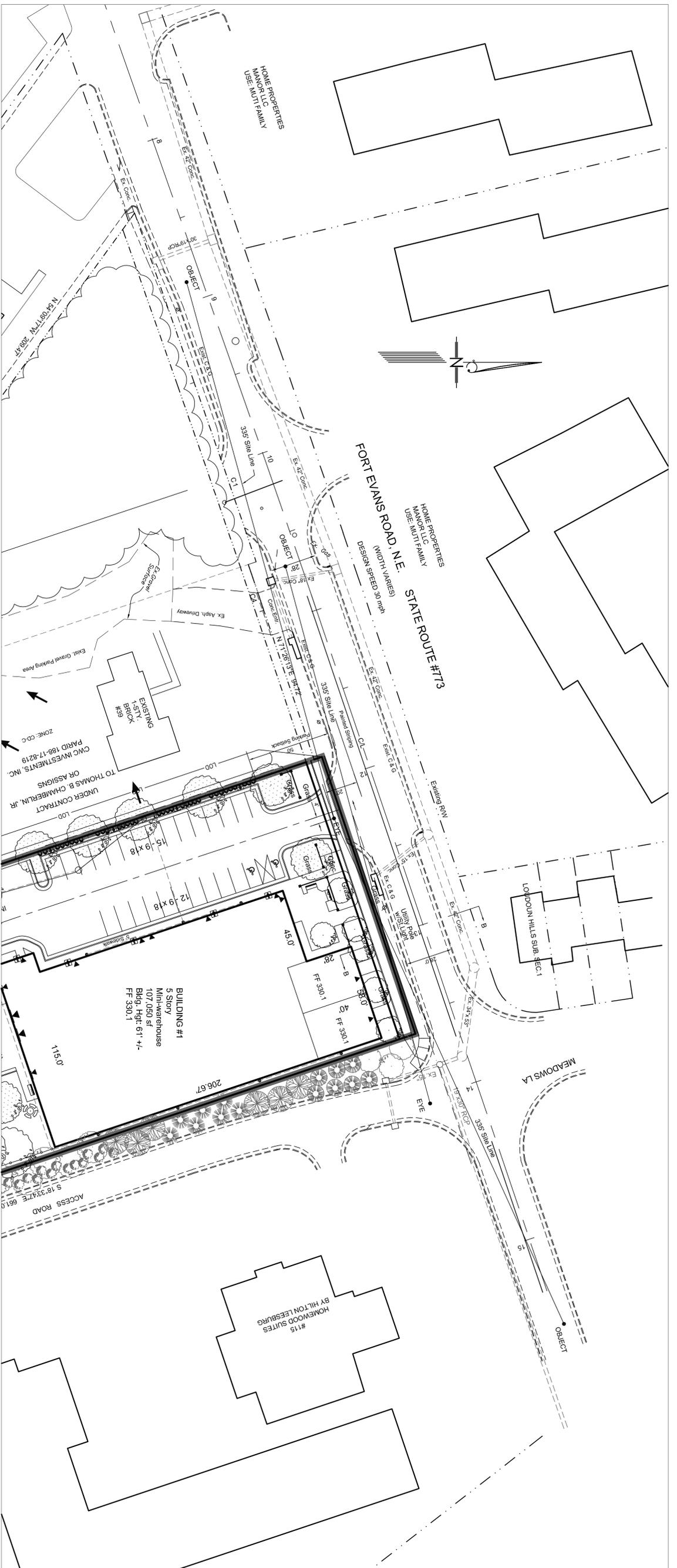
Summary

Providing runoff reduction BMP practices to treat 1,888 acres of impervious area and 0.804 acres of managed turf developed land within the 2.7024 acres of RR DA-A will satisfy the WQ requirements for this site. See RR spreadsheet DA-A & water quality tab. Level 1 infiltration design has been specified with the Contech Jellyfish Filter to provide the 3 required forms of pretreatment prior to the infiltration area. The Jellyfish Filter treats 100% of the first "I" of runoff. Compost amended soil has been specified for managed turf areas.

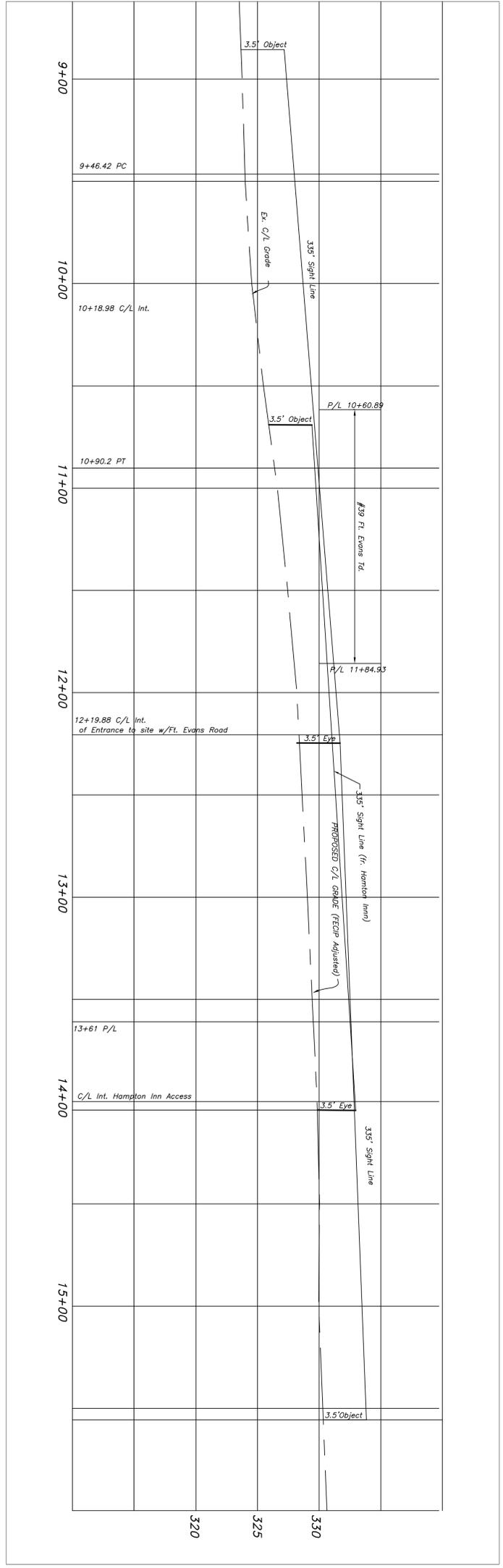
CONCEPTUAL SWM PLAN PATRIOT SELF STORAGE PARK
 ROUTE 773 INVESTORS, LLC
 TOWN OF LEESBURG, VIRGINIA

BARRETT CONSULTANTS, P.C.
 LAND PLANNERS & LAND SURVEYORS
 ARLINGTON, VIRGINIA
 TELE: 703-532-1177

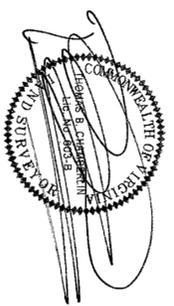
SCALE: 1" = 40'
 DATE: June 12, 2015
 DRAWN BY: JS
 CHECKED BY:
 JOB NO.:
 SHEET 10 OF 11



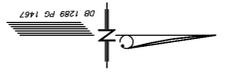
Plan View
Scale 1" = 30'



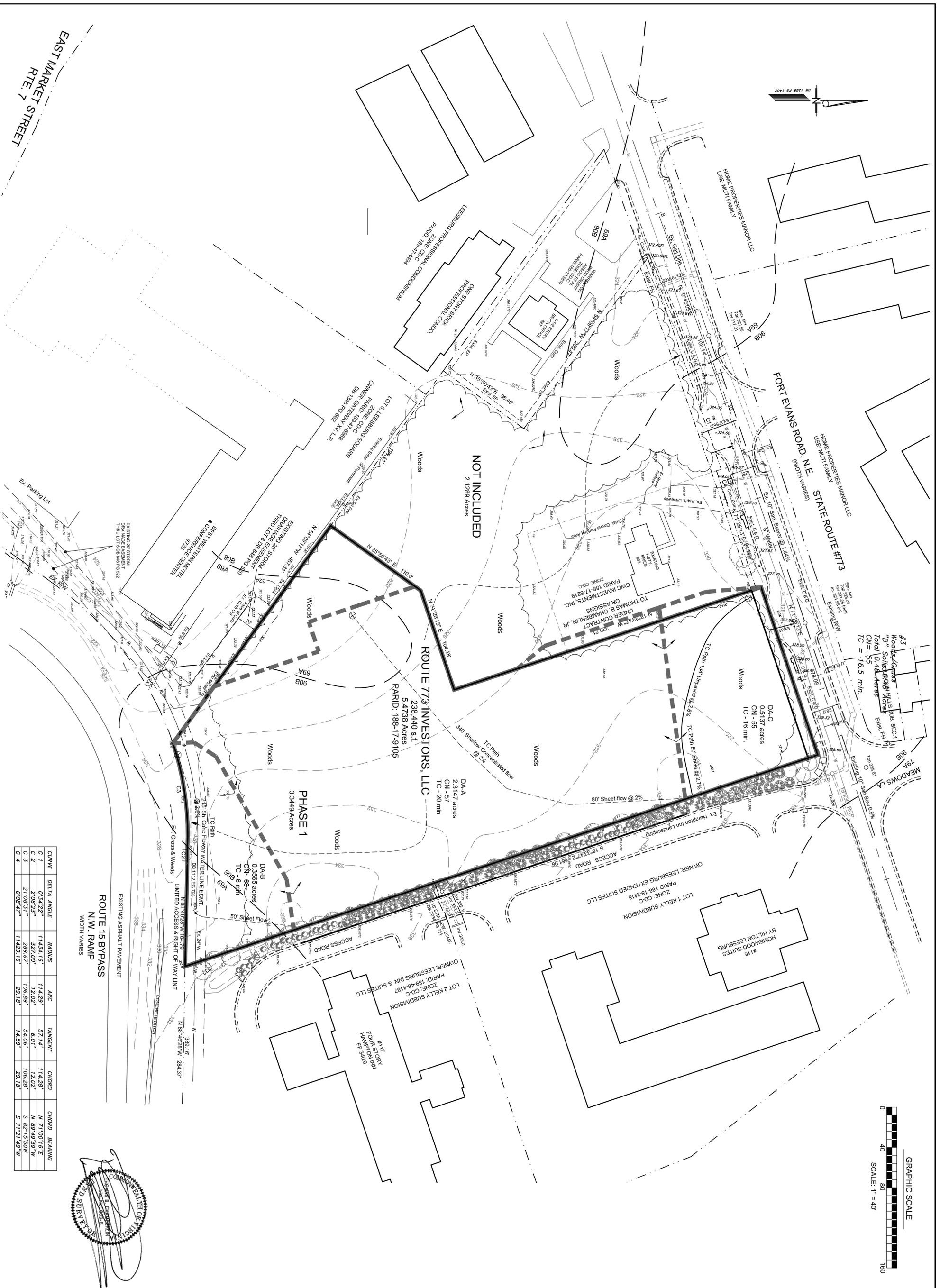
Profile View
Scale: 1" = 30'
Horz. 1" = 30'
Vert. 1" = 5'



FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" 48 HOURS IN ADVANCE OF ANY EXCAVATION AT #811.		FT. EVANS ROAD PLAN & PROFILE PATRIOT SELF STORAGE PARK ROUTE 773 INVESTORS, LLC TOWN OF LEESBURG, VIRGINIA		BARRETT CONSULTANTS, P.C. LAND PLANNERS & LAND SURVEYORS ARLINGTON, VIRGINIA TELE: 703-532-1177		<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>07-13-15</td> <td>Bldg. 1 front width increased to 58'</td> <td>js</td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	BY	1	07-13-15	Bldg. 1 front width increased to 58'	js
NO.	DATE	DESCRIPTION	BY												
1	07-13-15	Bldg. 1 front width increased to 58'	js												
SCALE: 1" = 30'	DATE: June 12, 2015	DRAWN BY: JS	CHECKED BY:	JOB NO.	SHEET 11 OF 11										



EAST MARKET STREET
RTE. 7



DA-C
0.5137 acres
CN - 55
TC - 16 min.

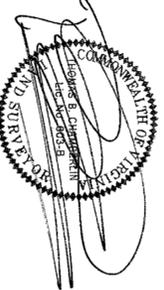
NOT INCLUDED
2.1289 Acres

ROUTE 773 INVESTORS, LLC
238,440 s.f.
5.4738 Acres
PARID: 188-17-9105

DA-A
2.3147 acres
CN - 57
TC - 20 min

DA-B
0.3565 acres
CN - 68
TC - 6 min

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	0.34122°	11434.16'	114.29'	57.14'	114.28'	N 71.0016°E
C 2	2.0623°	327.00'	12.02'	6.01'	12.02'	N 89.4939°W
C 3	21.0831°	289.67'	106.89'	54.06'	106.28'	S 82.1150°W
C 4	0.08427°	11429.16'	29.18'	14.59'	29.18'	S 71.2149°W



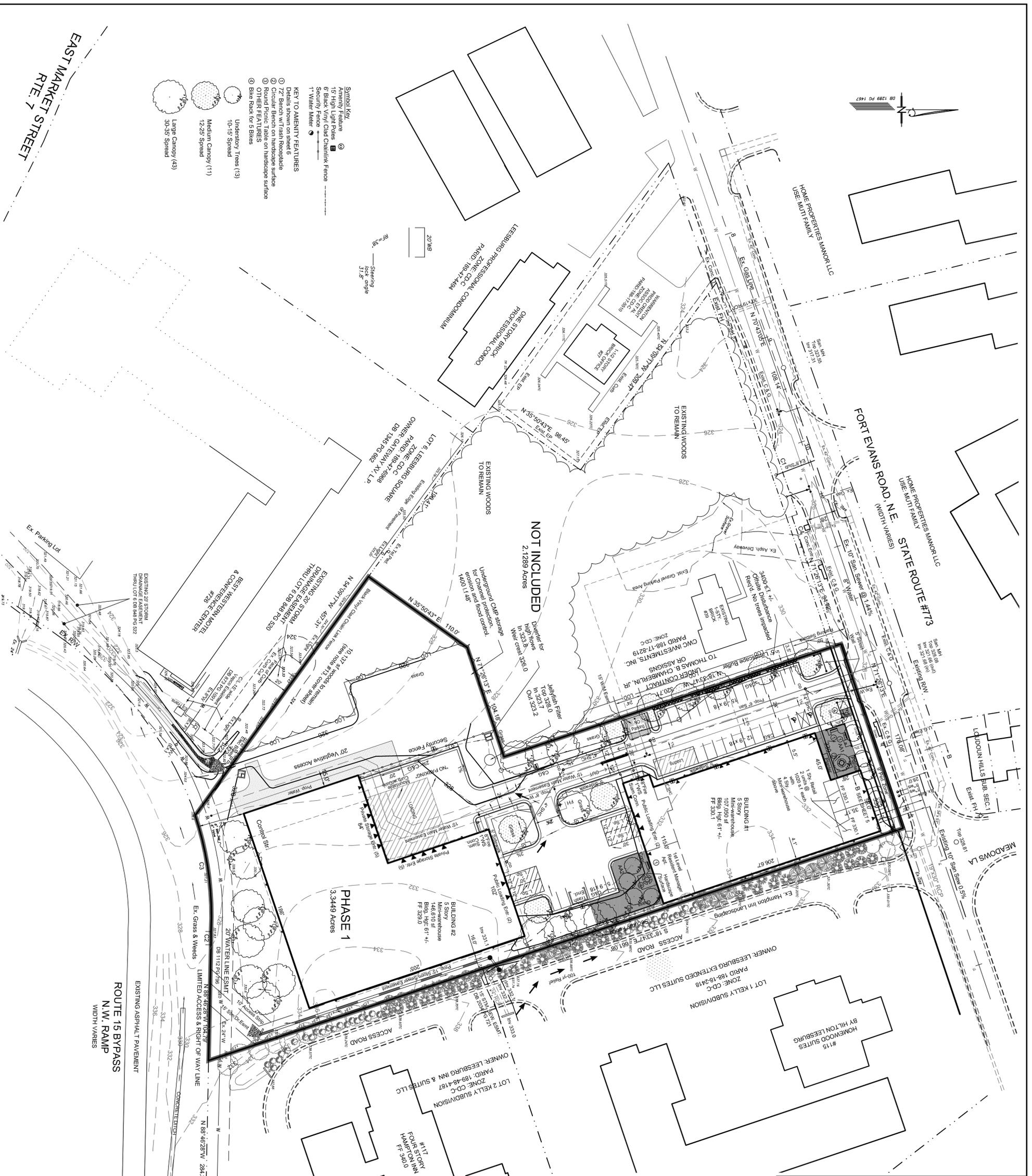
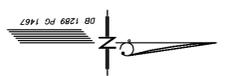
EXISTING CONDITION PLAN
PATRIOT SELF STORAGE PARK
ROUTE 773 INVESTORS, LLC
TOWN OF LEESBURG, VIRGINIA

BARRETT CONSULTANTS, P.C.
LAND PLANNERS & LAND SURVEYORS
ARLINGTON, VIRGINIA
TELE: 703-532-1177

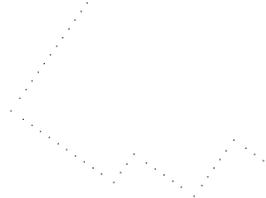
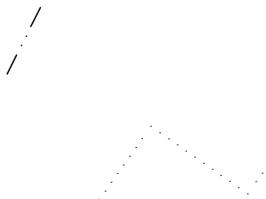
FOR LOCATION OF UTILITIES CALL "MISS UTILITY" 48 HOURS IN ADVANCE OF ANY EXCAVATION AT #811.

SCALE: 1" = 40'
DATE: June 12, 2015
DRAWN BY: JS
CHECKED BY:
JOB NO.
SHEET 1 OF 11

NO.	DATE	DESCRIPTION	BY
1	07-13-15	Bldg. 1 front width increased to 58'	js



- Symbol Key**
- Amenity Feature
 - 7' x 7' Light Fixture
 - 6' Bench w/Trash Receptacle
 - Security Fence
 - 1" Water Meter
- KEY TO AMENITY FEATURES**
- Details shown on sheet 6
- 1 7'x7' Bench w/Trash Receptacle
 - 2 Circular Bench on landscape surface
 - 3 Round Picnic Table on landscape surface
 - 4 Bicycle Rack for 5 Bikes
 - 5 Understory Trees (13)
 - 6 Medium Canopy (11)
 - 7 12-25' Spread
 - 8 Large Canopy (43)
 - 9 30-35' Spread



PHASE 1
3,344.9 Acres

NOT INCLUDED
2,128.9 Acres

ROUTE 15 BYPASS
N.W. RAMP
WIDTH VARIES

ROUTE 773 INVESTORS, LLC
TOWN OF LEESBURG, VIRGINIA

BARRETT CONSULTANTS, P.C.
LAND PLANNERS & LAND SURVEYORS
ARLINGTON, VIRGINIA
TELE: 703-532-1177

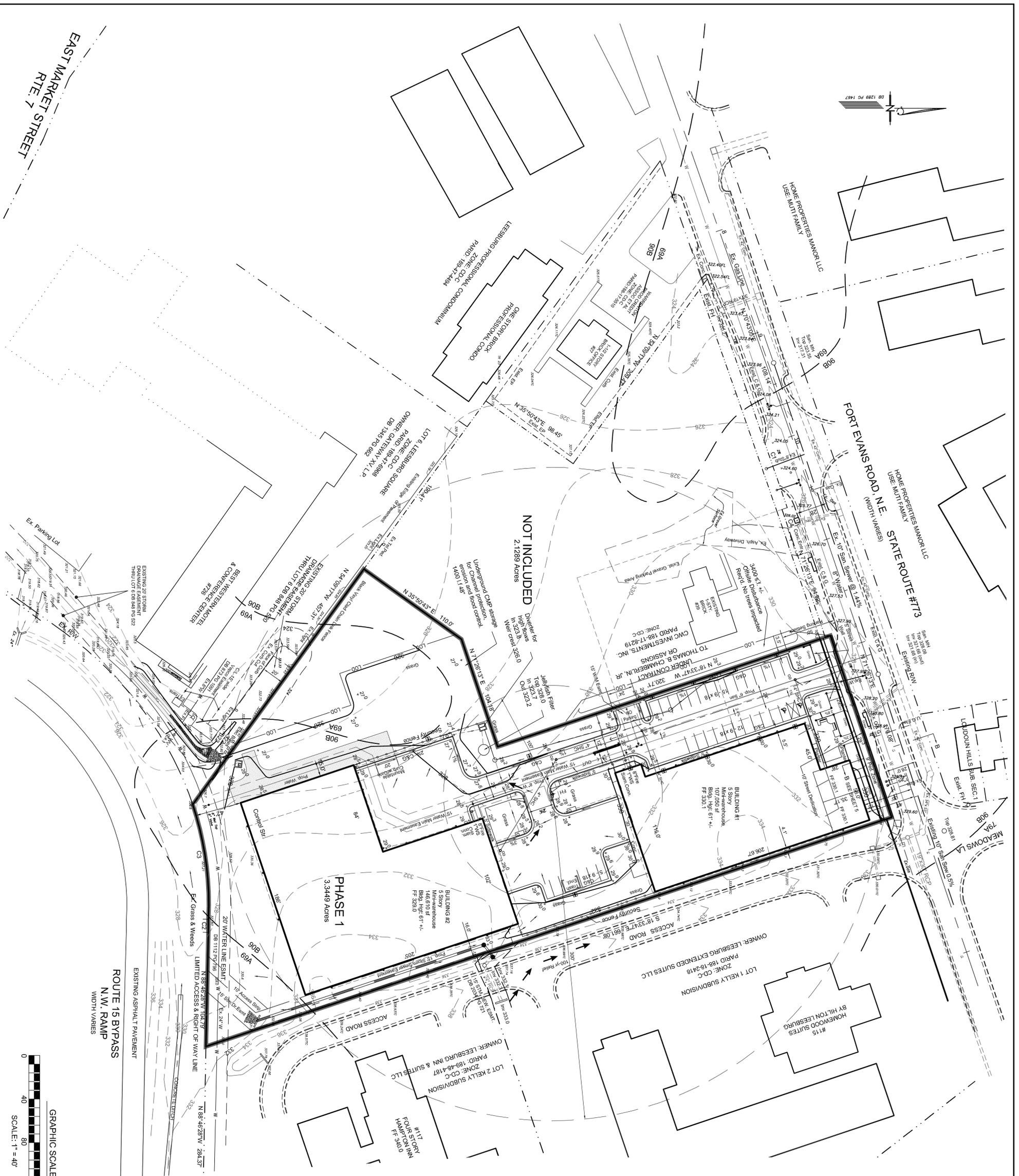
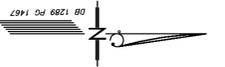
CONCEPT PLAN
PATRIOT SELF STORAGE PARK
ROUTE 773 INVESTORS, LLC
TOWN OF LEESBURG, VIRGINIA

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" 48 HOURS IN ADVANCE OF ANY EXCAVATION AT #811.

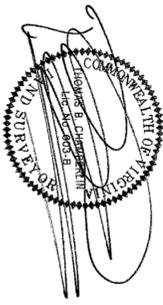
SCALE: 1" = 40'
DATE: June 12, 2015
DRAWN BY: JS
CHECKED BY:
JOB NO.
SHEET 2 OF 11



NO.	DATE	DESCRIPTION	BY
1	07-13-15	Bldg. 1 front width increased to 58'	js



SMW BMP NOTE:
 Prior to approval of any final site plan on the subject property, the applicant shall submit a Stormwater Management Plan (SMW/BMP) for the site in accordance with all Town and State criteria including the Town of Leesburg Storm Water Master Plan criteria and the latest versions of the Virginia Storm Water Management Handbook and the Town's DCSM, whichever is more stringent.



GRAPHIC SCALE
 0 40 80 160
 SCALE: 1" = 40'

**CONCEPTUAL GRADING PLAN
 PATRIOT SELF STORAGE PARK
 ROUTE 773 INVESTORS, LLC
 TOWN OF LEESBURG, VIRGINIA**

FOR LOCATION OF UTILITIES CALL "MISS UTILITY" 48 HOURS IN ADVANCE OF ANY EXCAVATION AT #811.

BARRETT CONSULTANTS, P.C.
 LAND PLANNERS & LAND SURVEYORS
 ARLINGTON, VIRGINIA
 TELE: 703-532-1177

NO.	DATE	DESCRIPTION	BY
1	07-13-15	Bldg. 1 front width increased to 58'	js



1 IMPACT-250-HPRS-XX-4S IMPACT ELITE MEDIUM WALL SERIES - TRAPEZOID



2 LUMARK CROSSFOUR MAXX LED WALL PAK 85W - 3500K FULL CUTOFF XTORIAN



3 CHAMBERLIN LED CL1-X30K-1-4K-4-6C (ledlightgl.com) IDA CERTIFIED

1 IMPACT-250-HPRS-XX-4S IMPACT ELITE MEDIUM WALL SERIES - TRAPEZOID

Arrangement

Arrangement: 1
 Spacing: 0 ft
 Mounting Height: 80 ft
 Orient: 0 deg
 Tilt: 0 deg

Layout

Layout: 1
 Spacing: 0 ft
 Mounting Height: 80 ft
 Orient: 0 deg
 Tilt: 0 deg

Statistical Analysis

Illuminance Values
 Average: 0.07 fc
 Maximum: 1.15 fc
 Minimum: 0.00 fc
 Avg/Min Ratio: N/A ft
 Max/Min Ratio: 17.00 ft

Lighting Power Density

LPD: 0.011 W/ft²
 LPD Max: 0.061 W/ft²
 LPD Min: 0.000 W/ft²
 Total Watts: 250 W

COOPER Lighting Luminaire Location Summary

1	2	3	4	5	6	7	8	9	10
1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

COOPER Lighting Luminaire Location Summary

1	2	3	4	5	6	7	8	9	10
1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Statistical Analysis

Illuminance Values
 Average: 0.03 fc
 Maximum: 0.43 fc
 Minimum: 0.00 fc
 Avg/Min Ratio: N/A ft
 Max/Min Ratio: 10.00 ft

Lighting Power Density

LPD: 0.017 W/ft²
 LPD Max: 0.061 W/ft²
 LPD Min: 0.000 W/ft²
 Total Watts: 84 W

Arrangement

Arrangement: 1
 Spacing: 0 ft
 Mounting Height: 15 ft
 Orient: 0 deg
 Tilt: 0 deg

Layout

Layout: 1
 Spacing: 0 ft
 Mounting Height: 15 ft
 Orient: 0 deg
 Tilt: 0 deg

Statistical Analysis

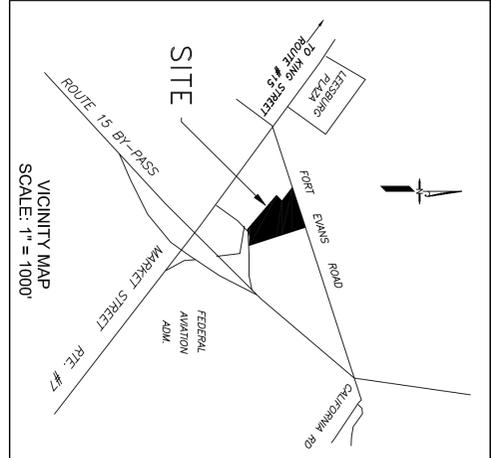
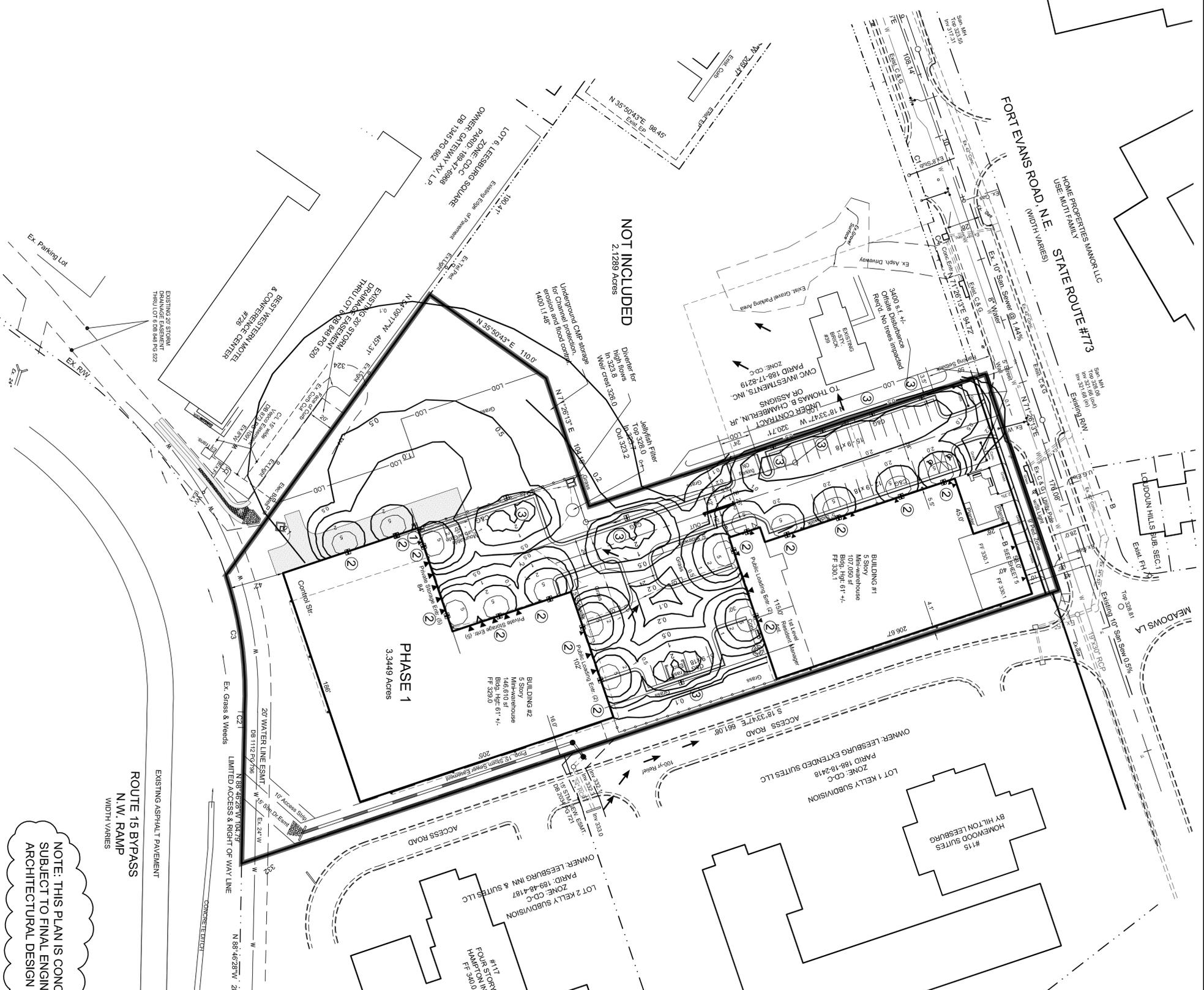
Illuminance Values
 Average: 0.22 fc
 Maximum: 3.12 fc
 Minimum: 0.00 fc
 Avg/Min Ratio: N/A ft
 Max/Min Ratio: 14.17 ft

Arrangement

LitePro QD QUICK DESIGN LAYOUT TOOL

Luminaire Location Summary

1	2	3	4	5	6	7	8	9	10
1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0



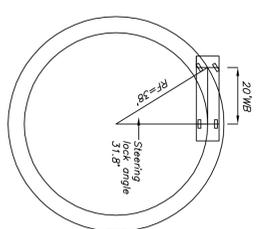
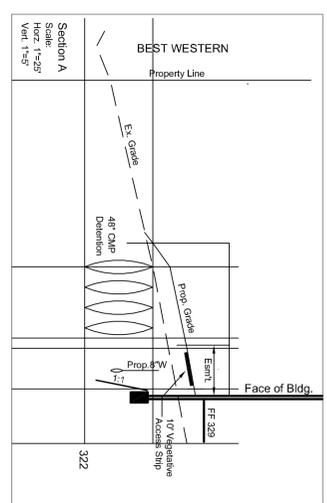
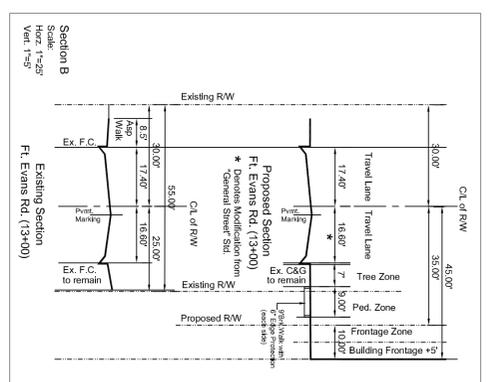
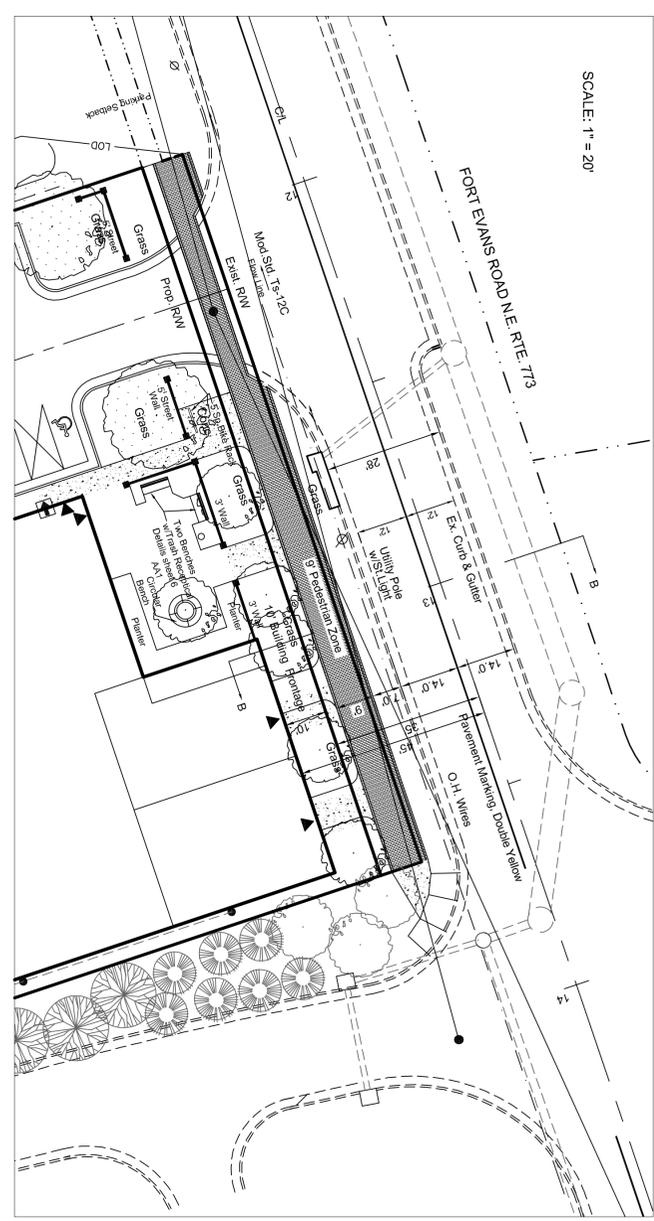
NOTE: THIS PLAN IS CONCEPTUAL ONLY, SUBJECT TO FINAL ENGINEERING AND ARCHITECTURAL DESIGN

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" 48 HOURS IN ADVANCE OF ANY EXCAVATION AT #811.

DATE: June 12, 2015
 DRAWN BY: JS
 CHECKED BY:
 JOB NO.
 SHEET 4 OF 11

NO.	DATE	DESCRIPTION	BY
1	07-13-15	Bldg. 1 front width increased to 58'	js

SCALE: 1" = 20'



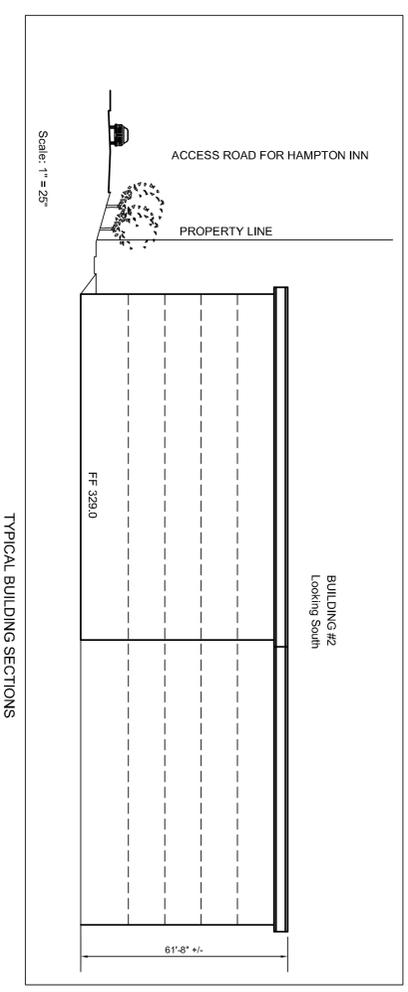
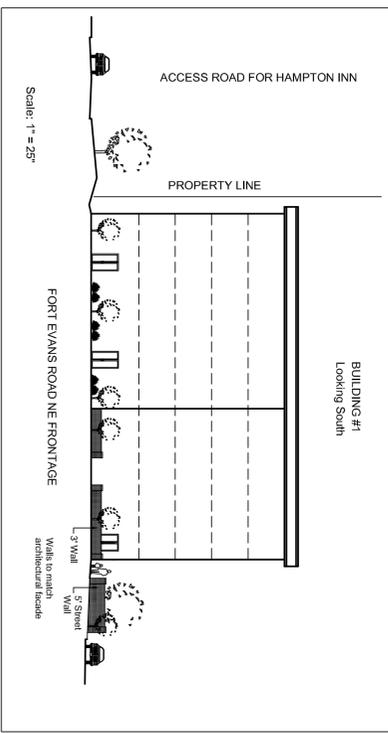
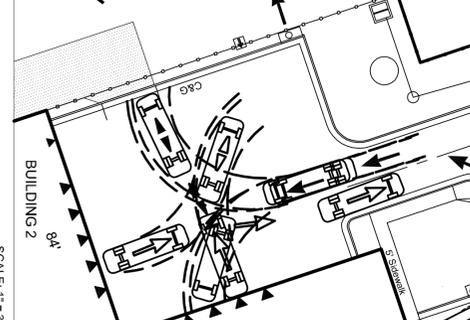
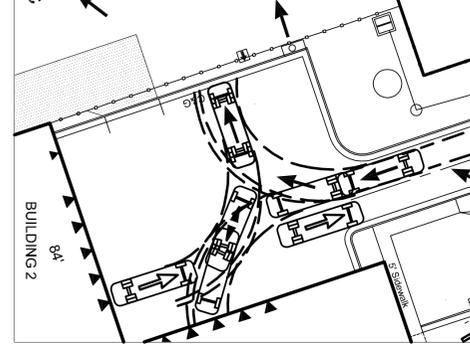
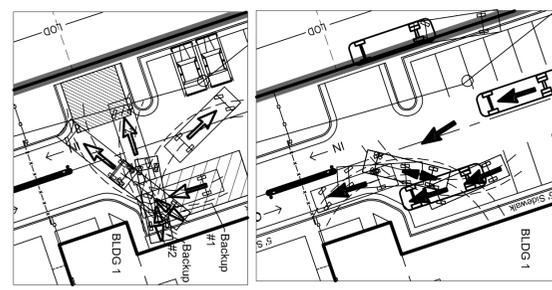
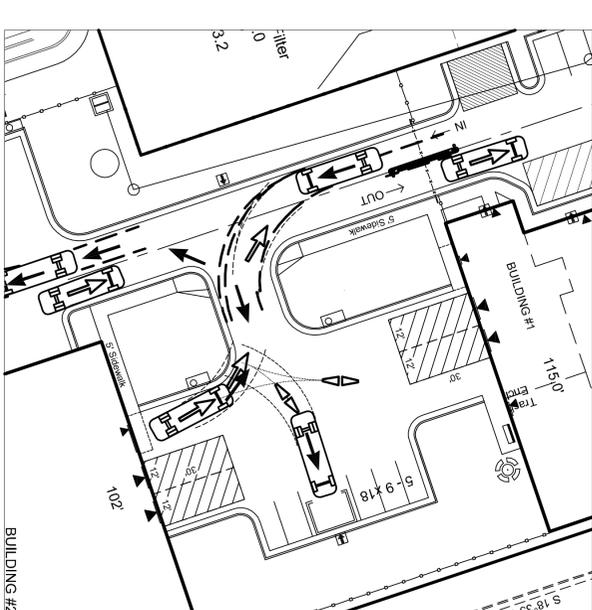
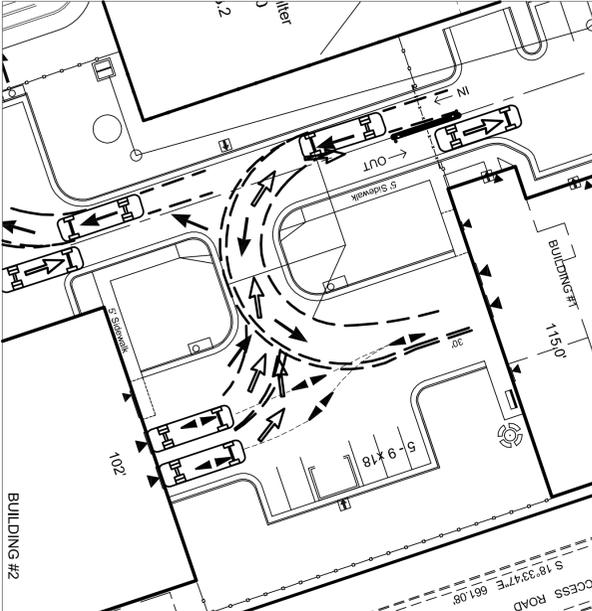
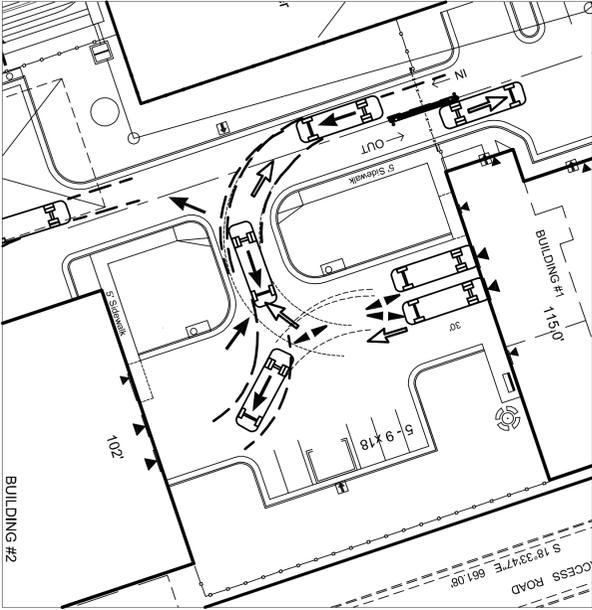
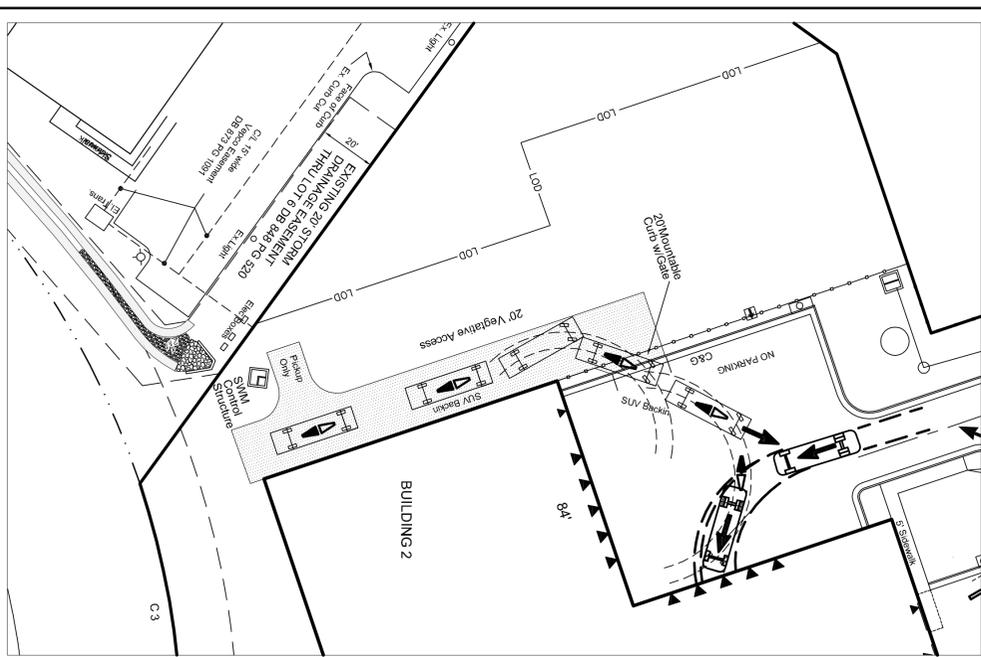
KEY TO ILLUSTRATION OF TRASH TRUCK PATH WITH NO MORE THAN TWO BACKING MOVEMENTS

- Initial Path of SU Truck Through Site
- Denotes Forward/Backing motion of Initial Path of SU Truck
- Denotes Forward/Backing motion of Return Path of SU Truck
- Denotes Forward/Backing motion of Return Path of SU Truck

KEY TO ILLUSTRATION OF TRASH TRUCK PATH WITH NO MORE THAN TWO BACKING MOVEMENTS

- Initial Path of SU Truck Through Site
- Denotes Forward/Backing motion of Initial Path of SU Truck
- Denotes Forward/Backing motion of Return Path of SU Truck
- Denotes Forward/Backing motion of Return Path of SU Truck

Height: 13.5'
 Width: 8.0'
 Length: 30'
 Front O.H.: 4'
 Rear O.H.: 8'
 Min. turning radius of path of front outside wheel = 42'
 Min. turning radius of inside wheel = 28.4'
 Max. turning radius of overhang = 43.9'
 Steering lock angle = 31.8°



SU VEHICLE MANEUVERING TO SERVE BUILDING #1

SCALE: 1" = 30'

SU VEHICLE MANEUVERING TO SERVE BUILDING #2

SCALE: 1" = 30'

SU VEHICLE MANEUVERING TO SERVE BUILDING #2

SCALE: 1" = 30'

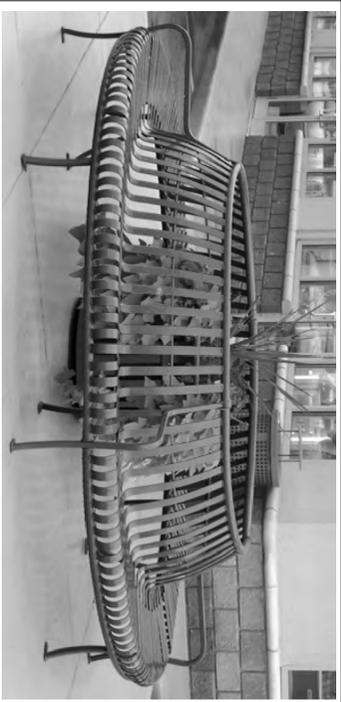
FOR LOCATION OF UTILITIES CALL "MISS UTILITY" 48 HOURS IN ADVANCE OF ANY EXCAVATION AT #811.

DATE: June 12, 2015
 DRAWN BY: JS
 CHECKED BY:
 JOB NO.
 SHEET 5 OF 11

CONCEPTUAL DETAILS
 PATRIOT SELF STORAGE PARK
 ROUTE 773 INVESTORS, LLC
 TOWN OF LEESBURG, VIRGINIA

BARRETT CONSULTANTS, P.C.
 LAND PLANNERS & LAND SURVEYORS
 ARLINGTON, VIRGINIA
 TELE: 703-532-1177

NO.	DATE	DESCRIPTION	BY
1	07-13-15	Bldg. 1 front width increased to 58'	js



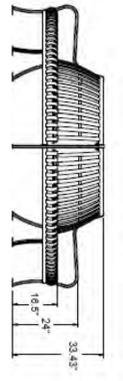
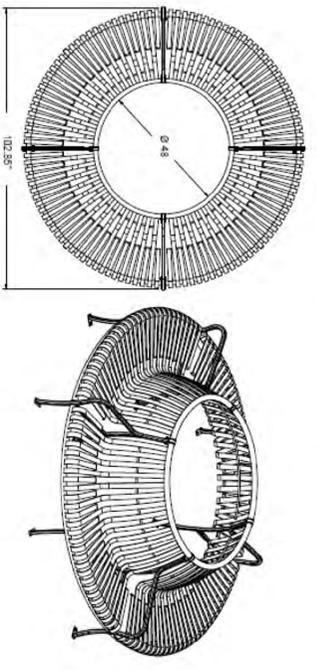
BELSON
OUTDOORS

111 North River Road
North Aurora, IL 60062
Phone: (800) 323-6664
Fax: (800) 597-0573
sales@belson.com

Model # PCS-48-360

Dimension Sheet

CIRCULAR BENCH | 48" I.D. 360 DEGREE



MATERIALS:
Seat Slats: 3/16" x 1-1/2" HR Flat Bar
Frames: 1" x 1/8" HSS Square Tube
Crossbars: 1-2/3" Dia x 1/8"
Bracing: 1/2" O.D. HR Rod

AMMUNITY FEATURE #2

www.belson.com



HIGH SECURITY FENCING



BELSON
OUTDOORS

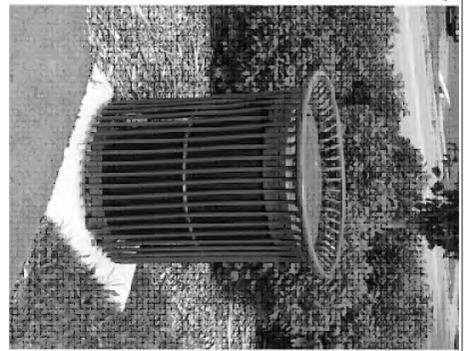
72" CITADEL OUTDOOR BENCH
ADA COMPLIANT SURFACE MOUNT
SPECIFICATIONS
5/8" Dia. Steel Rod Seat
Seat Frame: 3/8" O.D. Steel Rod, 1-3/2" O.D. I.L.C Steel Tube, 11 Ga. Steel Sheet
Legs: 2-3/8" O.D. I.L.C Steel Tube, 7 Ga. Steel Plate
Solid Black

AMMUNITY FEATURE #1

Steel Flame Top Trash Receptacle
Rudman Style
This Rudman Style Flame Top Trash Receptacle features a top powder-coated steel frame that is welded together. The tapered opening makes it easier to dispose of trash, and gives the litter receptacle a modern look. Optional accessories include a stainless steel mounting plate, a standard 34 Gal. polyethylene liner.

The state of the art finishing process used on these products combines the application of an Electrocoat Zinc Rich Primer with a durable powder-coat to create a steel surface that is corrosion resistant and offers full protection against corrosion and weathering. Choose between a smooth Solid Color Powder-Coat or a textured Hammerstone Powder-Coat in the color options shown below to achieve a finished look that will last for years.

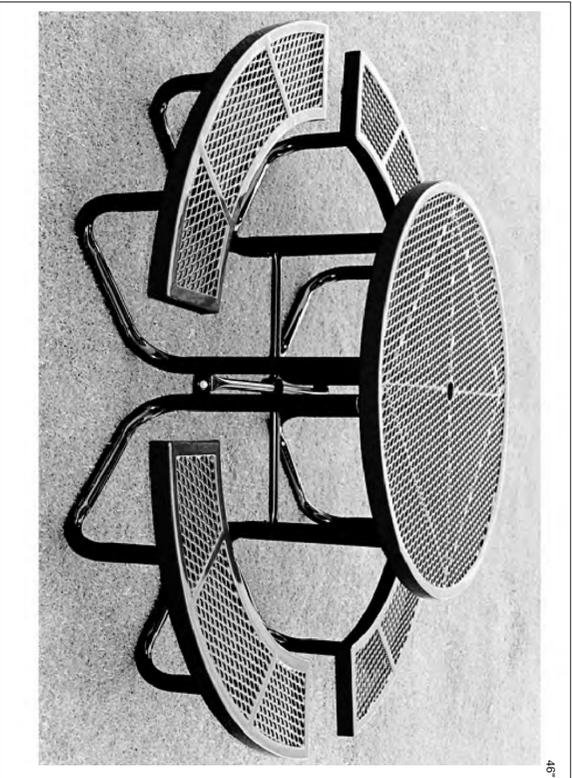
COLOR TO MATCH BENCH - BLACK



BELSON
OUTDOORS



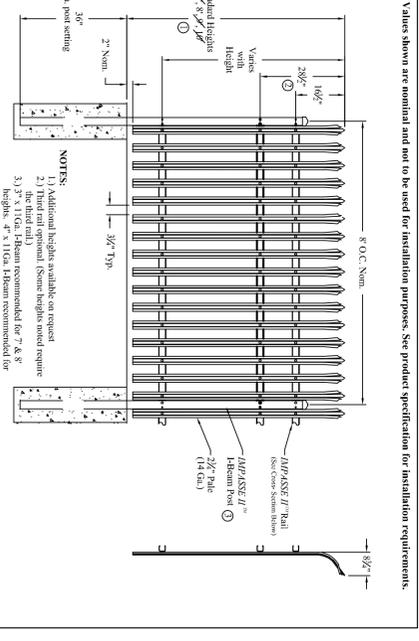
Flat Top Lid



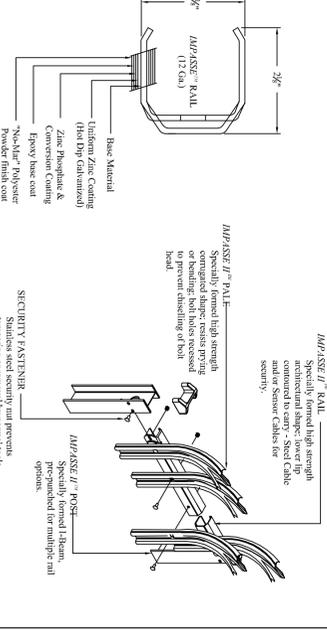
48" Thermoplastic Coated Round Picnic Tables
The thermoplastic coated table top and legs are finished with a glossy finish or lightly textured matte Polyethylene coat in the color options shown. Portable mount. Gray color

Round picnic tables make it fun to eat outside with friends and family. 3/4" 3/8 gauge expanded steel make and are coated with a thermoplastic coating to prevent corrosion and minimize maintenance. Solid table tops are also available.

The 48" diameter table top provides ample space for food and drinks, and comes standard with a 2" center in the standard sizes and various colors.



NOTES:
1) Additional heights available on request
2) Third rail optional. Splice heights noted require the third rail
3) Third rail height recommended for 7' & 8' heights, 4" x 1 1/4" I-beam recommended for 9' & 10' heights.



AM/SSSE 1/2" RAIL
Specially formed high strength architectural shape; lower lip and/or serrated cables for security.

AM/SSSE 1/2" POST
Specially formed I-beam, designed for multiple rail options.

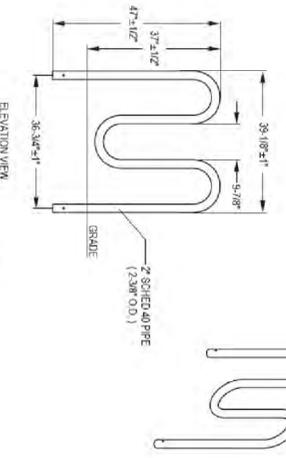
SECURITY FASTENER
Stainless steel security nut prevents tampering or removal by normal tools.

HIGH SECURITY FENCING
IMPASSIBLE GANTLET 2A-RAIL
DR. CL SH. 1 of 1 SCALE: DO NOT SCALE
CR. RS Date 11/4/11 REV: a

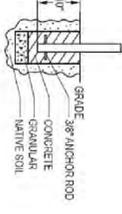


BELSON
OUTDOORS
Model # H36-S-G-IG
Dimension Sheet
111 North River Road
North Aurora, IL 60062
Phone: (800) 323-6664
Fax: (800) 597-0573
sales@belson.com

HEAVY-DUTY CHALLENGER | 3 LOOPS 5 BIKES

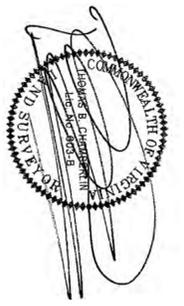


FINISH - Stainless Steel
The frame of the Heavy-Duty Challenger is constructed of 2-3/8" O.D. tubing. The heads are made of 3/4" x 3/4" x 1/4" powder-coated, and stainless steel finish.



SEE CONCEPT PLAN, SHEET 2, FOR LOCATION OF AMMUNITY AREAS & KEY TO AMMUNITY AREA FEATURES

AMMUNITY FEATURE #3



NO.	DATE	DESCRIPTION	BY
1	07-13-15	Bldg. 1 front width increased to 58'	js

BARRETT CONSULTANTS, P.C.
LAND PLANNERS & LAND SURVEYORS
ARLINGTON, VIRGINIA
TELE: 703-532-1177

CONCEPTUAL DETAILS
PATRIOT SELF STORAGE PARK
ROUTE 773 INVESTORS, LLC
TOWN OF LEESBURG, VIRGINIA

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" 48 HOURS IN ADVANCE OF ANY EXCAVATION AT #811.

SCALE: 1" = 40'
DATE: June 12, 2015
DRAWN BY: JS
CHECKED BY:
JOB NO.
SHEET 6 OF 11

RR DA-4 SWM Water Quantity Energy Balance Worksheet

SITE AREA (Acres)	2.7024		
	1-year	2-year	10-year
P	PRE 2.6	POST (adjusted) 2.6	PRE 4.7
CN	57	82	57
S-1000/CN-10	7.54	2.20	7.54
RV	0.25	0.44	1.51
RV/(P-0.25)/(P-0.25)+S	0.14	1.07	0.28
			1.53
			3.00

Q Post Development <= I.F. * (Qpre-development* RV/pre-development)/(RV/Developed)

CHANNEL PROTECTION	0.8		
	1-year	2-year	10-year
Qpre-development	0.07	0.07	0.07
Qpost Development	5.05	5.05	5.05
RV/Post Development (with runoff reduction)	1.1	1.1	1.1
Allowable	0.01	0.01	0.01
Qallowable/Qpost Development	0.001	0.001	0.001
Vs/Vr	0.56	0.62	0.62
Storage required (cf)	6643	6643	6643
TWO YEAR STORM			
Qpre-development	0.31	0.31	0.31
Qpost Development	7.11	7.11	7.11
RV/Post Development (with runoff reduction)	1.54	1.54	1.54
Allowable	0.06	0.06	0.06
Qallowable/Qpost Development	0.01	0.01	0.01
Vs/Vr	0.56	0.56	0.56
Storage required (cf)	8660	8660	8660

Source: Arlington County DES (modified to add 2-yr event)

RR DA-8 SWM Water Quantity Energy Balance Worksheet

SITE AREA (Acres)	0.3191		
	1-year	2-year	10-year
P	PRE 2.6	POST (adjusted) 2.6	PRE 4.7
CN	68	66	68
S-1000/CN-10	4.71	5.15	4.71
RV	0.25	1.03	0.94
RV/(P-0.25)/(P-0.25)+S	0.43	0.37	0.64
			1.67

Q Post Development <= I.F. * (Qpre-development* RV/pre-development)/(RV/Developed)

CHANNEL PROTECTION	0.8		
	1-year	2-year	10-year
Qpre-development	0.22	0.22	0.22
Qpost Development	0.16	0.16	0.16
RV/Post Development (with runoff reduction)	0.38	0.38	0.38
Allowable	0.21	0.21	0.21
Qallowable/Qpost Development	1.31	1.31	1.31
Vs/Vr	0.00	0.00	0.00
Storage required (cf)	0	0	0
TWO YEAR STORM			
Qpre-development	0.39	0.39	0.39
Qpost Development	0.33	0.33	0.33
RV/Post Development (with runoff reduction)	0.64	0.64	0.64
Allowable	0.41	0.41	0.41
Qallowable/Qpost Development	1.25	1.25	1.25
Vs/Vr	0.00	0.00	0.00
Storage required (cf)	0	0	0

Source: Arlington County DES (modified to add 2-yr event)

RR DA-C SWM Water Quantity Energy Balance Worksheet

SITE AREA (Acres)	0.1634		
	1-year	2-year	10-year
P	PRE 2.6	POST (adjusted) 2.6	PRE 4.7
CN	55	82	55
S-1000/CN-10	8.18	2.20	8.18
RV	0.25	0.44	1.54
RV/(P-0.25)/(P-0.25)+S	0.10	1.07	0.22
			1.53
			2.90

Q Post Development <= I.F. * (Qpre-development* RV/pre-development)/(RV/Developed)

CHANNEL PROTECTION	0.8		
	1-year	2-year	10-year
Qpre-development	0.01	0.01	0.01
Qpost Development	0.13	0.13	0.13
RV/Post Development (with runoff reduction)	1.11	1.11	1.11
Allowable	0.001	0.001	0.001
Qallowable/Qpost Development	0.01	0.01	0.01
Vs/Vr	0.56	0.62	0.62
Storage required (cf)	369	369	369
TWO YEAR STORM			
Qpre-development	0.05	0.05	0.05
Qpost Development	0.27	0.27	0.27
RV/Post Development (with runoff reduction)	1.5	1.5	1.5
Allowable	0.01	0.01	0.01
Qallowable/Qpost Development	0.03	0.03	0.03
Vs/Vr	0.56	0.56	0.56
Storage required (cf)	498	498	498

Source: Arlington County DES (modified to add 2-yr event)

CONTROLLED DETENTION FOR RR DA - A

Storage Area Storage for Pond Stage Discharge for Pond

Elevation (ft)	Storage (cu-ft)	Elevation (ft)	Primary (cfs)
322.00	0.00	322.00	0.00
322.20	931	322.20	0.00
322.40	3622	322.40	0.00
322.60	11682	322.60	0.00
322.80	21515	322.80	0.01
323.00	34362	323.00	0.01
323.20	50595	323.20	0.01
323.40	69922	323.40	0.02
323.60	92340	323.60	0.02
323.80	117911	323.80	0.05
324.00	145622	324.00	0.08
324.20	175443	324.20	0.12
324.40	207325	324.40	0.17
324.60	241298	324.60	0.23
324.80	277380	324.80	0.29
325.00	315590	325.00	0.36
325.20	355940	325.20	0.43
325.40	398440	325.40	0.50
325.60	443080	325.60	0.58
325.80	489860	325.80	0.66
326.00	538780	326.00	0.74
326.20	589840	326.20	0.82
326.40	643040	326.40	0.90
326.60	698380	326.60	0.98
326.80	755860	326.80	1.06
327.00	815480	327.00	1.14

1400' - 48" CMP Inv 322.0



CONTECH ENGINEERED SOLUTIONS Flow-Based Storm per VADRA Regulations

Project Name: Jellyfish Filter
 Location: Virginia Springs, VA
 Designer: BCL

Annual Rainfall (inches): 43
 Target Rainfall Event (P-Inches): 1.00

Volume from Upstream Runoff Reduction Practices to BMP: 0
 Managed Turf: 0
 Impermeable Cover: 0

Volume from Additional Credit Area to BMP:

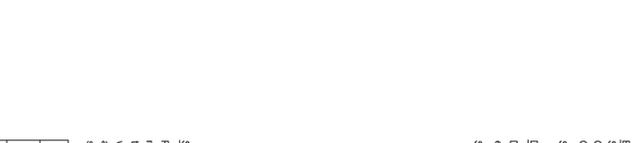
Volume from	Runoff Coefficient	Effective Area (Ac)
Upstream BMP Practice (cf)	0.9	0.00
Managed Turf	0.35	0.00
Impermeable Cover	0.05	0.00

Total Volume to be Treated: 6797 cf
 Total Effective Area to be Treated: 2.28 ac
 Composite RV: 0.33

Time of Concentration (Tc): 6.00 min
 Unit Peak Discharge (qu): 1100 cfm/in

Treatment Volume Peak Discharge: 2.93 cfs

Cartridge Height: 36"
 # Hi-Flo Cartridges Required: 15
 # Distribution Cartridges Required: 4
 Manhole Size: 18"
 Model Name: JF104-4



CONCEPTUAL SWM PLAN PATRIOT SELF STORAGE PARK

ROUTE 773 INVESTORS, LLC
 TOWN OF LEESBURG, VIRGINIA

BARRETT CONSULTANTS, P.C.
 LAND PLANNERS & LAND SURVEYORS
 ARLINGTON, VIRGINIA
 TELE: 703-532-1177

SCALE: 1" = 40'

DATE: June 12, 2015
 DRAWN BY: JS
 CHECKED BY:
 JOB NO.:
 SHEET: 10 OF 11

CONTECH ENGINEERED SOLUTIONS

Flow-Based Storm per VADRA Regulations

Project Name: Jellyfish Filter
 Location: Virginia Springs, VA
 Designer: BCL

Annual Rainfall (inches): 43
 Target Rainfall Event (P-Inches): 1.00

Volume from Upstream Runoff Reduction Practices to BMP: 0
 Managed Turf: 0
 Impermeable Cover: 0

Volume from Additional Credit Area to BMP:

Volume from	Runoff Coefficient	Effective Area (Ac)
Upstream BMP Practice (cf)	0.9	0.00
Managed Turf	0.35	0.00
Impermeable Cover	0.05	0.00

Total Volume to be Treated: 6797 cf
 Total Effective Area to be Treated: 2.28 ac
 Composite RV: 0.33

Time of Concentration (Tc): 6.00 min
 Unit Peak Discharge (qu): 1100 cfm/in

Treatment Volume Peak Discharge: 2.93 cfs

Cartridge Height: 36"
 # Hi-Flo Cartridges Required: 15
 # Distribution Cartridges Required: 4
 Manhole Size: 18"
 Model Name: JF104-4

CONTECH ENGINEERED SOLUTIONS

Flow-Based Storm per VADRA Regulations

Project Name: Jellyfish Filter
 Location: Virginia Springs, VA
 Designer: BCL

Annual Rainfall (inches): 43
 Target Rainfall Event (P-Inches): 1.00

Volume from Upstream Runoff Reduction Practices to BMP: 0
 Managed Turf: 0
 Impermeable Cover: 0

Volume from Additional Credit Area to BMP:

Volume from	Runoff Coefficient	Effective Area (Ac)
Upstream BMP Practice (cf)	0.9	0.00
Managed Turf	0.35	0.00
Impermeable Cover	0.05	0.00

Total Volume to be Treated: 6797 cf
 Total Effective Area to be Treated: 2.28 ac
 Composite RV: 0.33

Time of Concentration (Tc): 6.00 min
 Unit Peak Discharge (qu): 1100 cfm/in

Treatment Volume Peak Discharge: 2.93 cfs

Cartridge Height: 36"
 # Hi-Flo Cartridges Required: 15
 # Distribution Cartridges Required: 4
 Manhole Size: 18"
 Model Name: JF104-4

CONTECH ENGINEERED SOLUTIONS Flow-Based Storm per VADRA Regulations

Project Name: Jellyfish Filter
 Location: Virginia Springs, VA
 Designer: BCL

Annual Rainfall (inches): 43
 Target Rainfall Event (P-Inches): 1.00

Volume from Upstream Runoff Reduction Practices to BMP: 0
 Managed Turf: 0
 Impermeable Cover: 0

Volume from Additional Credit Area to BMP:

Volume from	Runoff Coefficient	Effective Area (Ac)
Upstream BMP Practice (cf)	0.9	0.00
Managed Turf	0.35	0.00
Impermeable Cover	0.05	0.00

Total Volume to be Treated: 6797 cf
 Total Effective Area to be Treated: 2.28 ac
 Composite RV: 0.33

Time of Concentration (Tc): 6.00 min
 Unit Peak Discharge (qu): 1100 cfm/in

Treatment Volume Peak Discharge: 2.93 cfs

Cartridge Height: 36"
 # Hi-Flo Cartridges Required: 15
 # Distribution Cartridges Required: 4
 Manhole Size: 18"
 Model Name: JF104-4

CONTECH ENGINEERED SOLUTIONS Flow-Based Storm per VADRA Regulations

Project Name: Jellyfish Filter
 Location: Virginia Springs, VA
 Designer: BCL

Annual Rainfall (inches): 43
 Target Rainfall Event (P-Inches): 1.00

Volume from Upstream Runoff Reduction Practices to BMP: 0
 Managed Turf: 0
 Impermeable Cover: 0

Volume from Additional Credit Area to BMP:

Volume from	Runoff Coefficient	Effective Area (Ac)
Upstream BMP Practice (cf)	0.9	0.00
Managed Turf	0.35	0.00
Impermeable Cover	0.05	0.00

Total Volume to be Treated: 6797 cf
 Total Effective Area to be Treated: 2.28 ac
 Composite RV: 0.33

Time of Concentration (Tc): 6.00 min
 Unit Peak Discharge (qu): 1100 cfm/in

Treatment Volume Peak Discharge: 2.93 cfs

Cartridge Height: 36"
 # Hi-Flo Cartridges Required: 15
 # Distribution Cartridges Required: 4
 Manhole Size: 18"
 Model Name: JF104-4

CONTECH ENGINEERED SOLUTIONS Flow-Based Storm per VADRA Regulations

Project Name: Jellyfish Filter
 Location: Virginia Springs, VA
 Designer: BCL

Annual Rainfall (inches): 43
 Target Rainfall Event (P-Inches): 1.00

Volume from Upstream Runoff Reduction Practices to BMP: 0
 Managed Turf: 0
 Impermeable Cover: 0

Volume from Additional Credit Area to BMP:

Volume from	Runoff Coefficient	Effective Area (Ac)
Upstream BMP Practice (cf)	0.9	0.00
Managed Turf	0.35	0.00
Impermeable Cover	0.05	0.00

Total Volume to be Treated: 6797 cf
 Total Effective Area to be Treated: 2.28 ac
 Composite RV: 0.33

Time of Concentration (Tc): 6.00 min
 Unit Peak Discharge (qu): 1100 cfm/in

Treatment Volume Peak Discharge: 2.93 cfs

Cartridge Height: 36"
 # Hi-Flo Cartridges Required: 15
 # Distribution Cartridges Required: 4
 Manhole Size: 18"
 Model Name: JF104-4

CONTECH ENGINEERED SOLUTIONS Flow-Based Storm per VADRA Regulations

Project Name: Jellyfish Filter
 Location: Virginia Springs, VA
 Designer: BCL

Annual Rainfall (inches): 43
 Target Rainfall Event (P-Inches): 1.00

Volume from Upstream Runoff Reduction Practices to BMP: 0
 Managed Turf: 0
 Impermeable Cover: 0

Volume from Additional Credit Area to BMP:

Volume from	Runoff Coefficient	Effective Area (Ac)
Upstream BMP Practice (cf)	0.9	0.00
Managed Turf	0.35	0.00
Impermeable Cover	0.05	0.00

Total Volume to be Treated: 6797 cf
 Total Effective Area to be Treated: 2.28 ac
 Composite RV: 0.33

Time of Concentration (Tc): 6.00 min
 Unit Peak Discharge (qu): 1100 cfm/in

Treatment Volume Peak Discharge: 2.93 cfs

Cartridge Height: 36"
 # Hi-Flo Cartridges Required: 15
 # Distribution Cartridges Required: 4
 Manhole Size: 18"
 Model Name: JF104-4

CONTECH ENGINEERED SOLUTIONS Flow-Based Storm per VADRA Regulations

Project Name: Jellyfish Filter
 Location: Virginia Springs, VA
 Designer: BCL

Annual Rainfall (inches): 43
 Target Rainfall Event (P-Inches): 1.00

Volume from Upstream Runoff Reduction Practices to BMP: 0
 Managed Turf: 0
 Impermeable Cover: 0

Volume from Additional Credit Area to BMP:

Volume from	Runoff Coefficient	Effective Area (Ac)
Upstream BMP Practice (cf)	0.9	0.00
Managed Turf	0.35	0.00
Impermeable Cover	0.05	0.00

Total Volume to be Treated: 6797 cf
 Total Effective Area to be Treated: 2.28 ac
 Composite RV: 0.33

Time of Concentration (Tc): 6.00 min
 Unit Peak Discharge (qu): 1100 cfm/in

Treatment Volume Peak Discharge: 2.93 cfs

Cartridge Height: 36"
 # Hi-Flo Cartridges Required: 15
 # Distribution Cartridges Required: 4
 Manhole Size: 18"
 Model Name: JF104-4

CONCEPTUAL SWM PLAN PATRIOT SELF STORAGE PARK

ROUTE 773 INVESTORS, LLC
 TOWN OF LEESBURG, VIRGINIA

BARRETT CONSULTANTS, P.C.
 LAND PLANNERS & LAND SURVEYORS
 ARLINGTON, VIRGINIA
 TELE: 703-532-1177

SCALE: 1" = 40'

DATE: June 12, 2015
 DRAWN BY: JS
 CHECKED BY:
 JOB NO.:
 SHEET: 10 OF 11

CONTECH ENGINEERED SOLUTIONS

Flow-Based Storm per VADRA Regulations

Project Name: Jellyfish Filter
 Location: Virginia Springs, VA
 Designer: BCL

Annual Rainfall (inches): 43
 Target Rainfall Event (P-Inches): 1.00

Volume from Upstream Runoff Reduction Practices to BMP: 0
 Managed Turf: 0
 Impermeable Cover: 0

Volume from Additional Credit Area to BMP:

Volume from	Runoff Coefficient	Effective Area (Ac)
Upstream BMP Practice (cf)	0.9	0.00
Managed Turf	0.35	0.00
Impermeable Cover	0.05	0.00

Total Volume to be Treated: 6797 cf
 Total Effective Area to be Treated: 2.28 ac
 Composite RV: 0.33

Time of Concentration (Tc): 6.00 min
 Unit Peak Discharge (qu): 1100 cfm/in

Treatment Volume Peak Discharge: 2.93 cfs

Cartridge Height: 36"
 # Hi-Flo Cartridges Required: 15
 # Distribution Cartridges Required: 4
 Manhole Size: 18"
 Model Name: JF104-4

CONTECH ENGINEERED SOLUTIONS Flow-Based Storm per VADRA Regulations

Project Name: Jellyfish Filter
 Location: Virginia Springs, VA
 Designer: BCL

Annual Rainfall (inches): 43
 Target Rainfall Event (P-Inches): 1.00

Volume from Upstream Runoff Reduction Practices to BMP: 0
 Managed Turf: 0
 Impermeable Cover: 0

Volume from Additional Credit Area to BMP:

Volume from	Runoff Coefficient	Effective Area (Ac)
Upstream BMP Practice (cf)	0.9	0.00
Managed Turf	0.35	0.00
Impermeable Cover	0.05	0.00

Total Volume to be Treated: 6797 cf
 Total Effective Area to be Treated: 2.28 ac
 Composite RV: 0.33

Time of Concentration (Tc): 6.00 min
 Unit Peak Discharge (qu): 1100 cfm/in

Treatment Volume Peak Discharge: 2.93 cfs

Cartridge Height: 36"
 # Hi-Flo Cartridges Required: 15
 # Distribution Cartridges Required: 4
 Manhole Size: 18"
 Model Name: JF104-4

CONTECH ENGINEERED SOLUTIONS Flow-Based Storm per VADRA Regulations

Project Name: Jellyfish Filter
 Location: Virginia Springs, VA
 Designer: BCL

Annual Rainfall (inches): 43
 Target Rainfall Event (P-Inches): 1.00

Volume from Upstream Runoff Reduction Practices to BMP: 0
 Managed Turf: 0
 Impermeable Cover: 0

Volume from Additional Credit Area to BMP:

Volume from	Runoff Coefficient	Effective Area (Ac)
Upstream BMP Practice (cf)	0.9	0.00
Managed Turf	0.35	0.00
Impermeable Cover	0.05	0.00

Total Volume to be Treated: 6797 cf
 Total Effective Area to be Treated: 2.28 ac
 Composite RV: 0.33

Time of Concentration (Tc): 6.00 min
 Unit Peak Discharge (qu): 1100 cfm/in

Treatment Volume Peak Discharge: 2.93 cfs

Cartridge Height: 36"
 # Hi-Flo Cartridges Required: 15
 # Distribution Cartridges Required: 4
 Manhole Size: 18"
 Model Name: JF104-4

CONTECH ENGINEERED SOLUTIONS Flow-Based Storm per VADRA Regulations

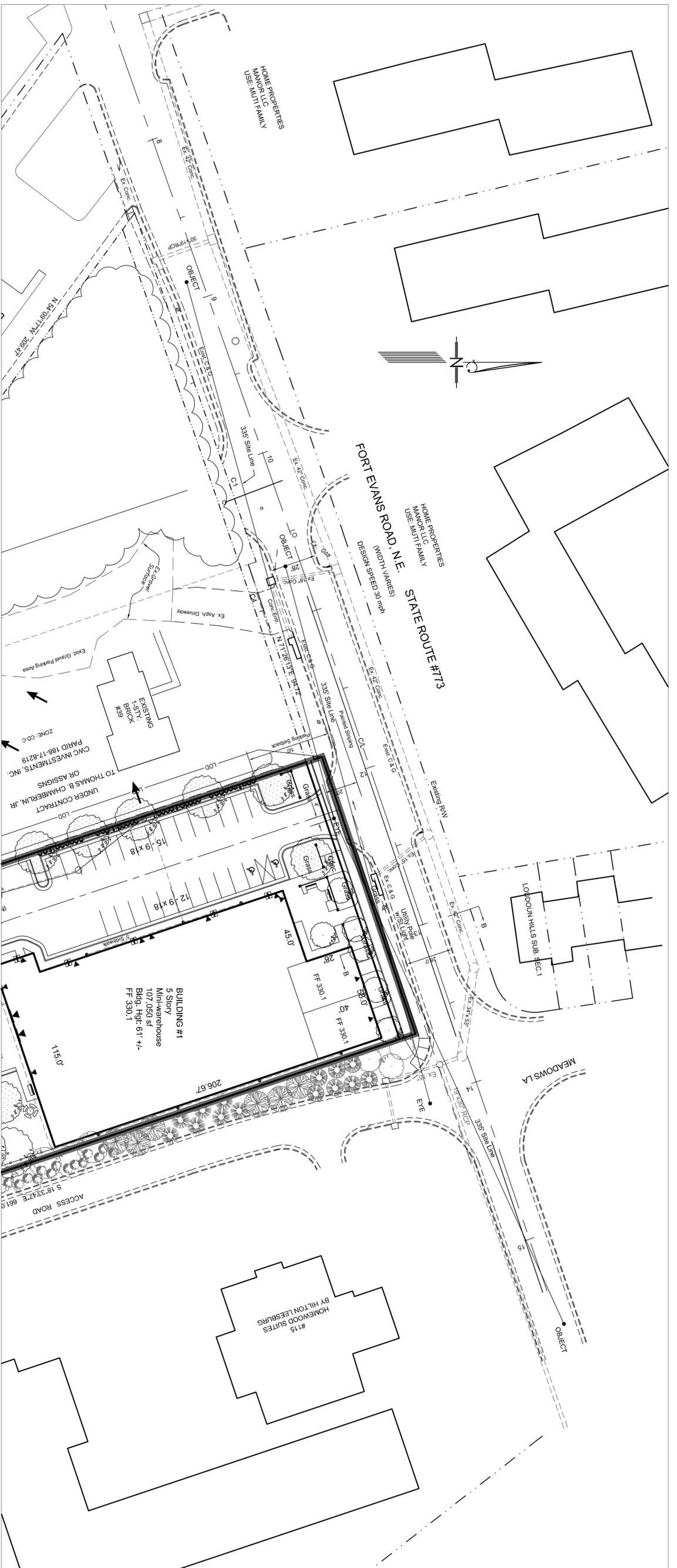
Project Name: Jellyfish Filter
 Location: Virginia Springs, VA
 Designer: BCL

Annual Rainfall (inches): 43
 Target Rainfall Event (P-Inches): 1.00

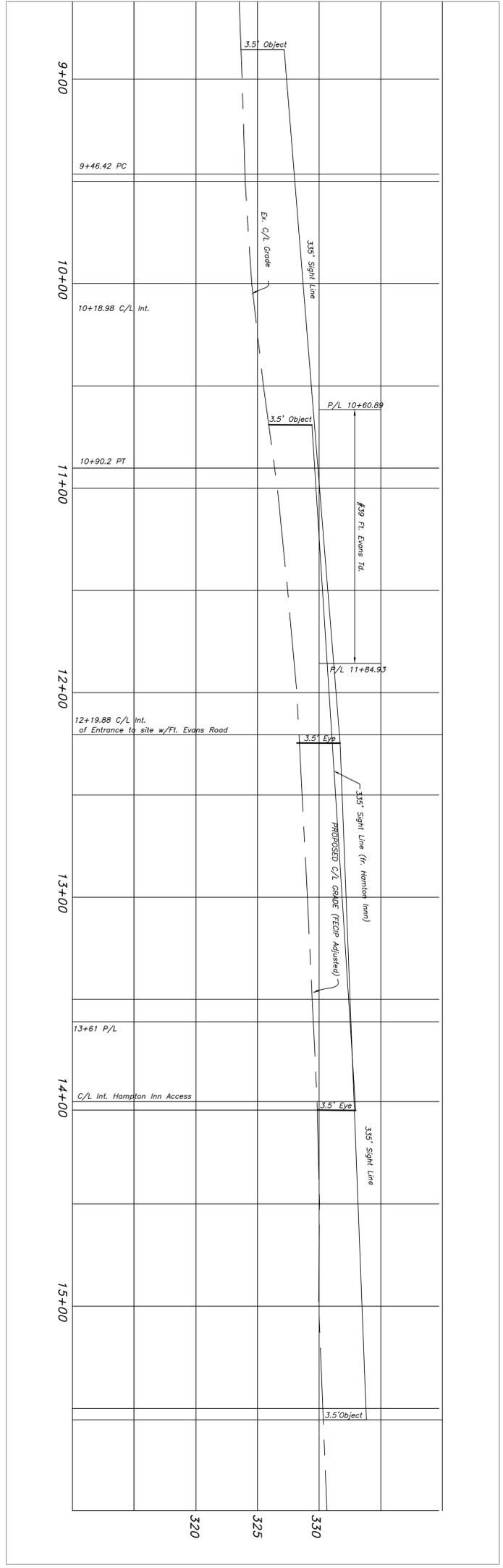
Volume from Upstream Runoff Reduction Practices to BMP: 0
 Managed Turf: 0
 Impermeable Cover: 0

Volume from Additional Credit Area to BMP:

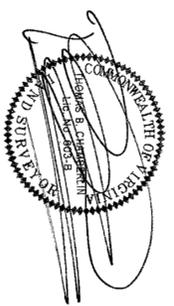
Volume from	Runoff Coefficient	Effective Area (Ac)
Upstream BMP Practice (cf)	0.9	0.00
Managed Turf	0.35	0.00
Impermeable		



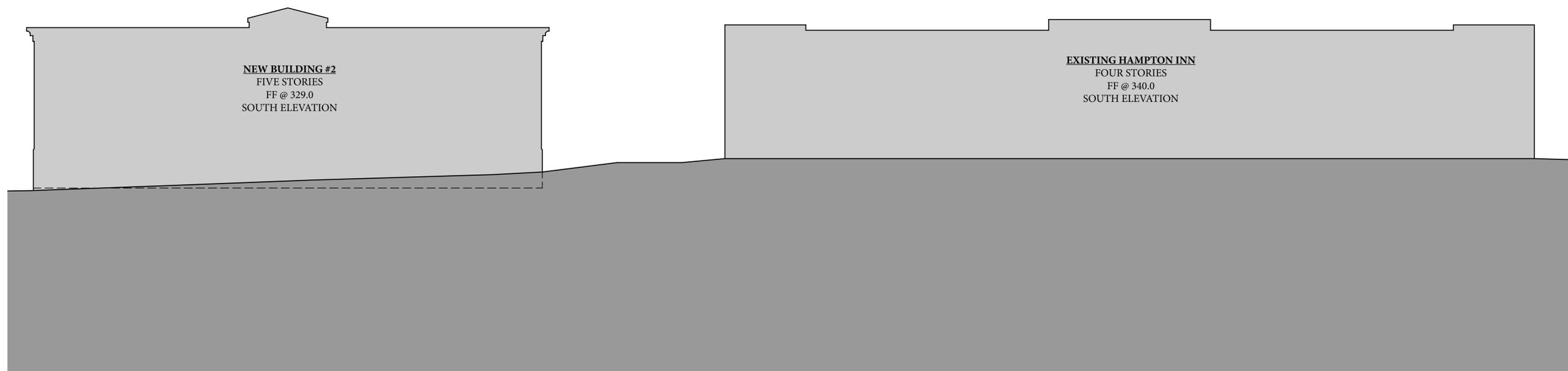
Plan View
Scale 1" = 30'



Profile View
Scale: 1" = 30'
Horz. 1" = 30'
Vert. 1" = 5'



FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" 48 HOURS IN ADVANCE OF ANY EXCAVATION AT #811.		FT. EVANS ROAD PLAN & PROFILE PATRIOT SELF STORAGE PARK ROUTE 773 INVESTORS, LLC TOWN OF LEESBURG, VIRGINIA		BARRETT CONSULTANTS, P.C. LAND PLANNERS & LAND SURVEYORS ARLINGTON, VIRGINIA TELE: 703-532-1177		<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>07-13-15</td> <td>Bldg. 1 front width increased to 58'</td> <td>js</td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	BY	1	07-13-15	Bldg. 1 front width increased to 58'	js
NO.	DATE	DESCRIPTION	BY												
1	07-13-15	Bldg. 1 front width increased to 58'	js												
SCALE: 1" = 30' DATE: June 12, 2015 DRAWN BY: JS CHECKED BY: JOB NO.: SHEET 11 OF 11															



CONCEPT SITE PROFILE - VIEW FROM ROUTE 15 BYPASS



BUILDING - 1
NORTH ELEVATION



BUILDING - 1
WEST ELEVATION



BUILDING - 1
SOUTH ELEVATION



BUILDING - 1
EAST ELEVATION



BUILDING - 2
NORTH ELEVATION



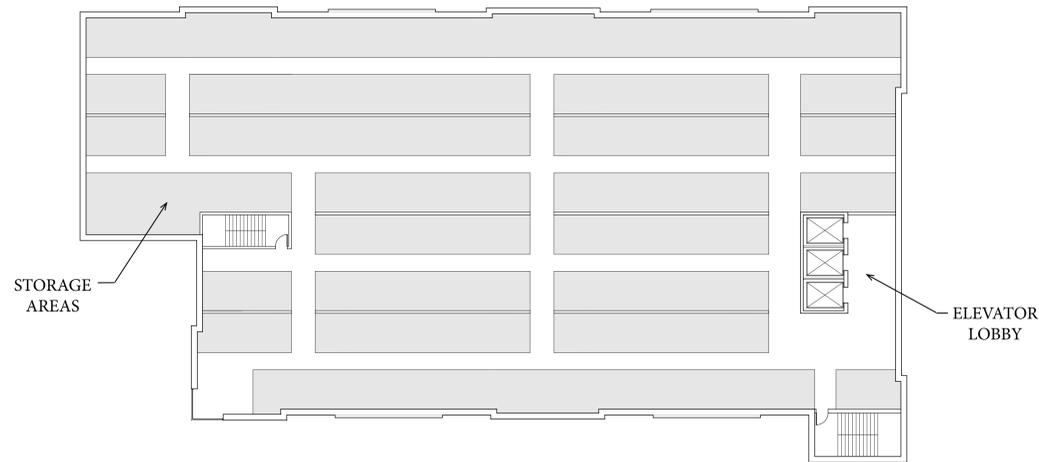
BUILDING - 2
WEST ELEVATION



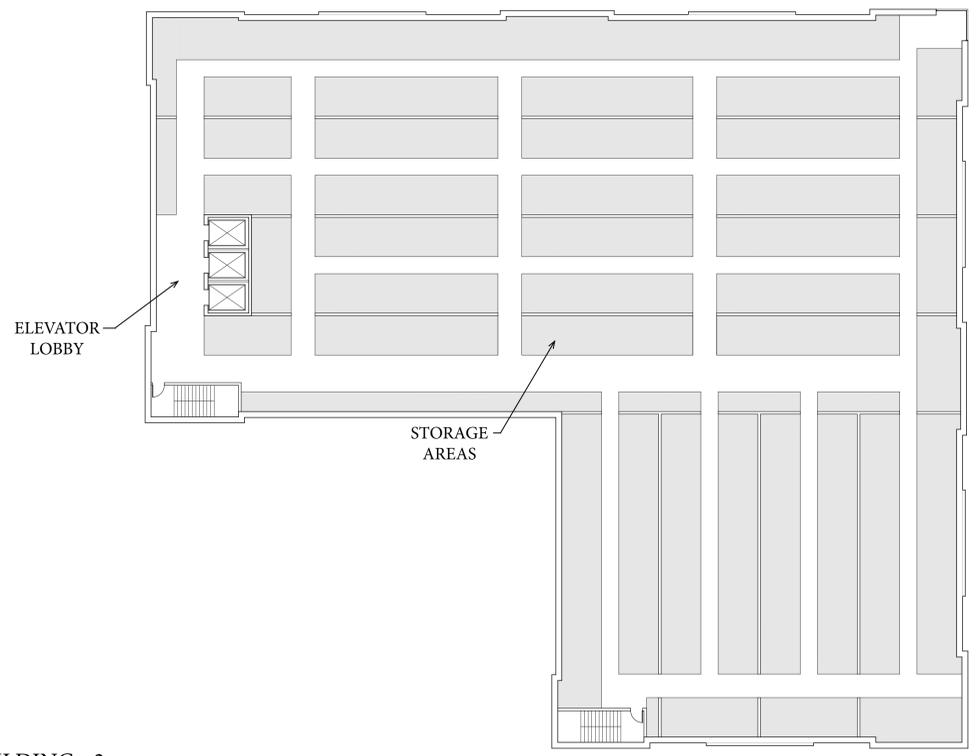
BUILDING - 2
SOUTH ELEVATION



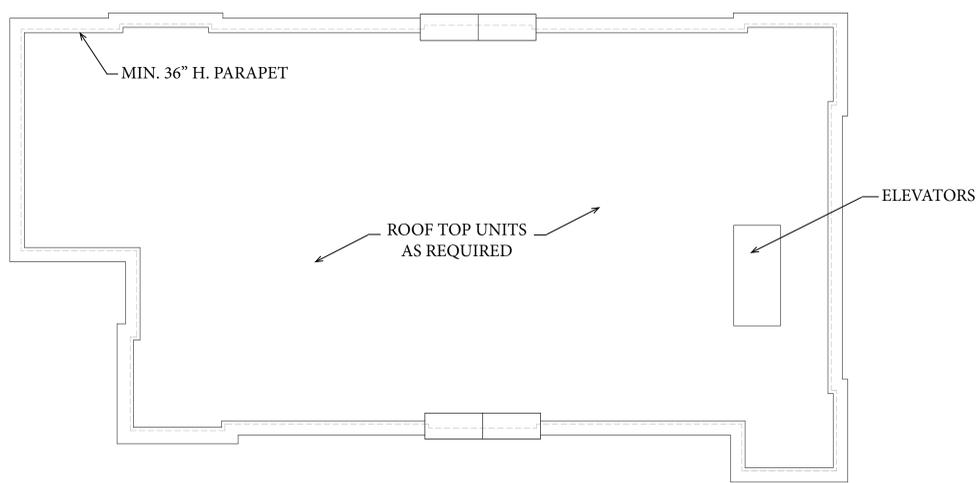
BUILDING - 2
EAST ELEVATION



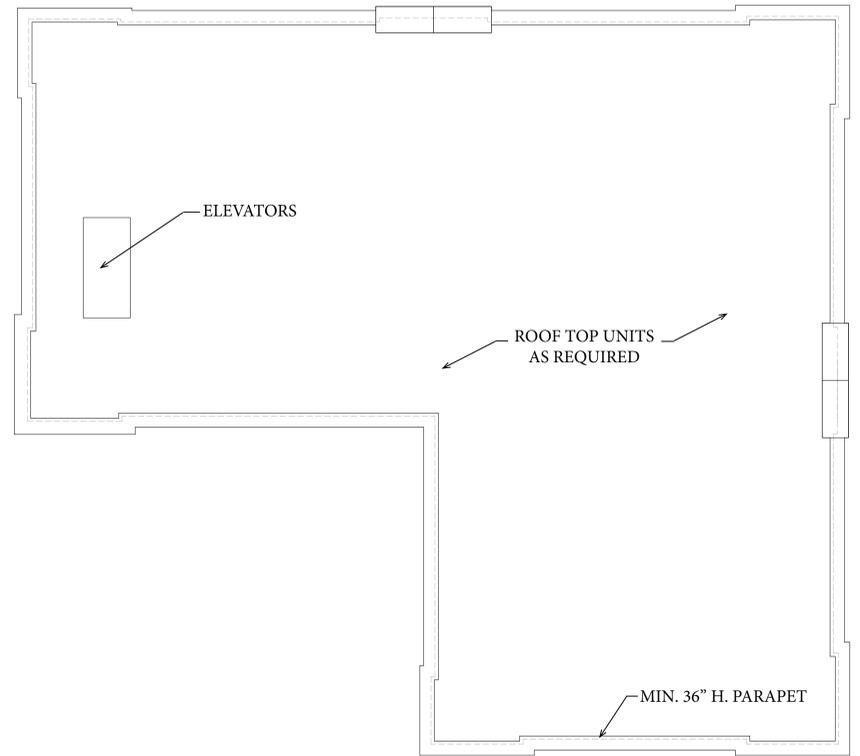
BUILDING - 1
TYPICAL SCHEMATIC STORAGE FLOOR PLAN



BUILDING - 2
TYPICAL SCHEMATIC STORAGE FLOOR PLAN



BUILDING - 1
SCHEMATIC ROOF PLAN



BUILDING - 2
SCHEMATIC ROOF PLAN



THE BARRETT COMPANIES
5335 LEE HIGHWAY, 3RD FLOOR
ARLINGTON, VA 22207
Ph: 703-532-1177
Fax: 703-532-6847
E-mail: info@barrettcos.com

Statement of Justification

The Applicant is proposing a rezoning to the currently undeveloped parcel along Route 773 Fort Evans Road NE. The Applicant wishes to rezone a currently by-right parcel from three (3) stories to five (5) stories with the development intended to become a single purpose use building including three (3) storefronts along its Primary Façade. The secure and climate controlled facility will function as a mini-storage complex approximately 250,000 total square-feet (Building 1 is approximately 104,000 and Building 2 is 146,000).

Although the facility will function as a mini-storage complex, it is designed to aesthetically hide its primary function in addition to, reflecting the overall commercial design criteria of the Crescent Design District. Both buildings have been intentionally designed to express a similar color and theme to that of the Applicant's pervious development at South King Street Center (2010 Signatures of Loudon DEP).

Although the rezoning application is requesting an additional two (2) floors, the volume of the building will match the current building heights of the adjacent properties to the east. Since the natural topography of the parcel is lower than its neighbors; the two additional floors will be consistent with the existing structural height and not visually dominate the current height profile. The concept of the design and variety in building materials are strategically intended to dwarf the massing of the building and enhance its visual appearance. The diversity of color and material will soften its appearance and reduce the mass of the building

Further, the proposed use of the building, as mini-storage will have little or potentially no negative impact to the surrounding community and its constituents. The facility will have minimal impact to the current traffic volume of the area. In addition to, having no negative financial impact on the Town's public services (i.e. pubic school system, transportation system, water and sewer, etc.).

The Applicant has conducted an, independent, analysis of the functionality and impact of a mini-storage facility on the town of Leesburg. The market analysis conducted by Brett Durfee concluded the functionality of the mini-storage facility and its services to be a long-term benefit to the Town, while having the least negative impact of the potential development opportunities.

Because, but not limited to, the above-mentioned reasons the Applicant respectfully requests approval for the proposed rezoning application (TLZM-2014-0005).

**TLZM-2014-0005, PATRIOT OFFICE PARK REZONING
APPLICATION REQUEST FOR MODIFICATIONS**

July 24, 2015

In order to achieve the design depicted on the concept plan, the following modifications to the Zoning Ordinance are necessary and appropriate.

Current Parcel Attributes	
Parcel Location	FORT EVANS ROAD NE
Zoning	Commercial (CD-C)
Building Height	3/5: Three Stories By-Right and up to Five Stories per Rezoning

Building Design Comments to be modified

1. Second Submission Comment Letter #5a

EIFS: The use of EIFS on the wall places of the upper stories is not consistent with the allowed building materials in TLZO Sec. 7.10.7. A modification, with sufficient justification, must be requested or cementitious stucco should be specified. Stucco is permitted on primary and secondary facades, whereas EIFS is allowed only as a trim material.

Zoning Ordinance section to be modified

7.10.7 Building Materials and Other Requirements

A. Building Materials. All buildings shall contain quality building materials that are in keeping with the character of traditional buildings in Leesburg. Permitted materials for exterior walls (exclusive of windows and doors) that are directly visible from the street and public or private open space shall be limited to the following:

Building Material	Primary building façade	Secondary building façade	Interior building façade	Trim material
Brick or tile masonry (modular)	Permitted	Permitted	Permitted	Permitted
Native stone (or synthetic equivalent)	Permitted	Permitted	Permitted	Permitted
Wood lap siding	Permitted	Permitted	Permitted	Permitted
Fiber cement siding (such as Hardie-Plank™ or equivalent – no faux wood grain)	Permitted	Permitted	Permitted	Permitted
Stucco (cementitious finish)	Permitted	Permitted	Permitted	Permitted
Pre-cast masonry (for trim and cornice elements only)	--	Permitted	Permitted	Permitted
Split-faced block (only for piers, foundation walls and chimneys)	--	Permitted	Permitted	Permitted
Gypsum Reinforced Fiber Concrete (GFRC—for trim elements only)	--	--	--	Permitted
Exterior insulation and finish system (EIFS- for trim elements only)				Permitted
Textured concrete masonry units		Permitted	Permitted	Permitted
Metal (for beams, lintels, trim elements and ornamentation only)	--	--		Permitted
Molded polyurethane trim (such as Fypon)	--	--		Permitted

Requested Modification

The Applicant is requesting the use of Exterior Insulation and finish system (EIFS) on all exposed facades.

Justification for Modification

Section 7.10.7 in the Town of Leesburg Zoning Ordinance stipulates that EIFS materials are only permitted for uses of trim elements. The Applicant wishes to install EIFS

material in lieu of the suggested materials because it is believed to be the most effective material for the parcel. EIFS not only a lightweight product but it gives a designer a wide range of aesthetic and performance options. The Applicant has selected to finish the material with a texture similar in appearance to the permitted 'Stucco' material in order to better emulate the traditional aesthetic. Not only does the material pay homage to the traditional use of stucco but the transition in material reduces the vertical massing of the building.

Since the Application is for a single use mini-warehouse facility, the Applicant is looking for a highly durable and energy efficient product. Allowing for a more durable product will directly impact the longevity of the building as well as its overall function. EFIS is also being selected to ensure that the building is of optimal weatherproofing and security.

Overall, EFIS has been chosen as the material that is in keeping with the character of traditional buildings in Leesburg, while maximizing the functionality for the building's intended use.

2. Second Submission Comment Letter #5b

Tinted Glass: The proposed percentage of window tint is not specified. The narrative should be revised to specify the percentage of light transmission in the proposed tinted window glass. If the tinting is in excess of 30 percent (30%), a modification with sufficient justification must be provided. (Senior Planner and Preservation Planner Comments)

Zoning Ordinance section to be modified

(Senior Planner and Preservation Planner Comment not specified)

Requested Modification

The Applicant is requesting a modification to the above-required level of light transmission due to the use of the building and the capacity for functioning windows.

Justification for Modification

The Crescent Design District's building typology was broken into four building types: residential, commercial, mixed use, and government. The foundation of the district is an emphasis on the design of its' buildings instead of the usage. Based on the design standards set-forth in the ordinance, the Applicant has installed a number of "functioning" (view) windows while also including a number of "spandrel" (no view) windows intending to meet the required window composition. In conjunction with the intended use of the building, it is not feasible for the applicant to meet the required percentage. Although all the windows will be designed to have matching "tint", only the spandrel windows will not meet the required 70% light transmission. All view windows will meet the required transmission.

3. Second Submission Comment Letter #6a

Cornice: TLZO Sec. 7.10.6.E.2 specifies that cornices should project between six and twelve inches beyond the building wall. The current two-foot ten-inch projection exceeds this range. The proposed projection may be appropriate based on the five-story height of the building, but a modification must be requested.

Zoning Ordinance section to be modified

Cornices and Other Features.

- i. Buildings without visible roof surfaces and overhanging eaves may satisfy the overhang requirement with a cornice projecting horizontally between six inches (6") and twelve inches (12") beyond the building walls.
- ii. Overly elaborate designs are discouraged. However, ornamentation which contributes to the character of the building is encouraged (see Sec. 7.10 Appendix C for an illustration).

Requested Modification

The Applicant requests that section 7.10.6.E.2 be modified based of the intended design of the building.

Justification for Modification

The Applicant is requesting a modification to the Zoning Ordinance on the premise that the maximum distance of 12 inches is not in keeping with the characteristics of a five-story building. The intended design is considered proportional for the structure and in keeping with the overall aesthetic of the building.

4. Second Submission Comment Letter #6k

Entrance Door: Building #2, west elevation: This elevation serves as a Secondary Façade on the building and, therefore, should include at least one pedestrian entrance per TLZO Sec. 7.10.6.H.3.c. If a pedestrian entrance is not practical or feasible, then a modification must be requested.

Zoning Ordinance section to be modified

A Secondary Front Façade shall include at least one (1) pedestrian entrance.

Requested Modification

The Applicant wishes to have no pedestrian entrance on the west elevation of Building #2.

Justification for Modification

The determination for the above request is that the intended min-warehouse use requires maximum attention to security. Although the TLZO calls for the installation of a pedestrian entrance, the Applicant finds that doing so could compromise the security of the building.

CONCEPT PLAN COMMENTS

5. **Build-To-Line (Old Comment):** Revise the Site Tabulation table to change "front yard" to "Build-To-Line". The Crescent District does not have minimum front-yard setback, but rather a build-to-line as depicted on the Concept Plan.

TLZO section to be modified

Sec. 7.10.4.C

Requested Modification

The Applicant wishes to maintain the current distance behind the Build To Line instead of meeting the required frontage of the building to be located at the Build To Line (as detailed in section 7.10.4.C of the TLZO).

Justification for Modification

The intent of the above modification is to reduce the vertical massing of the building. Although a requirement of the CDC zoning district is to maintain the frontage of a structure, to be located along the Build To Line. The applicant finds the current position of the building to be in keeping with the existing surrounding structures and also promotes a softer design aesthetic.

6. Second Submission Comment Letter #11

Old Comment #26, Excess Parking: 7.10.5.A.1 states that provided parking should not exceed the required parking amount. The Concept Plan provides 54 surface parking spaces, 19 spaces more than the required amount of parking. A modification can be granted; however, the approval criteria states that the additional parking must be demonstrated to benefit other properties. Since the undeveloped portion of the Applicant's property is not included with this applicant, Staff is not sure how the modification criteria can be met. The 19 spaces above the required parking amount should be removed from the Concept Plan, or the Applicant must submit a modification request which meets the approval criteria of TLZO Sec. 7.10.5.A.1.

TLZO section to be modified

TLZO Section 7.10.5.A and 11.3

Requested Modification

Based on the proposed uses, the required number of parking spaces from the Town is stated to be 35 spaces.

Justification for Modification

The proposed number of total parking spaces is 32. The applicant is requesting a modification due to the total difference of three (3) spaces. The intended uses of the building should not yield such a demand. In the event that a tenant use does not meet the "worst-case" estimate, both parcels will be heavily over parked.

7. Second Submission Comment Letter #12

Loading Area Requirements: The CD-C Site Tabulations for loading spaces must be revised to meet the requirements of TLZO Sec. 11.9. The retail area requires one (1) loading space and the min-warehouse use requires 25 spaces. The required number of loading spaces has not been provided; however, a modification can be requested. Provide a modification request with justification with the next submission. (Senior Planner Comment)

TLZO section to be modified

TLZO section 11.9

Requested Modification

Section 11.9 of the TLZO calls for a minimum number of 25 loading spaces to be provided for the mini-warehouse storage.

Justification for Modification

The Applicant is only allotting 14 loading spaces for the use of loading within the Mini-warehouse parking spaces. The intended number of spaces is believed to be a sufficient allocation for the use.

ZONING

8. Zoning Ordinance Section to be Modified

Section 7.10.6.H.6.b Storefront Building, Ground Floor: At least seventy percent (70 %) of the ground floor primary front façade shall be composed of windows and doors. Windows shall be placed to occupy the space between two (2) feet and 10 feet above the outside grade (see Sec. 7.10 Appendix C for an illustration). The bottom of the ground floor

window on the primary façade must be no more than two (2) feet above the adjacent exterior grade.

Requested Modification

Primary Front Façade (ground Floor)	Crescent District Standard	Modification Request
Building 1 North	70%	*43.6%

Justification for Modification

The applicant is requesting a modification to the Storefront Building Ground Floor front façade requirement: that the building has a 70% composition of windows and doors. The proposed composition is 43.6% in an effort to maintain uniformity within the building features attempting to reproduce the historical characteristics of the community.

9. **Zoning Ordinance Section to be Modified**

Section 7.10.6.H.6.c (Secondary Front Façade) Thirty percent (30%) of the ground level secondary front façade shall be composed of windows.

Requested Modification

Secondary Front Façade (Ground Floor)	Crescent District Standard	Modification Request
Building 1 West	30%	24.3%
Building 2 West	30%	15.8%
Building 2 South	30%	9.7%

Justification for Modification

The Applicant is requesting a Modification to the Secondary Front Façade (Ground Floor) requirement: that the building façade’s have a 30% composition of windows. The proposed composition is between 24.3% and 9.7% in an effort to maintain uniformity within the building features attempting to reproduce the historical characteristics of the community.

The West side of Building 1 has 24.3% composition of windows and doors. The composition is strategically placed to mimic the above characteristics of the building instead of creating disconformity through the saturation of faux windows along the ground level. The West side of Building 2 faces the Route 15 Bypass as well as the east property line and is relatively invisible to vehicle traffic. The composition of the ground level West façade is 15.8%.

The South side of Building 2 faces the Route 15 Bypass and is relatively invisible to vehicle traffic. The South side of Building 2 is 25% below grade and not intended for pedestrian usage. Of the portion that is exposed, we have instituted faux characteristics that

* All percentages calculated by W.A. Brown and Associates

mimic the overall building features without compromising its security. The proposed composition of windows is 9.7%.

10. Zoning Ordinance Section to be Modified

Section 7.10.6.H.6.d Interior Secondary Façade. Ten percent (10%) of the ground level interior secondary façade shall be composed of windows. This requirement can be met with display windows that do not provide views of the interior of the building.

Requested Modification

Interior Front Façade (Ground Floor)	Crescent District Standard	Modification Request
Building 2 East	10%	7.1%

Justification for Modification

The East side of each building is screened (by landscaping predominantly, mature trees, ranging in diversity at an average height of 30 feet) and therefore considered to be a non-essential area for storefronts, windows, and doors.

The East side of Building 1 elevations are 18% below grade and therefore, for a major portion, not suitable for exposed storefronts, windows, and doors. Meanwhile the East portion of Building 2 is 32% below grade. When combined with the current screening and lack of exposure to neighbors; an introduction of functioning windows, doors, and storefronts would compromise the security of the buildings. Of the portion that is exposed, we have instituted faux characteristics that mimic the overall building features without compromising its security. Out of the remaining 58% of exposed first floor façade, on Building 2 east elevation, there is a 7.1% window composition.

The South side of Building 1’s intended use is for patrons of the mini-storage facility. Since it is designed to be a secure facility, it will not see any unintended pedestrian or vehicle traffic. Its primary function will be for the unloading and loading of materials to be/ currently are being stored.

11. Zoning Ordinance Section to be Modified

Section 7.10.6.H.6.e Upper Stories. Upper story windows shall compose at least fifty percent (50%) of the facade and no greater than seventy percent (70%) of that portion of the façade, and shall be vertical in proportion.

Requested Modification

Upper Stories	Crescent District Standard	Modification Request
Building 1 North	50-70%	26.9%
Building 1 East	50-70%	20.8%
Building 1 South	50-70%	18.3%

Building 1 West	50-70%	23.1%
Building 2 North	50-70%	17.5%
Building 2 East	50-70%	21.2%
Building 2 South	50-70%	23.3%
Building 2 West	50-70%	17.5%

Justification for Modification

The applicant is requesting a modification to the Upper Stories provision requiring a window composition of 50-70%. In an effort to maintain the architectural precedent of the Town of Leesburg, the Applicant is proposing a composition between 17.5-27.7%. The intention of both building's ascetics is to replicate the historical characteristics of the community instead of a more modern composition. In doing so, the Applicant has opted for brick features and varying building materials to reduce the mass of the building; without compromising its' historical values. The sole purpose nature of the building is conveniently masked to appear not as a mini-self storage facility. While, it's proposed design preserves the synergy of its adjacent buildings and immediate surroundings.

12. Zoning Ordinance Section to be Modified

Section 7.10.3.A.1.d Commercial (CD-C): Primarily commercial (office and retail) with the possibility for residential uses on the second (2nd) floor and above.

Requested Modification

The Applicant is requesting a modification to the residential use for the second (2nd) floor and proposing a residential unit on the ground level.

Justification for Modification

The Applicant is proposing a singular residential unit on the ground floor of Building 1 in order to house a full-time employee for operation of the facility.

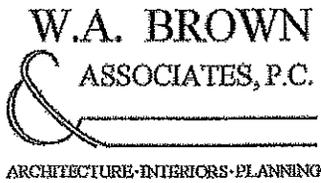
Landscaping Comments

13. Second Submission Comment Letter #34

Parking Lot Buffer: TLZO Sec. 7.10.5.D.1.a requires a five-foot (5') parking buffer. The Applicant has labeled the required parking buffer; however, only three and a half feet are on the subject property of this application. To correct the deficiency an additional one and half feet must be included from the adjacent property or a modification must be requested

TLZO section to be modified

Parking Buffer. Along a lot with a side or rear lot line, a planting buffer a minimum of five feet (5') in width excluding vehicle overhang at least one medium canopy or understory tree for every thirty-five feet (35') of shared lot line and at least one shrub, having a minimum height of 18 inches, for every four feet (4') of shared lot line shall be provided on the perimeter of the parking lot. Alternatively, a 5-foot (5') tall brick screening wall with a 5-foot (5') wide landscape buffer yard and shrubs planted as stated above along the outside of the wall may be substituted for the landscaped setback.



DOUGLAS W. BREWER AIA
President

DIETER R. MEYER AIA
Vice President

Patriot Self Storage Park

Architectural Narrative

June 1, 2015

This proposed commercial project site is located facing on Fort Evan's Road, N.E. next to the Hampton Inn and Homewood Suites and backing up to the Rt. 15 Bypass. It is on the eastern limits of the Crescent Design District. The project includes two five story buildings that are being proposed for use as mini-warehousing. There is a storefront retail component on the first floor of building one facing Ft. Evan's Road with a courtyard providing common open space.

The site is entirely fenced for security reasons with a black pre-finished anodized aluminum fence. Access to the storage service area is only accessed past the on-site parking spaces and through a controlled gate. All parking and loading functions for the mini-warehouses are located behind Building-1 and in front of Building-2 screening them from view of Ft. Evans Road and the Bypass. There is a privacy fence enclosing the private area of the caretakers living unit. This is a six foot high board-on-board fence with wood cap and stained with a Cabot semi-transparent Gray Moss stain.

The architectural design of the buildings has incorporated the intent of the design criteria of the Crescent Design District – Article 7, Sec 7.10 architectural design requirements. We have, because of the project site being located as far from the Old and Historic as possible in the Crescent District, developed the

opportunity to design a less traditional design yet being respectful of the design fabric of the core of Leesburg.

The design character of both buildings incorporate the traditional three tier hierarchy with an articulated brick base, a masonry and EFIS center section and an oversized cornice designed to bring an appropriate scale atop the fifth floor. The massing of the buildings has been broken with a series of vertical elements projected (12" – 16") from the face of the main building. These brick and mortar faced elements have been divided up into smaller elements with the placement of windows, banding and brick detailing. The brick being installed matches those used by the developer in their South King Street commercial center. The wall planes between the vertical elements have an EFIS finish to recall the stucco finishes used on many buildings in the historic areas of Leesburg and Alexandria. EFIS was selected as part of the exterior finish system to utilize the benefits of the long term, maintenance free stucco-like exterior finish and the increased energy efficiency of the insulation component of the system. The EFIS is always located above the second floor line of the building except at the portion of building one that is acting as a transitional piece between the corner tower and the main portion of the structure. Windows with intermediate framing members, scoring patterns, and raised vertical and horizontal trim work of contrasting color divide these wall areas into smaller more appropriate proportions. The central vertical elements are faced with brick and are capped with a gable end roof configuration. The functional requirements of the interior of the building do not lend itself to requiring view windows as shown on the building elevations. There will be select windows that are "functional" but the others will have spandrel glass to mimic the view windows. All the windows are a tinted or matching spandrel glass in hollow metal frames and are recessed back from the outside plane of the walls (4" +/-) creating heavy shadow lines. All functional glass sections on the first floor shall have a percentage of light transmittance of greater than 70%.

Building-1, which fronts on Ft. Evans Road, will have the required street-side ground retail spaces, storefronts and canopies to help enforce the human scale at the street level. There is a small accessible pedestrian courtyard area with a low brick wall defining enclosure where the building sets back from the

street. The brick wall has a precast concrete cap as do the brick piers in that wall. Both buildings will have the required 14'-0" floor to floor height from the first floor to the second floor. This portion of the façade creates the "base" of the building. It projects from the building face, has a precast concrete cap and continuous brick reveals at two feet on center again to help with the human scale of the lower level experience. Real and faux openings have been incorporated into the design to break up the planes of the ground level walls. The size, shape and locations are coordinated with the patterning of the building elements on the upper levels.

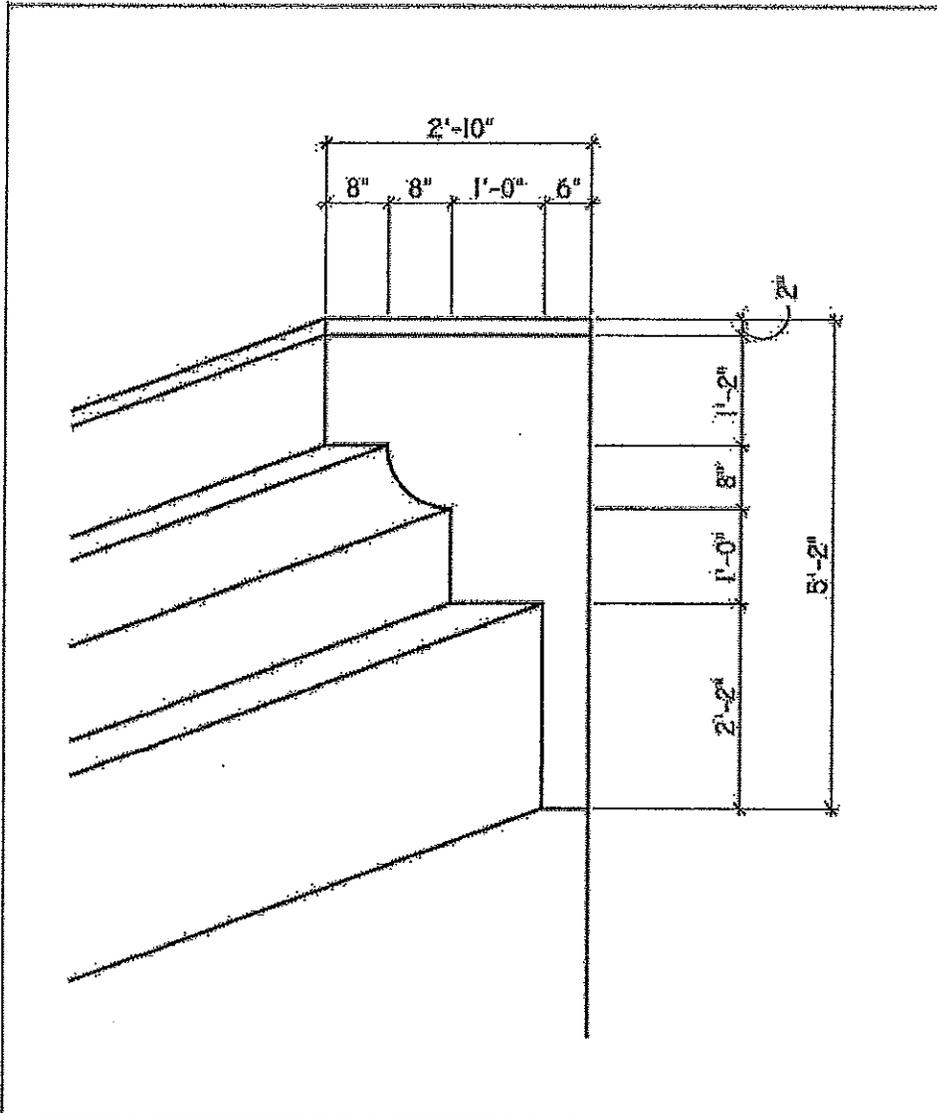
The "cap" of the buildings is a cornice which projects approximately 2'-10" from the face of the building and is over 5'-0" high. Constructed of extruded EFIS, the color and finish is intended to look like limestone.

The tower element has been located on the most prominent corners of each building. Building-1's tower, with its standing seam metal roof, decorative brackets and glass corner detail, visually identifies the main entrance to the project. It is projected off the face of the main building to help accentuate the verticality of the element. The vertical brick facing of the tower incorporates a subtle projected header brick pattern. This same tower detailing is carried over to the corner tower on Building-2.

Canopies have been placed over most all first floor entries. The service entry canopies are flat metal roofs supported by the building face along one face and with diagonal braces supporting the exposed edge sections. The canopies over personnel doors and storefronts are a solution dyed acrylic fabric (Sunbrella – Emerald or approved equal) on a black, powder coated metal frame.

Appendix

Cornice Schematic:



W A. BROWN
ASSOCIATES, P.C.
ARCHITECTURAL-DRAWINGS-PLANS-D
10112 STONEY LANE
FARMINGTON
FARMINGTON, CT 06031
TEL: 860-275-1100
WWW.WABROWN.COM

PATRIOT SELF
STORAGE PARK
TOWN OF LEBBURG, VIRGINIA

SCHEMATIC CORNICE
DETAIL

03/24/2015

Adjacent Properties:

Hampton INN



Homewood Suites



Existing Landscape Buffer on East Property Line:



Building Materials 7.10.7

	Primary Building Materials		Secondary & Trim Material*
Building 1:	Brick	52%	13%
	EFIS	35%	
Building 2:	Brick	45%	14%
	EFIS	41%	

- Secondary & Trim Material include EFIS cornice and simulated trim work, horizontal precast banding and EFIS gable ends.

Stain for Privacy Fence:



THAT'S PRO.

LOCATE RETAILER | WOOD CARE COUNCIL | PRO CORNER

GET E-NEWS, TIPS & SPECIAL OFFERS

Search

Ideas and Projects

Colors and Finishes

Do It Yourself

Find Products

Semi-Transparent Stains

Semi-transparent stains introduce delicate color to the wood's surface. Semi-transparent stains contain the lightest pigmentation designed to accentuate natural wood grain and character. Review our opacity scale to determine your perfect balance of color and protection.

Browse through our selection of Semi-transparent wood stains and find the perfect wood stain color to give your wood more depth and bring out its natural beauty.



COLORS AND FINISHES
EXTERIOR COLORS

To choose the right wood stain, you must first determine your desired balance of color and protection, which is also known as opacity.

[Semi-Transparent Stain](#)

If you've found this page helpful, you might also like these links

[Stain colors for your floor](#)

Choose from a variety of

Fabric Canopies:

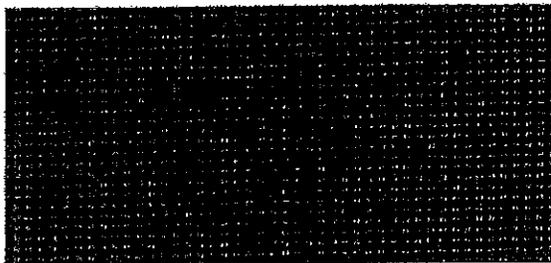
fabric.com

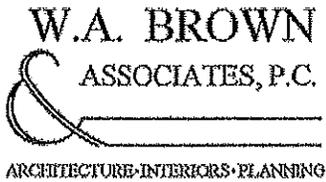
cart

Search Color, Designer, Theme, etc.

Home

[Sumbrella Outdoor Volt Emerald](#)





DOUGLAS W. BREWER AIA
President

DIETER R. MEYER AIA
Vice President

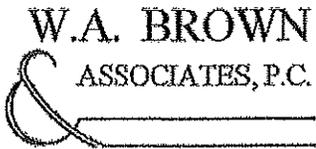
Patriot Park
Percentage of Openings for the First Level
06/01/15

Building 1 - First Level:

North: 43.6%
East: 13.6%
South: 22.9%
West: 24.3%

Building 2 - First Level:

North: 26.6%
East: 7.1%
South: 9.7%
West: 15.8%



ARCHITECTURE INTERIORS PLANNING

DOUGLAS W. BREWER AIA
President

DIETER R. MEYER AIA
Vice President

Patriot Park

Percentage of Openings for the Upper Levels (Floors 2-5)

Area Taken from 2nd Floor to Roof Level

Assuming 36" Parapet

06/01/15

Building 1 - Upper Levels:

North:	26.9%
East:	20.8%
South:	18.3%
West:	23.1%

Building 2 - Upper Levels:

North:	17.5%
East:	21.2%
South:	23.3%
West:	17.5%

PROFFER STATEMENT

TLZM 2014-0005, Patriot Self Storage Park
Record Owner: Route 773, LLC
Property: MCPI # 188-17-9105
3.34 acres

Date: June 16, 2015

Pursuant to Section 15.2 -2303 of the Code of Virginia, as amended and Section 3.3.16 of the Zoning Ordinance of the Town of Leesburg, (hereinafter the "**Town**"), the undersigned, Route 773 Investors, LLC (the "**Applicant**"), is the owner of 3.34 acres of real property that is described as Loudoun County MCPI Number: 188-17-9105 (hereinafter called the "**Property**"), which is more particularly described on Sheet 1 of the Concept Plan described below. Applicant hereby proffers on behalf of itself and its successors and assigns, that if the Leesburg Town Council approves TLZM 2014-0005, the Property shall be developed and used consistent with the following terms and conditions herein. Said terms and conditions herein supersede any prior proffers that have been offered for any portion of the Property.

PROFFERS

I. SUBSTANTIAL CONFORMANCE WITH CONCEPT PLAN, USE, AND DEVELOPMENT

Development of the Property will be in substantial conformance with Sheets 1 through 11 of the Concept Plan prepared by Barrett Consultants, P.C., dated June 12, 2015 (hereafter referred to as "**Concept Plan**"), which is attached hereto and made a part hereof as Exhibit A. Reasonable allowances shall be made for engineering and design alteration to meet Town Subdivision and Land Development Regulations, Town Zoning Ordinance Regulations and the Town Design and Construction Standards Manual ("DCSM") requirements (collectively the "Town Development Regulations"). All uses listed in the CD-C zoning district as per the Town Zoning Ordinance may be developed on the Property, except outdoor storage. Any by-right or special exception use that may be added to the use list set forth in Section 7.10.9.D.1 of the Zoning Ordinance as the result of a text amendment approved by Town Council pursuant to Section 3.2.1 of the Zoning Ordinance may be developed on the Property. Uses listed under Zoning Ordinance 7.10.9.D.1 that require special exception approval shall continue to require special exception approval before they may be developed on the Property. Development of the Property shall comply with the Town Development Regulations. All private streets and parking courts constructed on the Property shall comply with Town Development Regulations. The horizontal and vertical geometrics of streets and private parking courts constructed on the Property must accommodate an AASHTO 'SU' design vehicle. All public and private roads and streets constructed on the Property shall be inspected and authorized for opening by the Town or VDOT depending upon which jurisdiction assumes authority for maintenance.

II. SITE DESIGN

Development of the Property will include the following elements:

- A. Inter-parcel connection:** As depicted on the Concept Plan, the Applicant shall construct an inter-parcel connection to the property having the Loudoun County MCPI Number: 188-17-9105, which is located immediately to the east of the Property. The Applicant shall provide the necessary cross-access easements at such time as a site plan has been submitted for review for development on the adjacent parcel.
- B. Street Trees:** The Applicant shall provide the necessary maintenance and/or replacement of street trees depicted on Sheet 2 of the Concept Plan.
- C. Landscaping:** The Applicant shall provide the necessary maintenance and/or replacement of landscaping depicted on Sheet 2 of the Concept Plan adjacent to the property having the Loudoun County MCPI Number 188-17-9105, which is located immediately to the east of the Property.

III. FIRE ALARM AND SPRINKLERS

All buildings on the Property shall include automatic sprinklers, designed and installed to applicable building code standards.

IV. MISCELLANEOUS

Should any provision or portion of these Proffers be declared by any Virginia or federal court of competent jurisdiction to be invalid, the same shall not affect the validity of these Proffers as a whole, or any part thereof, other than that which is so declared to be invalid. These proffers are filed in accordance with Section 15.2-2303 of the Code of Virginia, as amended, and Section 3.3.16 of the Town Zoning Ordinance.

The term "DEDICATION" as used herein shall mean convey by general warranty deed fee simple title to the land to the Town or VDOT, free and clear of any defects in title liens or encumbrances at no cost to the Town or VDOT in a form approved by the Town Attorney. The term "easement" as used herein shall mean grant by deed and easement interest to the Town or VDOT at no cost to the Town or VDOT in a form approved by the Town Attorney.

The Applicant agrees that approval of this rezoning does not express or imply and waiver or modification of the requirements set forth in the Subdivision and Land Development Regulations, the Zoning Ordinance, or the Design and Construction Standards Manual. Final plats, development plans, and construction drawings for development on the Property are subject to the applicable Town regulations.

PROFFER STATEMENT
Patriot Self Storage Park
TLZM 2014-0005

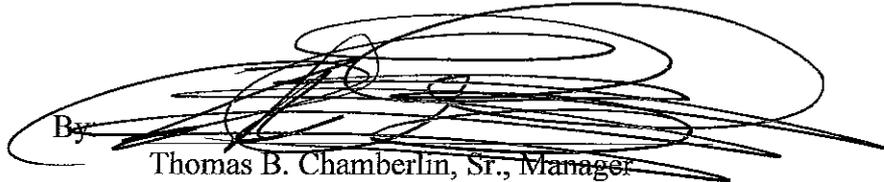
June 16, 2015

Page 3

The Applicant warrants that all of the owners of the Property have signed this Proffer Statement, that they have full authority to bind the Property to these conditions, and that they have voluntarily subjected the Property to these proffer conditions.

OWNER:

ROUTE 773 INVESTORS, LLC

By 
Thomas B. Chamberlin, Sr., Manager

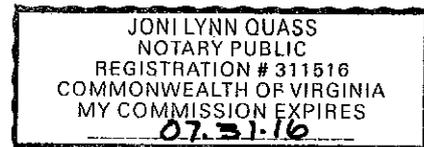
COMMONWEALTH OF VIRGINIA

Arlington
COUNTY OF ~~LOUDOUN~~; to-wit:

Before the undersigned, a Notary Public in and for the aforementioned jurisdiction, personally appeared Thomas B. Chamberlin, Sr. who acknowledged that he executed the foregoing Proffers with the full power and authority to do so.

IN WITNESS WHEREOF, I have affixed my hand and seal this 24th day of July, 2015


Notary Public





Date of Meeting: July 16, 2015

**TOWN OF LEESBURG
PLANNING COMMISSION PUBLIC HEARING**

Subject: TLZM-2014-0005, Patriot Self Storage Park

Staff Contact: Michael Watkins, Senior Planner

Applicant: Thomas B. Chamberlin, Sr., Manager, Route 773, LLC
5335 Lee Highway, 3rd Floor, Arlington, VA 22207
(703) 532-1177; TomC@barrettcos.com

Proposal: A rezoning application within the Crescent Design District to increase the height of two (2) buildings from three stories (permitted by right) to five stories (permissible through the rezoning process). The proposed uses include 2,040 square feet of retail and 250,710 square feet of mini-warehouse, including a caretaker’s residence.

Planning Commission Critical Action Date: October 24, 2015

Recommendation: Staff recommends denial of the rezoning application for the reason cited in this report.

Application Acceptance Date: July 18, 2014

Web Link: A comprehensive listing of all application documents is found here:
<http://www.leesburgva.gov/government/departments/planning-zoning/liam-interactive-applications-map>

Table 1. Property Information			
Address:	Fort Evans Road near the intersection of Meadows Lane	Zoning:	CD-C
PIN #	188-17-9105	Planned Density:	None specified
Size:	3.35 acres	Planned Land Use:	Downtown

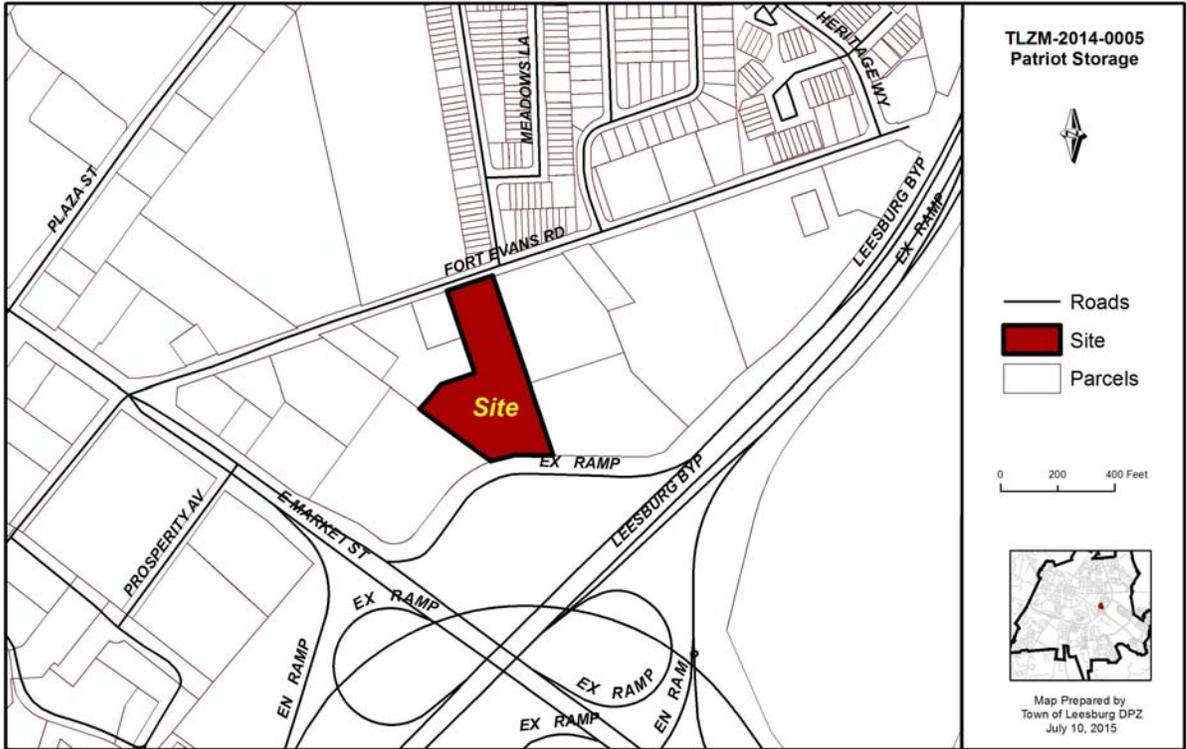


Figure 1. Property Location



Figure 2. Orthographic Image

Suggested Motions:

Denial

I move that Zoning Map Amendment TLZM 2014-0005, Patriot Self Storage, be forwarded to the Town Council with a recommendation of denial on the basis that the Approval Criteria of Zoning Ordinance Section 3.3.15 have not been satisfied due to the following reason: TLZO Sec. 7.10.4.A Siting Specifications for building frontage has not been met.

-OR –

Approval

I move that Zoning Map Amendment TLZM 2014-0005, Patriot Self Storage, be forwarded to the Town Council with a recommendation of approval on the basis that the Approval Criteria of Zoning Ordinance Sections 3.3.15 have been satisfied and that the proposal would serve the public necessity, convenience, general welfare and good zoning practice.

-
- I. Application Summary:** The Applicant is requesting a rezoning to permit up to five stories for two proposed self-storage buildings. Three stories are permitted by-right in this location, but up to five stories are permitted per the Crescent Design District Building Height Map if approved through the rezoning process. The Applicant seeks to construct two five story buildings with a maximum height of 62 feet. The property is in the CD-C (Crescent District – Commercial) District which permits a maximum height of 70 feet.

Land Use: The Applicant is proposing retail and vertical mini-warehousing with a caretaker's residence uses in two buildings totaling 252,750 square feet. Building 1 encompasses 104,100 square feet and Building 2 is 146,610 square feet. Both buildings are five (5) stories and approximately 62 feet in height.

Conceptual Layout: The concept layout consists of two buildings. Building 1 is located adjacent to Fort Evans Road. Building 2 is located behind Building 1, but will be visible from the westbound Route 15 Bypass exit ramp. Building 1 contains two retail tenant spaces and mini-warehouse uses including the retail/office component and caretaker's residence. Building 2 is all mini-warehousing. Loading areas are located behind Building 1 and to the front and west side of Building 2. The caretaker's residence is located on the ground floor in the rear of Building 1.

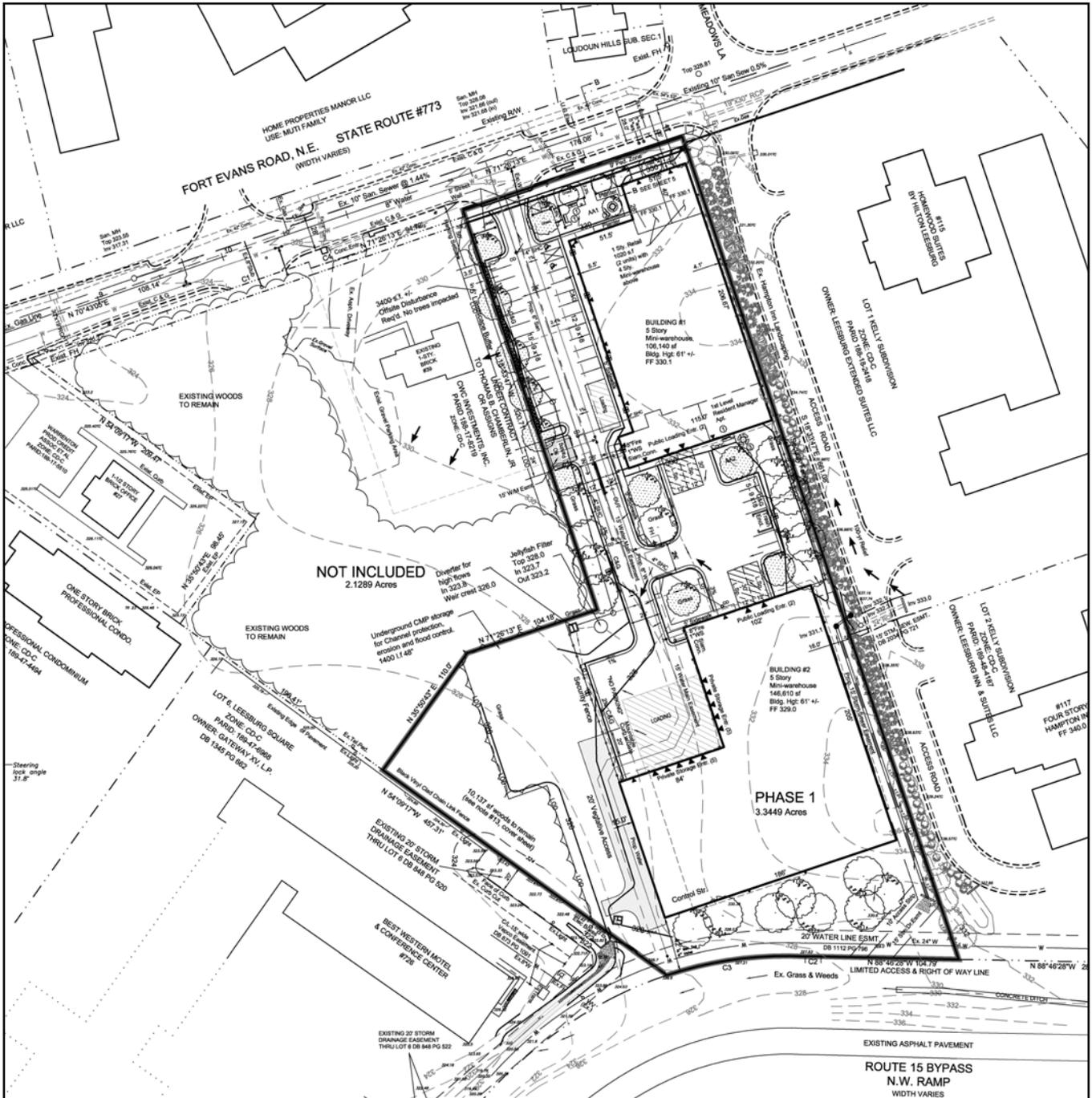


Figure 3. Proposed Concept Plan

A commercial entrance from Fort Evans road and an on-site travel aisle, with perpendicular parking, provides access to both buildings. A mechanized security fence regulates access to the loading areas of both buildings. Off-street parking for Building 1 is provided on its west side and additional shared parking for Buildings 1 and 2 is located between the buildings.

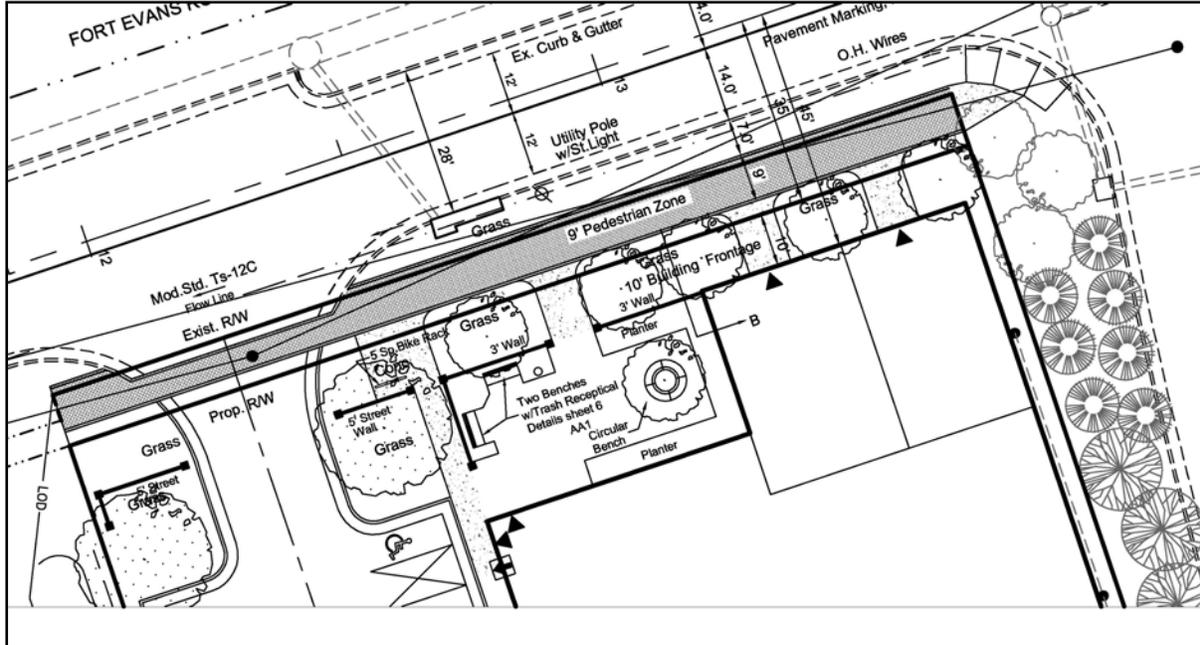


Figure 4. Amenity Area

The Crescent District requires on-site amenity areas and they are provided along Fort Evans Road and behind Building 1. Along Fort Evans Road, the Applicant has provided a plaza with outdoor seating. Behind Building 1, the Applicant is utilizing the Developer's option in TLZO Sec. 7.10.5.G.5.g option and is providing an open space area with seating.

Vehicular Access: Vehicular access is provided by a commercial entrance from Fort Evans Road. The Applicant has the adjacent two acre property to the east under contract. The conceptual layout accommodates a future inter-parcel connection to the adjacent parcel.

Pedestrian Access: The Crescent District includes street sections intended to enhance the pedestrian environment and connectivity. The conceptual layout accommodates a modified section that includes the nine-foot wide pedestrian zone with a brick sidewalk. Connections to storefronts are provided via concrete sidewalks, as well as a connection to the rear of Building 1 and from Building 1 to Building 2.

Landscaping/Streetscape: The conceptual layout provides the necessary streetscaping with street trees, street lights and pedestrian zone. The on-site landscaping includes required parking screening and on-site canopy coverage with understory and medium large canopy trees.

Table 2. Summary of Proffered Cash Contributions		
Type of Contribution	Amount	Total
Off-Site Transportation Fund		
Warehouse = 101,100*	\$1129 / 1,000 sf	\$114,142
Fire & Rescue	\$0.10/s.f. x 252,750	\$25,275
Total Proffered Contributions		\$0
Total for use by the Town of Leesburg		\$0

* The area computed is the GFA above 3 stories, which is not permitted by right

**This amount is computed using an inflation factor of 37%.

II. Current Site Conditions: As shown in Figure 2, the property is vacant. Minor land disturbance has occurred on the property as a result of Town related capital improvements to Fort Evans Road.

III. Uses on Adjacent Properties nearest the Amended Areas:

Table 2. Adjacent Uses			
Direction	Existing Zoning	Current Use	Town Plan Land Use Designation
North	R-22 & R-8	Residential	Downtown
South	R-6	Rt.15 Bypass	Downtown
East	CD-C	Hotel	CDD-Com/Mixed-Use
West	CD-C	Vacant	CDD-Com/Mixed-Use

IV. Zoning History: The Crescent Design District zoning was established in 2013. To implement the amended Crescent Design District, the subject property was comprehensively rezoned and the property was included in the CD-C (Crescent District- Commercial) sub-district. Prior to the comprehensive rezoning the property was zoned B-2, Established Corridor Commercial District.

The Applicant previously submitted a site plan on the property, TLPF-2002-0020, Patriot Office Park. The site plan proposed six (6) three (3) story buildings containing 103,155 square feet of office uses. The site plan application expired on December 28, 2011 due to inactivity.

V. Staff Analysis: The review of this application is subject to the general rezoning approval criteria in TLZO Sec. 3.3.15 and performance standards contained in TLZO Sec. 7.10. These standards are discussed below. Staff notes that the intent of the Crescent Design District is to encourage urban-design development with a defined streetscape and the possibility of taller buildings with a higher density, particularly of commercial uses, within the district. The focus is intended to be on compliance with the design goals of the Crescent District Master Plan and the district's zoning criteria.

- A. Review Summary:** Three submissions of the rezoning application were reviewed by Staff. Many zoning comments have been resolved, leaving several minor “housekeeping” items noted below. There are several architecturally related items mentioned in the Staff Report for discussion purposes.
- B. Town Plan Compliance:** TLZO Section 3.3.8 requires an assessment of whether or not the proposed rezoning is consistent with the applicable provisions of the *Town Plan* and states that “*inconsistency with the Town Plan may be one reason for denial of an application.*” Further, TLZO Section 3.3.15 includes five approval criteria, the first of which states that a rezoning application must be consistent with the *Town Plan*. As a result of this analysis, it is the opinion of Staff that the application is generally consistent with the Crescent District Master Plan’s goals and objectives.

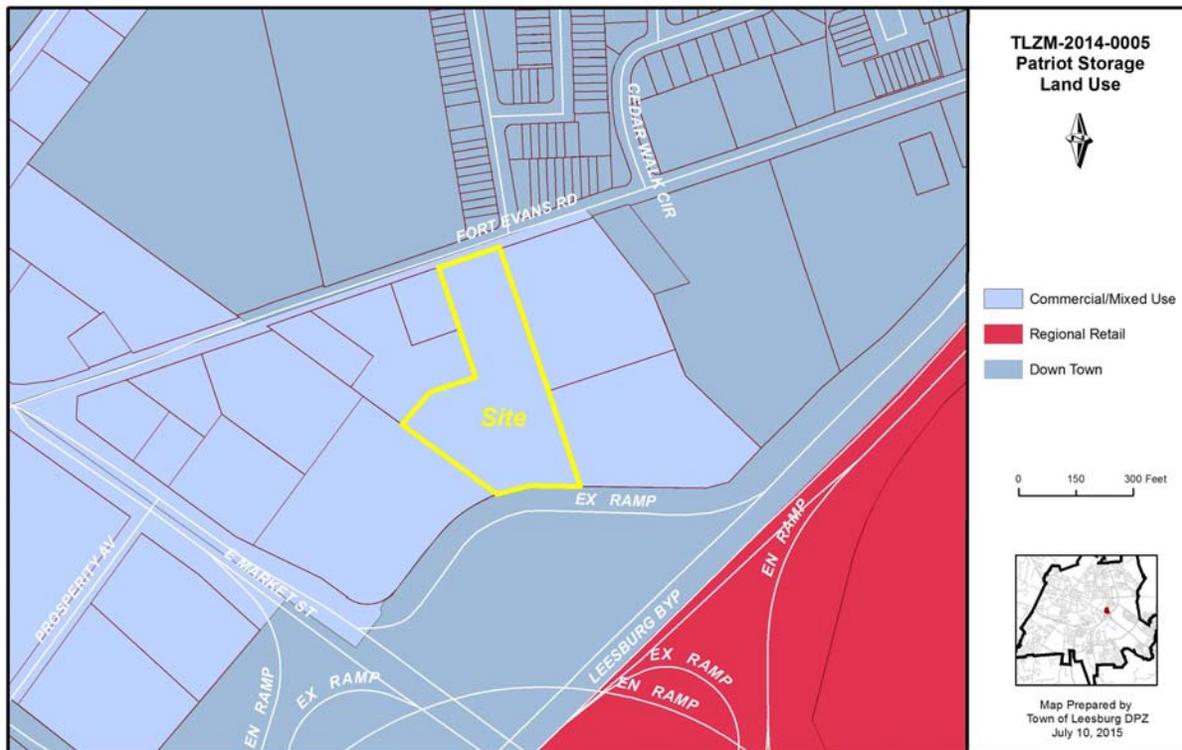


Figure 5. Planned Land Use

Specific Policies: The Crescent District Element of the *Town Plan* addresses architecture as an important component of redevelopment and states “*Design Guidelines for the Crescent District are intended to make new construction in the areas of the Crescent District lying outside of the boundaries of the original Old and Historic District compatible with the historic architectural character of the original Old and Historic District*” (p. 11-8). However, with regard to architectural design, the *Plan* states “*The farther away a project is from the original Old and Historic District, the more flexibility will be allowed in*

architectural design and character” (Objective 6, p. 11-10). With regard to height, scale, massing and setbacks, the Crescent District Element sets a number of objectives, including “*Buildings will comply with the Crescent District Building Height Policy Map*” (Objective 3, p. 11-9) which indicates additional stories are permissible on the subject property by rezoning. Objective 4 states “*Building placement should be located closer to the street with parking in the rear as reflected in the original Old and Historic District*” (p. 11-10). With regard to materials, the Town Plan states “*The farther away a project is from the original Old and Historic District, the greater opportunity there is to use alternative materials*” (Objective 7.b, p. 11-10). The subject property is located between Fort Evans Road and the Route 15 Bypass at the very edge of the Crescent Design District, as far from the Old and Historic District as possible while still being within the Crescent District. The site is directly adjacent to an off-ramp from the Bypass and has large commercial buildings (hotels) on either side. Staff believes the proposed increase in height and building design are generally consistent with the intent of the Crescent District policies.

- C. Concept Plan Comments:** The application received three (3) formal reviews but there remain comments that have not been addressed. Staff makes the following fourth submission comments:

Notes, Tabulations and Typical Details

- 1. Build-To-Line (Old Comment):** Revise the Site Tabulation table to change “front yard” to “Build-To-Line”. The Crescent District does not have minimum front-yard setback, but rather a build-to-line as depicted on the Concept Plan.
- 2. Frontage Calculation:** Revise the frontage calculation based on the dimensions depicted on the Concept Plan. As depicted, the closed façade to the Build-To-Line is only 51.5 feet. Staff notes that TLZO Sec. 7.10.4.E permits up to a 50% reduction of the frontage requirement when the proposed building has an “L” shape and where the recess of the building is provided as open space. The requested modification, discussed in Section IV of this report, is deficient seven and a half feet (7.5’) of the maximum permitted reduction of 58 feet.
- 3. Amenity Area Calculation:** Revise the Concept Plan to graphically depict how the amenity/open space calculation was computed. This can be achieved by providing a hatching or shading for the two (2) areas.
- 4. General Note #10, Outdoor Storage:** TLZO Sec. 9.3.14 states that outdoor storage areas should be identified on the site plan. The conceptual layout does not have sufficient room or a logical location for outdoor storage. Staff recommended that a note be placed on the Concept Plan prohibiting outdoor storage. General Note 10 was added; however, this note states that outdoor storage is not “accommodated”. Staff recommends

that the term “accommodate” be replaced with “prohibited”. The connotation of “accommodated” does not imply a restriction.

Parking

5. **Parking Tabulations, Mini-Warehouse (Old Comment):** The parking tabulations on Sheet 1 do not include the required number of parking spaces for the office use component of the mini-warehouse use. Based on information contained in previous submissions, the office portion is 2,040 square feet and requires nine (9) parking spaces (2,040 / 250). Revise the parking tabulations on Sheet 1 to reflect the required parking for the office component of the mini-warehouse use.
6. **Parking Tabulations, Retail Uses (Old Comment):** As proposed the Concept Plan’s parking tabulations limit the use of the two (2) retail tenant spaces to retail uses only. In order to provide flexibility in the use of the two (2) retail spaces Staff suggested the inclusion of alternate parking tabulations. The alternate parking tabulations include other retail uses, such as restaurants, which have a higher parking requirement. The parking tabulations on Sheet 1 include an asterisk that notes a “Staff Calculation”. Staff cannot impose a parking standard. If the Applicant wishes to provide alternative parking calculations, alternate calculations should be included as an Applicant request in their parking tabulations. In any case, the parking tabulations should be revised to eliminate references to Staff.

The mini-warehousing parking requirement is consistent; however, Staff notes that the provision of 32 parking spaces would prohibit the use of the 2,040 GFA of retail as an “*eating establishment (fast food)*”. Staff provides the following scenarios to consider:

Scenario #1, retail

2,040 GFA as retail (2,040 / 250) requires 11 spaces, plus 14 mini-warehouse spaces equals a total parking requirement of 25 spaces. 32 spaces are provided and the parking requirement is met.

Scenario #2, eating establishment (sit-down)

2,040 GFA as sit-down restaurant (2,040 / 150) requires 14 spaces, plus 14 mini-warehouse spaces equals a total parking requirement of 28 spaces. 32 spaces are provided and the parking requirement is met.

Scenario #3, eating establishment (fast food)

2,040 GFA as fast-foot restaurant (2,040 / 100) requires 21 spaces, plus 14 mini-warehouse spaces equals a total parking requirement of 35 spaces. Only 32 spaces are provided and the parking requirement *cannot* be met.

Scenario #4, retail and eating establishment (sit-down)

1,020 GFA as retail (1,020 / 250) requires 5 spaces; and 1,020 GFA as fast-foot restaurant (1,020 / 150) requires 7 spaces; plus 14 mini-

warehouse spaces equals a total parking requirement of 26 spaces. 32 spaces are provided and the parking requirement is met.

Scenario #5, retail and eating establishment (fast food)

1,020 GFA as retail (1,020 / 250) requires 5 spaces; and 1,020 GFA as fast-foot restaurant (1,020 / 100) requires 11 spaces; plus 14 mini-warehouse spaces equals a total parking requirement of 30 spaces. 32 spaces are provided and the parking is met.

SWM/BMP

7. **SWM/BMP Summary:** The Applicant has provided a preliminary water quality and quantity stormwater management concept and preliminary calculations as required in TLZO Sec. 3.3.6.E.K. The preliminary evaluation at the rezoning stage is to ensure that wholesale changes to the Concept Plan layout are not necessary at the site plan stage of review. Staff notes that there are some elements of the SWM/BMP preliminary conceptual design and calculations which may affect the layout and building location and size. The intent of this comment is to communicate that minor revisions due to engineering constraints are generally acceptable at the time of site plan review; however, redesign of the Concept Plan and or the need for new modifications does not meet the test of substantial conformance. The Staff concerns, which have been included as Attachment 7, should be reviewed by the Applicant and addressed at the site plan stage of review.

Amenity Areas

8. **Amenity Area AA2:** Staff notes that TLZO Sec. 7.10.5.G Open Space /Amenity Area has specific examples for amenity area features. The amenity feature proposed near the caretaker's residence, located at the rear of Building 1, appears to be a circular bench located within a lawn panel. This feature could possibly meet the "Developers Option"; however there is no description or justification provided to justify its use. Staff recommends that if the Applicant intends to use the "Developer's Option" a justification should be provided. Staff recommends the following revisions which could better implement the amenity area requirements:

- Create a hardscaped surface for the circular bench to rest on
- Replace the single large canopy tree with several understory trees to create a shaded seating area for the bench.

Lighting

9. **Parking Lot Lighting:** It appears that the lighting contours on the Lighting Plan (Sheet 4) trespass greater than 0.5 fc (foot candles) across

the property line. The proposed lighting levels directly adjacent to the building appear fairly intense, greater than 5 fc. The ambient lighting adjacent to the building should provide sufficient lighting levels and eliminate light trespass on the adjacent property. Staff recommends lowering the wattage of the light fixtures along the common property line and/or reducing the number of fixtures to limit light trespass onto the adjacent property.

Building Design

Architectural design is an integral component of the Crescent Design District. Staff notes the following language from the Crescent District Master Plan and the goals of the Crescent Design zoning district:

- Set the stage for the sensitive long-term development of the District so that the community stakeholders have a reasonable expectation of how the District will look in the future (CDMP Pg. 11-2).
- Create a District that is respectful of the historic core of Leesburg while providing a transition to the more automobile oriented parts of the community (CDMP Pg.11-3).
- Develop a setting for a true mixture of uses that recognizes Leesburg's role as a center of retail, office, and residential uses for Loudoun County (CDMP Pg. 11-3)
- The farther away from the original Old and Historic District, the more flexibility will be allowed in the design of the project's height, scale and massing (CDMP Pg. 11-10).
- The farther away from the original Old and Historic District, the more flexibility will be allowed in architectural character and design (CDMP Pg. 11-10).
- Regulate building height and placement to achieve appropriate scale along streetscapes and ensure proper transition to nearby residential neighborhoods (TLZO Sec. 7.10.1.B.4).
- Establish clear controls on building form and placement to frame a well-defined public realm comprised of human-scaled streets, neighborhoods and public spaces, all of which contribute to creating a safe, comfortable and livable environment (TLZO Sec. 7.10.1.B.5)

This application is before the Planning Commission because the Applicant is requesting additional building height above the "by-right" provisions of the Crescent District. By-right, the Applicant could build a three (3) story building without the need of a legislative application. The Applicant is proposing a five (5)

story building. Architectural review of this application is focused on the successful mitigation of the additional building height. Successful mitigation would include but is not limited to design which reduces the overall massing including sufficient articulation of the building facades. The Applicant is requesting modifications of the architectural requirements. Those modifications are discussed in Section VI of this Staff Report. Staff does not believe the number of requested modifications is an issue because of the flexibility built into the Crescent District design program. Instead, Staff's analysis considers the net effect on the mitigation of the building mass and articulation. The architectural standards included in the Crescent District were not intended to be rigid, precluding good design. The provision for modifications was intentionally included to provide flexibility in quality design.

Mitigation of building mass and articulation is most successful on the façade adjacent to Fort Evans Road, the most prominent facade. This elevation exhibits a three-part building division; base, middle and cap. The ground floor is activated with the storefront appearance having easily discernable pedestrian entrances and appropriate fenestration. The middle portions of the facade have the appearance of an appropriate solid to void ratio, window openings to wall surface. The cap is treated with a cornice which complements the roofline. The building massing is reduced in scale with the provision of the courtyard, where half of the front façade is recessed approximately 28 feet. The façade is also modulated where the composition of the entire facade is broken into three parts: two components separated by a "hyphen".

The following two comments are *recommendations by Staff and not ordinance requirements*. That is, Staff believes Applicant has met the requirement in the two cases but offers these suggestions as improvements that further the intended building design in the Crescent District:

10. **Building 1 Canopy:** The building elevation along Fort Evans Road has an interior side elevation which includes a bay of windows. Per the Crescent District requirements, ground floor retail is to appear as a storefront. To maintain consistency in the storefront appearance, such as on the front façade of Building 1, Staff recommends continuing the canopy treatment along this interior front façade. Additionally, this façade is south facing and the additional shade created by the canopy may be beneficial.
11. **Building 1 Corner Column:** The front face of Building 1 is characterized by a tower feature. The base of the tower is ornamented by a canopy which creates a "base" and announces the location of the entryway. The canopy is supported by hanging stanchions/tie-rods and a column. Staff notes that the column appears as an anomaly and is not a contributing feature. To maintain symmetry and balance exhibited on the front facades, Staff recommends the following alternatives:

- Remove the column
- Add additional column(s) to create balance
- Remove the lowest panel of spandrel glass in the tower to be replaced by brick and upper stanchion/tie-rods supports.

VI. Modifications: TLZO Sec. 7.10.12 Modifications provides applicants an opportunity to request modifications to zoning requirements *with justification*. The modification provisions were included for architecture because no specific architectural style is mandated by the Crescent District and it is believed that the flexibility afforded by the modification process can result in more diverse and attractive buildings in the district. Note that Applicant has provided a Statement of Justification (see Attachment 3) as required by TLZO Sec. 7.10.12.B.1. The approval criteria generally states that no modification shall be approved unless the Town Council finds that such modification to the regulations will provide architecture in keeping with the desired character of the Crescent District, not be contrary to the intent of the Crescent District, be consistent with adopted plans and policies, and include compensating features. Also, the TLZO Sec. 7.10.12.B.2.a Architectural Character states “*More flexibility should be allowed in architectural character and design for buildings farther away from the Old and Historic District.*”

Applicant has requested (or must request) 12 modifications. Staff has no objection to 11 of the requests. Staff has the following comments regarding the requested modifications.

A. Site Design

- 1. Frontage Requirement:** TLZO Sec. 7.10.4 includes a build-to-line (BTL) instead of a front-yard setback and a building frontage requirement along the BTL. The intent of these requirements is to clearly establish the public realm, which is essentially the streetscaping, framed by buildings or the “streetwall”. The frontage requirement for is 66%, meaning proposed buildings must occupy 66% of the BTL. In this case, the BTL must be occupied by 116 feet of the building’s front façade. TLZO Sec. 7.10.4.E.1 permits a reduction of up to 50%, which would reduce the requirement to a minimum of 58 feet. The Applicant omitted the requested modification from the modification justification statement.

Staff Response – Objection: As proposed Building 1 does not touch the required BTL. The Building must be moved five (5) feet closer to Fort Evans Road or an additional modification is required. When Building 1 is placed on the BTL, the minimum requirement is still not met as the façade closest to Fort Evans Road is only 51.5 feet. The frontage requirement, which could be reduced to 58 feet, is not met.

In order to meet the ordinance requirement, the façade closest to Fort Evans Road must be extended to a minimum of 58 feet. With this revision, Staff could support the requested modification.

- 2. Parking Surplus:** One of the goals of the Crescent District is to reduce impervious surfaces when possible. TLZO Sec. 7.10.5.A.1 states that the number of required parking spaces shall not be exceeded. With this application, the required number of parking spaces is 25 and the number of provided spaces is 32, generating a surplus of seven (7) parking spaces. TLZO Sec. 7.10.12.B permits applicants to request modifications of certain site design standards, parking being one of them. The Applicant's justification is that "the intended uses should not yield such a demand."

Staff Response – Approval: Staff does not object to the additional 7 parking spaces. The additional parking spaces permit long-term flexibility for future uses of the retail tenant spaces.

- 3. Loading Spaces:** TLZO Sec. 11.9 establishes off-street loading requirements. In the case of the proposed uses, 25 loading spaces are required. The Concept Plan does not meet the required number of spaces because only 14 loading spaces are provided. The Applicant's justification states that "the intended number of spaces is believed to be a sufficient allocation for the use."

Staff Response – Approval: The ordinance requirement is based upon an optimum industry standard for loading spaces. The allowance for modifying this zoning standard was intended to address specific use requirements on a case by case basis. In this instance, the Applicant has stated that the 14 loading spaces adequately address the loading requirements. Staff notes that Building 1 includes 106,140 square feet of mini-warehouse and is served by two loading spaces. Building 2 includes 146,610 square feet of mini-warehouse and is served by 12 loading spaces. Staff agrees with the requested modification

- 4. Parking Lot Buffer:** TLZO Sec. 7.10.5.D.1 requires a five-foot (5') planting buffer for parking lots located adjacent to a side or rear yard. The Concept Plan layout is deficient by one and a half feet (1.5'), providing a three and a half-foot (3.5') parking buffer. The Applicant's justification is that they are the contract purchaser and that the required parking buffer can be provided after purchase of the adjacent property.

Staff Response – Approval, with conditions: Staff does not disagree with the intent of the requested buffer; however, Staff is concerned that implementation might not occur. The parking buffer is intended to provide an aesthetic screening element for parking located close to property lines. While the plant material can physically be placed in three and a half feet (3.5') it is not an ideal planting environment. Staff recommends that the modification be granted with the following caveats:

- The Applicant include a proffer that states that upon purchase of the adjacent property, the deficient width of the parking buffer one and a half feet (1.5') shall be provided with the first site plan for development on the adjacent property; or
- The Applicant shall secure a letter of consent from the current owner of the adjacent property stating that they consent to provide a perpetual landscaping easement to be provided prior to the approval of the site plan for the Patriot Self Storage Park property, and that a general note shall be added to Sheet 1 of the Concept Plan referencing the future easement.

B. Building Design:

1. **Building Material, EIFS:** TLZO Sec. 7.10.7 Building Materials and Other Requirements details the permissible building materials and the percentage of each that can be placed on a building facade. Building materials are classified as a primary, secondary, interior and trim. EIFS (exterior insulation finish system) is only permitted as a trim material and not as a primary building material. The Applicant is requesting to use EIFS as a primary building material. Staff notes that an equivalent *primary* building material is stucco. The Applicant's justification is based upon the following:

- EIFS is believed to be the most effective material for the parcel
- EIFS is lightweight product and gives the designer a wide range of aesthetic and performance options
- EIFS can simulate a stucco appearance
- EIFS provides a transition in material reducing the vertical mass of the building
- EIFS was chosen due to its durability and efficiency
- EIFS was chosen due to its optimal weatherproofing and security.

Staff Response – No Objection: The purpose of defining building materials in TLZO Sec. 7.10.7 was to ensure the use of quality materials and retain materials that express traditional Leesburg architecture. EIFS was not intended to be “the” primary building material complemented by other materials. Staff notes that the Crescent Design District includes objectives that permit a lesser degree of strict traditional design with distance from the Old and Historic District. Staff agrees with a majority of the Applicant's justification and notes that the use of EIFS in the proposed elevations is not perceived as the dominant building material. One further note; building industry jargon does refer to EIFS as “synthetic” stucco.

2. **Building Material, Tinted Glass:** TLZO Sec. 7.10.7.A.2 specifies that glass areas on front facades shall allow for 70% light transmission. The intent is to permit the use of tinted glass, but ensure that tinted or mirrored glass does not obstruct visibility into the ground floors of buildings. The Applicant is

proposing to use tinted glass as an accent material to the building façade. The Applicant's justification is based upon the following:

- The building is designed with both functioning windows (full view) and spandrel (no view)
- Only the spandrel windows will not meet the 70% requirement
- *In conjunction with the intended use of the building, it is not feasible for the applicant to meet the required percentage.*

Staff Response – No Objection: The difficulty with this modification is the justification. The building is primarily a purpose-built building for a particular use, mini-warehousing. While there is no objection to the use, either by Staff or Ordinance, the Crescent Design District's architectural purpose was not intended to facilitate purpose-built buildings that could prevent an evolution of uses within the building over time. The Applicant's primary justification is that the design requirements interfere with the intended use and are not feasible. This is a contradiction of the purpose of the architectural requirements of the Crescent District. However, the use of the tinted glass does achieve an aesthetic treatment and a cohesive design of the building facades. Staff notes the following:

- Tinted glass is not used on the ground floors of the facades facing Fort Evans Road providing full visibility into the building
- Tinted glass used on the tower feature breaks up the field of brick
- Tinted glass help achieve required fenestration patterns on upper stories of buildings

Staff is unable to support this modification, but does not object to the request as other design requirements are achieved.

- 3. Building Form, Cornice:** TLZO Sec. 7.10.6.E.2.b limits the projection of cornice features away from the building façade between six inches (6") and twelve inches (12"). The applicant is requesting a modification to permit a projection of two feet ten inches (2'-10"). The Applicant's justification states that the intended design is not in keeping with the overall aesthetic of the building and that the dimensional requirement is not proportional to a five (5) story building.

Staff Response – Approval: The intent of the building form requirements is to ensure that the elements that compose the building façade are equally treated and complement each other creating a cohesive façade. The cornice feature is intended to enhance roof decoration. In this particular instance Staff agrees with the justification that the dimensional requirements are not proportional to a five (5) story building and that the two-foot ten inch (2'-10") projection better implements the intended roof decoration. Staff agrees with the requested modification and associated justification.

4. **Building Form, Entrance Doors:** TLZO Sec. 7.10.6.H.3.c requires at least one entrance on a secondary building façade. The Applicant is requesting to waive the requirement of a pedestrian entrance on the west façade of Building 2. The applicant's justification is that mini-warehouse buildings require maximum attention to security and that an entrance on this façade may present a security risk.

Staff Response – Objection: The difficulty with this modification is the justification. The building is primarily a purpose-built building for a particular use, mini-warehousing. While there is no objection to the use, either by Staff or Ordinance, the Crescent Design District's architectural purpose was not intended to facilitate purpose-built buildings that could prevent an evolution of uses within the building over time. The Applicant's primary justification is that the design requirements present a security risk based on the use of the building. This section of the Crescent District requirements was intended to ensure that all facades of a building communicate an active ground floor. Secondary facades have lesser amounts of pedestrian traffic, but do have pedestrian traffic; hence the requirement for only one entrance. Staff has suggested to the Applicant that a compensating feature to justify a modification of this requirement is to include ornamental entrances which give the impression of an entrance and meet the intent of the ordinance requirement. As proposed, Staff does not support the requested modification of the ordinance requirement.

Staff also notes that a similar modification must be requested and granted for the east elevations of Buildings 1 and 2.

A possible solution is to provide a brick detail, representing a door, with a canopy similar to the other active doors on the ground floor.

5. **Building Form, Ground Floor Façade:** The proposed buildings are classified as commercial buildings and must meet the requirements of TLZO Sec. 7.10.6.H Commercial Building Design Specifications. Building 1 has a storefront which faces Fort Evans Road. As such, at least 70% of the ground floor shall be composed of doors and windows; windows must occupy an area two (2) feet and ten (10) feet above the outside grade. The Applicant is requesting a modification to reduce the door and window requirement to 43.6%. The Applicant's justification states that the modification is necessary "to maintain uniformity within the building features attempting to reproduce the historical characteristics of the community."

Staff Response – Approvable with Revisions: The difficulty with this modification is the justification. The building is primarily a purpose-built building for a particular use, mini-warehousing. While there is no objection to the use, either by Staff or Ordinance, the Crescent Design District's architectural purpose was not intended to facilitate purpose-built buildings that could prevent an evolution of uses within the building over time. The Applicant's primary justification is that the modification would

allow a façade that better reflects a historical characteristic. The location of the property is outside any of the architectural control districts and Staff is unaware of any historical context along Fort Evans Road. The intent of the door and window requirement is to ensure an active building façade along ground floors of buildings. The storefronts have a higher requirement based on the intended use of the ground floor reflecting a higher level of pedestrian activity. The justification lacks a compelling reason or appropriate compensating features. The use to the west of the property includes high turnover retail uses, whereas the uses to the east of the property include transient lodging. Staff does believe that a reduction of the door and window requirement is appropriate based on the transition of uses; however, a one-third decrease may be too much for a purpose-built building.

Staff recommends that the Applicant re-evaluate opportunities to achieve a higher percentage and develop a persuasive justification and associated compensating features of the modification request.

- 6. Building Form, Secondary Front Facades:** The proposed buildings have sides classified for Crescent District architectural purposes as “secondary front facades” which address the interior parking court. Secondary front building facades must meet the requirements of TLZO Sec. 7.10.6.H.6.c. This section requires that doors and windows compose 30% of the ground level building façade. The applicant is requesting the following modifications:
- Building 1, west façade: a reduction to 24.3%
 - Building 2, west façade: a reduction to 15.8%
 - Building 2, south façade: a reduction to 9.7%

The Applicant’s justification is as follows:

- Building 1, west façade: *“The composition is strategically placed to mimic the above characteristics of the building instead of creating disconformity through the saturation of faux windows along the ground level.”*
- Building 2, west façade: *This façade “faces the Route 15 Bypass as well as the east property line and is relatively invisible to vehicle traffic.”*
- Building 2, south façade: *This façade “faces the Route 15 Bypass as well as the east property line and is relatively invisible to vehicle traffic.”* The justification also states that 25% of the ground floor elevation is below grade, *“not intended for pedestrian usage.”*

Staff Response – No Objection: The difficulty with this modification is the justification. The building is primarily a purpose-built building for a particular use, mini-warehousing. While there is no objection to the use, either by Staff or Ordinance, the Crescent Design District’s architectural purpose was not intended to facilitate purpose-built buildings that could prevent an evolution of uses within the building over time. The

Applicant's primary justification is that building elevations are relatively invisible to vehicular traffic. Staff does note the presence of existing landscaping that provides a significant screen; however, there are no guarantees that the landscaping will survive after construction of the building or during the life of the buildings. Building 1 is located four (4) feet off the property line. Staff is not certain that the building can be constructed without the removal of some of the existing landscaping.

The Applicant's justification does not accurately describe the approach taken to mimic windows on the ground floor. As exhibited on the elevations, brick detailing gives the impression of a window feature.

Staff does not support this modification on the basis that it is necessary for a purpose-built building. However, the compensating feature of integrating faux windows into the ground level façade meets the intended visual interest desired at the pedestrian level of building in the Crescent District. For this reason, Staff does not object to the requested modifications.

- 7. Building Form, Interior Secondary Facades:** The proposed buildings have sides classified for Crescent District architectural purposes as "interior secondary facades". Interior secondary facades must meet the requirements of TLZO Sec. 7.10.6.H.6.d. This section requires that windows compose 10% of the ground level of this facade. The applicant is requesting to reduce the required 10% window coverage of the Building 2 east façade to 7.1%.

The Applicant's justification is as follows:

- 32% of this elevation is below grade
- Existing landscaping limits exposure of the buildings
- Faux windows provide articulation of the exposed portions of the ground floor

Staff Response – No Objection: The difficulty with this modification is the justification. The building is a primarily purpose-built building for a particular use, mini-warehousing. While there is no objection to the use, either by Staff or Ordinance, the Crescent Design District's architectural purpose was not intended to facilitate purpose-built buildings that could prevent an evolution of uses within the building over time. The Applicant's justification does not address how the reduced fenestration meets or exceeds design and architectural character requirements. Staff notes that traditional Leesburg architectural design uses the fenestration to articulate building facades while having the added benefit of reducing building mass. This is the basis of the design requirement. The modification request presents a conflict in mitigating building mass versus very specific design requirements for a particular use of the buildings.

8. Building Form, Upper Story Facades: Upper stories of buildings in the Crescent District must meet the requirements of TLZO Sec. 7.10.6.H.6.e. This section requires that windows compose 50-70% of that portion of the façade. The applicant is requesting to reduce the percentage an approximate average of 21% :

- Building 1, north: a reduction to 26.9%
- Building 1, east: a reduction to 20.8%
- Building 1, south: a reduction to 18.3%
- Building 1, west: a reduction to 23.1%
- Building 2, north: a reduction to 17.5%
- Building 2, east: a reduction to 21.2%
- Building 2, south: a reduction to 23.3%
- Building 2, west: a reduction to 17.5%

The Applicant's justification is as follows:

- The intent is to maintain "*the architectural precedent of the Town of Leesburg*"
- The intent is to "*replicate the historical characteristics of the community instead of a more modern composition*"
- a32% of this elevation is below grade
- Existing landscaping limits exposure of the buildings
- Faux windows provide articulation of the exposed portions of the ground floor

Staff Response – No Objection: The difficulty with this modification is the justification. The building is primarily a purpose-built building for a particular use, mini-warehousing. While there is no objection to the use, either by Staff or Ordinance, the Crescent Design District's architectural purpose was not intended to facilitate purpose-built buildings that could prevent an evolution of uses within the building over time. The Applicant's justification does not address how the reduced fenestration meets or exceeds design and architectural character requirements. Staff notes that traditional Leesburg architectural design uses the fenestration to articulate building facades while having the added benefit of reducing building mass. This is the basis of the design requirement. The modification request presents a conflict in mitigating building mass versus very specific design requirements for a particular use of the buildings.

VII. Proffers: The Applicant has submitted draft proffers dated June 16, 2015. The proffers consist of the following statements:

- Substantial conformance with the concept plan.

- Provision of an inter-parcel access to the property to the east. The Applicant notes that they are a contract purchaser for the referenced property.
- Maintenance/replacement of street trees

Staff has the following comments and or concerns:

- A. Format:** The format of the proffers has not been provided in sufficient form. Staff has provided an example for the Applicant's consideration.
- B. Typical proffers:** The draft proffers do not include the typical proffers associated with commercial rezonings including but not limited to: the Off-Site Transportation Improvement contribution or fire and rescue contribution. Table 2 Summary of Proffered Cash Contributions (above) indicates that Applicant is not proposing to proffer any cash contributions. An applicant state that the rezoning is intended to achieve additional stories and is related to the heightened architectural treatment required in the Crescent Design District.

VIII. Rezoning Approval Criteria: Zoning Ordinance Section 3.3.15 establishes the following criteria for the Planning Commission and Town Council to use, in addition to other reasonable considerations, in making their decision regarding approval or disapproval of a zoning map amendment application. Listed below are the specific criteria with staff response.

- a. *"Consistency with the Town Plan, including but not limited to the Land Use Compatibility policies"*

The proposed buildings are purpose-built structures primarily intended for mini-warehousing. The intent of the Crescent Design District is to ensure aesthetically pleasing architecture that is compatible with surrounding buildings with less emphasis placed upon the proposed use of the building. In this regard, the building closest to Fort Evans Road includes a mix of uses, retail and min-warehousing. Crescent District policies and land use compatibility are generally achieved.

- b. *"Consistency with any binding agreements with Loudoun County, as amended, or any regional planning issues, as applicable"*

This criterion is satisfied. Staff is unaware of any conflicts regarding binding agreements with The County of Loudoun or any regional planning issues.

- c. *"Mitigation of traffic impacts, including adequate accommodation of anticipated motor vehicle traffic volumes and emergency access"*

The existing transportation network is adequate to handle the vehicular trips created by the proposed development. The proposed points of ingress and egress meet DCSM and Zoning Ordinance requirements. This criterion is satisfied.

d. *“Compatibility with surrounding neighborhood and uses; and”*

Except for the bulk and massing of the proposed buildings, there are no conflicts with the existing adjacent properties. This criterion is satisfied.

e. *“Provision of adequate public facilities.”*

No new public infrastructure is required to serve the site. Water, sewer, and stormwater management facilities will be addressed during site plan review and will be adequate to serve the site. This criterion is satisfied.

XI. Findings:

- A. The proposal is in general conformance with the policies of the Town Plan;
- B. The approval criteria of TLZO Sec. 3.3.15 have generally been satisfied;
- C. Staff has no objections to 11 of the 12 requested modifications to the architectural and design criteria of the Crescent design District.
- D. The modifications Proposed Building 1 does not meet the building frontage requirement of Section 7.10.4.A Siting Specifications.

IX. Staff Recommendation: Staff recommends denial of TLZM 2014-0005, Patriot Self Storage Park based on the failure to comply with the minimum building frontage requirement of TLZO Sec. 7.10.4A.

X. Attachments

- 1. Patriot Self Storage Park, Concept Plan Sheets 1-11, as prepared by Barrett Consultants, P.C., dated June 12, 2015
- 2. Applicant’s Statement of Justification
- 3. Applicant’s Request for Modifications dated June 16, 2015
- 4. Architectural Narrative dated June 1, 2015
- 5. Draft Proffer Statement dated June 16, 2015
- 6. Applicant’s Third Submission Comment Response Letter dated June 15, 2015
- 7. Staff SWM/BMP Comments dated July 8, 2015



Date of Meeting: August 6, 2015

**TOWN OF LEESBURG PLANNING COMMISSION
SUPPLEMENTAL STAFF REPORT**

Subject: TLZM-2014-0005, Patriot Self Storage Park

Staff Contact: Michael Watkins, Senior Planner

Applicant: Thomas B. Chamberlin, Sr., Manager, Route 773, LLC
5335 Lee Highway, 3rd Floor, Arlington, VA 22207
(703) 532-1177; TomC@barrettcos.com

Proposal: A rezoning application within the Crescent Design District to increase the height of two (2) buildings from three stories (permitted by right) to five stories (permissible through the rezoning process). The proposed uses include 2,040 square feet of retail and 250,710 square feet of mini-warehouse, including a caretaker's residence.

Planning Commission Critical Action Date: October 24, 2015

Recommendation: Staff recommends approval of the rezoning application.

Application Acceptance Date: July 18, 2014

Web Link: A comprehensive listing of all application documents is found here:
<http://www.leesburgva.gov/government/departments/planning-zoning/liam-interactive-applications-map>

The public hearing for this application was held on July 16, 2015. The Planning Commission discussed various details regarding application of the CD-C District, architectural requirements, proffers and the appropriateness of requested modifications. Four items were specifically put before the Applicant, Mr. Tom Chamberlin, by the Commission for possible changes to the application:

1. A request to modify the building frontage requirement to allow the building to be setback from Fort Evans Road as proposed must be submitted.
2. Address the side buffer adjacent to the unoccupied property on the west where applicant is proposing a 3.5-foot buffer instead of the required 5-foot perimeter parking lot buffer.
3. Architectural Issues – Tower Alternatives and Canopy on East Elevation: Commission members asked to see alternatives to the current towers and asked that additional treatment be given to the east elevation by the addition of canopies close to Fort Evans Road.
4. Off-Site Transportation Contribution: The Applicant was asked to consider a contribution in some amount toward off-site road improvements.

Staff notes that an email was received from Mr. John Ecker who also spoke at the Planning Commission public hearing. Mr. Ecker commented on process, density and building height. Regarding process, Staff notes that the application was properly advertised and that it is common practice for Applicant's to address Staff comments, which sometimes resolve issues, after Staff reports are written. Resolution of issues raised in Staff reports prior to the public hearing can sometimes change a Staff recommendation. Regarding density, Staff notes that the Oaklawn application is in a planned development district and is subject to different density standards, which operate in concert with densities identified in the *Town Plan*. This is the case for the Patriot Self Storage Park application, where much higher densities are permitted by the zoning subdistrict and as identified with the *Town Plan*. Specifically, no maximum Floor Area Ratio (FAR) is specified for nonresidential uses in the Crescent District and TLZO Sec. 7.10.9.D.2 states there is no maximum FAR in that district.

A question was also raised regarding the application of TLZO Sec. 7.10.4.G Buildings on Lots Abutting Residents. Staff notes that the subject property does not directly abut a residentially zoned lot. The adjacent properties are zoned CD-C, Crescent District Commercial. Opposite the subject property, and separated by a public street, Fort Evans Road, there are townhouse lots zoned R-8. Because Fort Evans Road separates the subject property from these residential lots, the property is not considered to be abutting a residential lot and therefore the additional setback does not apply.

Mr. Ecker was the only member of the public who spoke at the hearing. The public hearing was then closed. The Planning Commission deferred action based upon their request for additional alternative designs of the tower features on the two proposed buildings.

Post-Public Hearing Actions:

As a result of the discussion before the Planning Commission, the Applicant submitted a revised Request for Modifications (Attachment 3), revised proffers in a standardized format (Attachment 4) and revised drawings.

1. **Modification:** Applicant was instructed to request a modification to TLZO Sec. 7.10.4.C, to decrease the normal commercial building frontage requirement from 66% to 50% to permit the building design shown on the Concept Plan adjacent to Fort Evans Road (Modification Request #5).

Staff Response - Approval: A modification can permit 50% building frontage on the required Build-to Line where "The proposed building has an "L" shape with the set-back portion of the building used to provide open space." In this case the proposed building meets these criteria, with the area in front of the set-back portion designed as a hardscaped and landscaped area that serves as a focal point for public use while reducing the mass of the building close to the street.

2. **Side Yard (Parking) Buffer (Modification Request #13):** Applicant stated at the hearing that he is currently under negotiations to purchase the property to the

west but that he was hesitant to ask the owner to provide the 1.5-foot buffer until the rezoning is approved and he purchases the property. He stated that he would provide the 1.5-foot additional buffer once he purchases the property. Staff notes that if Applicant does not purchase the property the additional buffer area may not be available in the future.

3. **Revised Architectural Elevations:** In response to comments from Planning Commission members regarding the towers on the building Applicant has revised the tower feature by removing the cupola-like roof feature and is replacing it with a simple cornice already exhibited along the roof of both buildings (see Attachment 2). The Planning Commission also requested additional canopy treatments on that portion of the east elevation near Fort Evans Road to give the appearance of more activity but no changes in this regard are shown on the revised elevations.
4. **Proffers:** Applicant has supplied a revised set of proffers in a format that is more typical of what is used in the Town of Leesburg (Attachment 4). The Applicant was asked at the hearing if he would proffer an off-site transportation contribution and he declined based on the low traffic impact of the proposed uses. The revised proffers do not contain any monetary contributions. Applicant stated that he has reservations about the contribution amount suggested as there is no impact on transportation as this use does not create traffic and is a non-impact use on the Town.

Staff Recommendation:

Prior to the Planning Commission's July 16, 2015 public hearing the Applicant was able to revise the Concept Plan and building elevations to correct a zoning requirement which prevented a recommendation of approval in the Staff Report at that time. Staff presented the application at the meeting with a recommendation of approval and Staff continues its recommendation of approval.

Suggested Motions:

Approval

I move that Zoning Map Amendment TLZM 2014-0005, Patriot Self Storage, including the 13 modifications as set forth in the Request for Modifications dated July 24, 2015 be forwarded to the Town Council with a recommendation of approval on the basis that the Approval Criteria of Zoning Ordinance Sections 3.3.15 have been satisfied and that the proposal would serve the public necessity, convenience, general welfare and good zoning practice.

-OR -

Denial

I move that Zoning Map Amendment TLZM 2014-0005, Patriot Self Storage, be forwarded to the Town Council with a recommendation of denial on the basis that the

Approval Criteria of Zoning Ordinance Section 3.3.15 have not been satisfied due to the following reason: _____.

Attachments

1. Revised Proffers dated June 16, 2015
2. Request for Modifications dated July 24, 2015
3. Revised Building Elevations dated July 24, 2015
4. Patriot Self Storage Park, Concept Plan Sheets 1-11, as prepared by Barrett Consultants, P.C., dated June 12, 2015

PRESENTED: September 8, 2015

ORDINANCE NO. _____

ADOPTED: September 8, 2015

AN ORDINANCE: APPROVING TLZM 2014-0005, PATRIOT SELF-STORAGE PARK, TO PERMIT ADDITIONAL BUILDING HEIGHT IN THE CD-C DISTRICT.

WHEREAS, the rezoning application with concept plan and proffers, TLZM 2014-0005 Patriot Self Storage Park, has been filed by Route 773 LLC, to permit additional building height in Crescent Design-Commercial (CD-C) zoning district, which includes twelve zoning modifications of the Crescent Design District's site and architectural requirements; and

WHEREAS, a duly advertised Planning Commission public hearing was held on July 16, 2015; and

WHEREAS, at the August 6, 2015 meeting, the Planning Commission recommended approval of this application to the Town Council; and

WHEREAS, the Town Council held a duly advertised public hearing on this application on September 8, 2015; and

WHEREAS, staff recommended approval; and

WHEREAS, the Council has concluded that the approval of the application would be in the public interest and in accordance with sound zoning and planning principles.

THEREFORE, ORDAINED by the Council of the Town of Leesburg in Virginia:

SECTION 1. The rezoning application TLZM 2014-0005 Patriot Self Storage, for the property having the Loudoun County Parcel Identification Number (PIN) 118-17-9105, is hereby approved subject to the proffers dated June 16, 2015; and,

AN ORDINANCE: APPROVING TLZM 2014-0005, PATRIOT SELF-STORAGE PARK, TO PERMIT ADDITIONAL BUILDING HEIGHT IN THE CD-C DISTRICT.

SECTION 2. The property shall be developed in substantial conformance with the concept development plan prepared by Barrett Consultants, P.C. last dated June 12, 2015 and last revised on July 13, 2015; and

SECTION 3. The following modifications as described in the Town Council Memo dated September 8, 2015, are hereby granted:

TLZO Sec. 7.10.4, a reduction of the Frontage Requirement.

TLZO Sec. 7.10.5.A.1, an increase in the number of provided parking spaces.

TLZO Sec. 11.9, a decrease in the number of required loading spaces.

TLZO Sec. 7.10.7, permitting EFIS as a primary building material.

TLZO Sec. 7.10.7.A.2, permitting specified windows on the building elevations to have a lower light transmission percentage than 70%.

TLZO Sec. 7.10.6.E.2.b, permitting a cornice to project 2 feet ten inches (2'10").

TLZO Sec. 7.10.6.H.3, waiving the requirement of a pedestrian entrance on the west façade of Building Two.

TLZO Sec. 7.10.6.H, reducing to the Storefront door and window percentage to no less than 43.6%.

TLZO Sec. 7.10.6.H.6.c, reducing Secondary Façade door and window percentage to no less than 24.3% on the Building 1 west façade, to no less than 15.8% on the Building 2 west façade, and to no less than 9.7% on the Building Two south façade.

TLZO Sec. 7.10.6.H.6.d, reducing the Building Two Interior Secondary Façade ground level window percentage to no less than 7%.

AN ORDINANCE: APPROVING TLZM 2014-0005, PATRIOT SELF-STORAGE PARK, TO PERMIT ADDITIONAL BUILDING HEIGHT IN THE CD-C DISTRICT.

TLZO Sec. 7.10.6.H.6.e, reducing the upper story window percentages: Building 1, north, no less than 26.9%; Building 1, east, no less than 20.8%; Building 1, south, no less than 18.3%; Building 1, west, no less than 23.1%; Building 2, north, no less than 17.5%; Building 2, east, no less than 21.2%; Building 2, south, no less than 23.3%; Building 2, west, no less than 17.5%.

SECTION 4, Severability. If a court of competent jurisdiction declares any provision of this ordinance invalid, the decision shall not affect the validity of the ordinance as a whole or any remaining provisions of this ordinance.

SECTION 5. This ordinance shall be in effect upon its passage.

PASSED this 8th day of September, 2015.

Kristen C. Umstattd, Mayor
Town of Leesburg

ATTEST:

Clerk of Council