

**CONSENT AGENDA ITEM**

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Docket Item #2  
SPECIAL USE PERMIT #2007-0040

Planning Commission Meeting  
September 6, 2007

**ISSUE:** Consideration of a request for a special use permit to install field lights at Fort Ward Park.

**APPLICANT:** City of Alexandria, Department of Parks and Recreation  
by Kirk Kincannon, Director

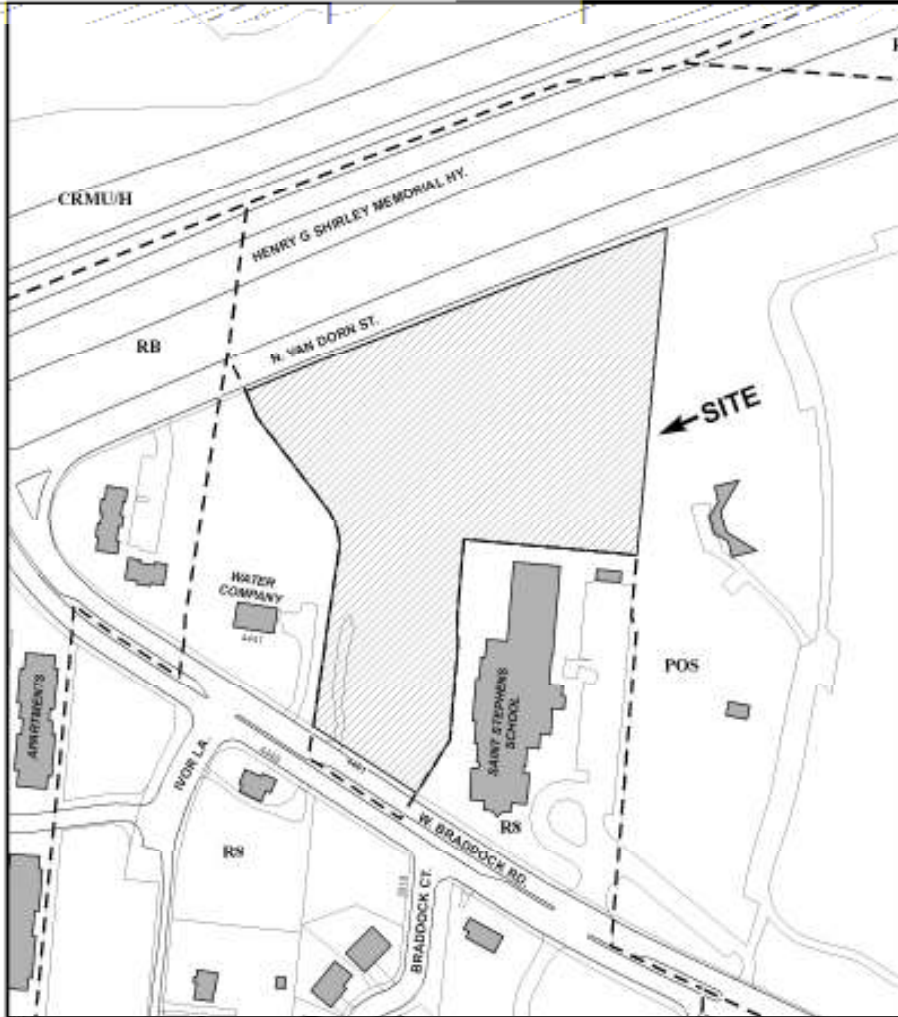
**STAFF:** Richard W. Bray  
Richard.bray@alexandriava.gov

**LOCATION:** 4401 Braddock Road

**ZONE:** POS/Parks and Open Space

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**STAFF RECOMMENDATION:** Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.



SUP #2007-0040

09/06/07



## I. DISCUSSION

### REQUEST

The applicant, City of Alexandria, Department of Recreation, Parks and Cultural Activities, requests special use permit approval for the installation of lighting at the Fort Ward athletic field, located at 4401 West Braddock Road.

### SITE DESCRIPTION

The subject property is one irregularly shaped lot with 167 feet of frontage on West Braddock Road and 217,800 square feet of lot area. The site is developed with tennis courts and an athletic field. Access to the property is from Braddock Road.



The athletic fields are bordered by North Van Dorn Street and 395 on the north and Saint Stephens School on the south. To the east is Fort Ward Park and an Alexandria Water Company installation is to the west.

### PROPOSAL

The Alexandria Department of Recreation, Parks and Cultural Activities proposes to add six pole mounted lights to the athletic field at Fort Ward Park to enhance night time usability. The lights will have a maximum height of 70 feet. The lights will be directed at the field and utilize a low spill design that prevents the light from penetrating beyond the field.

### PARKING

The athletic field is used for scheduled games only. The parking is accommodated at the on-site parking area which supplies 25 spaces beside the field and 63 spaces in the Saint Stephens parking lot. The Department of Recreation, Parks & Cultural Activities has never had more than 40 vehicles at a game. If the 88 parking spaces provided on site are full there is overflow parking available at Fort Ward Park.

### ZONING/MASTER PLAN DESIGNATION

The subject property is located in the POS/Public Open Space zone. Section 6-105(G) of the Zoning Ordinance allows lighting facilities in the POS zone only with a special use permit.

The proposed use is consistent with the Seminary Hill Small Area Plan chapter of the Master Plan which designates the property for recreational use.

## II. STAFF ANALYSIS

Staff supports the request to add lighting at the Fort Ward athletic field. The proposed lighting will not have any negative effect on the surrounding community. The athletic field is surrounded by public open space and institutional uses. With the low spill design of the lights the residential neighborhood north of 395 will not be adversely affected. The lights will allow for more games to be played at the field, furthering the City's recreational opportunities.

The Department of Recreation, Parks & Cultural Activities has spoken to community members to explain the proposal. Representatives from RP&CA visited the Seminary Hills Civic Association and the proposal was presented at the Parks and Recreation Commission. The proposal received positive feedback at all forums.

With the following conditions, staff recommends approval of the special use permit.

## III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. Provide a lighting plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Director of T&ES in consultation with the Chief of Police and shall include the following:
  - a. Clearly show location of all existing and proposed site lights, shading back less relevant information;
  - b. A lighting schedule that identifies each type and number of fixtures, mounting height, and strength of fixture in Lumens or Watts and numeric summary;
  - c. Manufacturer's specifications and details for all proposed fixtures; and a photometric plan with lighting calculations that include all existing and proposed light fixtures.(T&ES)
3. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct

and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Richard Josephson, Deputy Director, Department of Planning and Zoning;  
Richard Bray, Urban Planner.

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Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

#### IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

##### Transportation & Environmental Services:

- R-1 Provide a lighting plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Director of T&ES in consultation with the Chief of Police and shall include the following:
- a. Clearly show location of all existing and proposed site lights, shading back less relevant information;
  - b. A lighting schedule that identifies each type and number of fixtures, mounting height, and strength of fixture in Lumens or Watts and numeric summary;
  - c. Manufacturer's specifications and details for all proposed fixtures; and a photometric plan with lighting calculations that include all existing and proposed light fixtures.

##### Code Enforcement:

- C-1 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction.
- C-2 Electrical permits are required for the proposed project.

##### Health Department:

- F-1 No Comment

##### Police Department:

- F-1 The Police Department has no objections to extending the hours of lighting the athletic field for the purposes of allowing 1-2 additional games to be played.
- S-1 The Police Department suggests that the lights be put on timers set to turn off at 10:00 p.m. and that they not produce any light trespass to neighbors.

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4401 West Braddock Rd

**REPORT ATTACHMENTS  
AVAILABLE IN THE PLANNING AND ZONING OFFICE**