



Date of Council Meeting: September 21, 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 August 6, 2015, the Planning Commission voted (6-0-1) to approve application TLZM-2014-0005 to permit two five-story buildings and twelve modifications of the Crescent District zoning standards. Some Planning Commissioners voiced concerns regarding the impact of the building height on the adjacent residential area.

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. Additional fiscal information will be provided at the work session.

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 +/- 103,800 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: The Town Council held its public hearing for this application on September 8, 2015. Residents of the Loudoun Hills Subdivision spoke in opposition to the application based on the massing of the building closest to Fort Evans road and overall height of the proposed buildings. Town Council asked clarifying questions regarding the architectural style of the buildings, the context of existing building's placement and height on the east side of Fort Evans Road. Town Council expressed a general concern that a five-story building is too tall, especially for the building located

closest to Fort Evans Road. The public hearing was closed and the Applicant requested the opportunity to continue discussion of the application at a future work session. Town Council voted 7-0 to continue discussion at their September 21st Work Session.

Staff received updated building elevations and exhibits on September 16th. The revisions show that a portion of Building 1, the building closest to Fort Evans Road, has been reduced from five stories to three stories by means of a building step-back. A building step-back is a common approach used to mitigate building mass.

Building 1 now includes a recess of the fourth and fifth stories and includes a parapet wall to screen a sloped roof for the forward portion of the building. The ground-level retail façade has been improved with the addition of awnings and faux window openings using shaded or darkly tinted glass instead of brick-work. The upper story window pattern or fenestration pattern is maintained and a brick cornice with decorative panels has been added. See Figure 1 below.



Prepared on 9/16/15 for
Leesburg Town Council
Work Session

Figure 1. Perspective

There were suggestions at the public hearing that Building 1 should be setback further away from Fort Evans Road. Based on the requirements of the Crescent Design District, Building 1 has been set back from Fort Evans Road the maximum extent possible. Staff notes that the intent of the Crescent District was to achieve architectural design and building placement which emphasizes the pedestrian environment. The Crescent District requires that buildings be placed on a build-to-line, where the buildings engage the street.

To compensate for the perceived massiveness of the building the Applicant chose to reduce the height of the building along Fort Evans Road from five stories to three stories. Staff supports the approach taken by the Applicant due to the fact that the building meets the required build-to-line, but further diminishes the perceived massiveness of the building along Fort Evans Road.

Attachments:

1. Perspective Exhibit received on September 16, 2015.
2. Revised Building Elevations received on September 16, 2015



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Attachment #1



BUILDING - 1
NORTH ELEVATION



BUILDING - 1
WEST ELEVATION



BUILDING - 1
SOUTH ELEVATION



BUILDING - 1
EAST ELEVATION

PRESENTED: September 22, 2015

ORDINANCE NO. _____

ADOPTED: September 22, 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 proposed buildings will be designed and constructed in substantial conformance with the building elevations prepared by W.A. Brown and Associates, P.C. dated September 16, 2015; and

SECTION 4. 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. 7.10.5.D.1, reducing the five-foot planting buffer for parking lots located to a side or rear yard to three and one-half feet.

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 two 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%.

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.c, reducing Secondary Façade door and window percentage to no less than 24.3% on the Building One west façade, to no less than 15.8% on the Building Two 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%.

TLZO Sec. 7.10.6.H.6.e, reducing the upper story window percentages: Building One, north, no less than 26.9%; Building One, east, no less than 20.8%; Building One, south, no less than 18.3%; Building One, west, no less than 23.1%; Building Two, north, no less than 17.5%; Building Two, east, no less than 21.2%; Building Two, south, no less than 23.3%; Building Two, 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 22nd day of September 2015.

Kristen C. Umstattd, Mayor
Town of Leesburg

ATTEST:

Clerk of Council