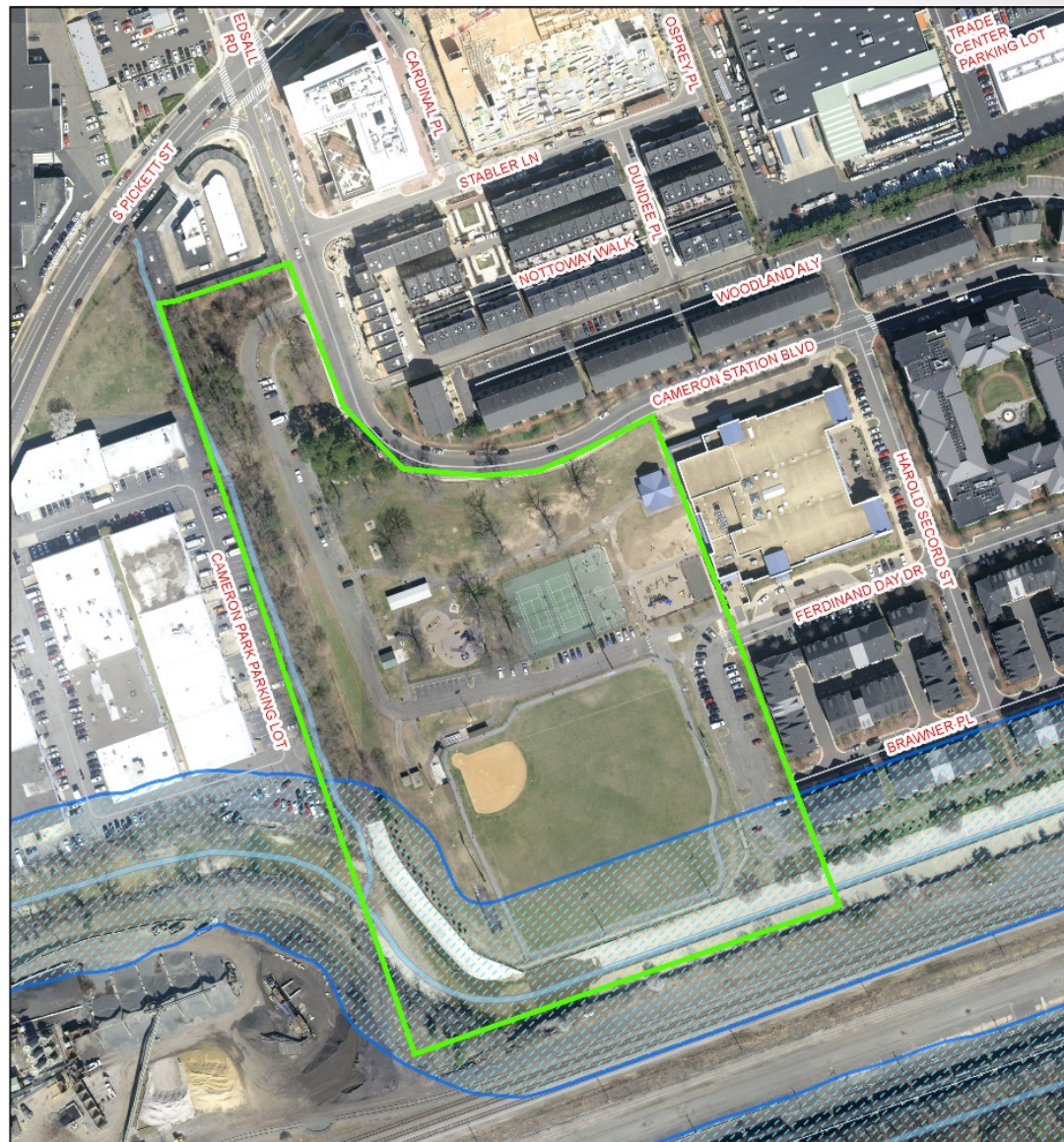




Planning Commission

Resource Protection Area (RPA) Exception Request
520 Cameron Station Blvd, Armistead Boothe Park
Public Hearing
6/24/2021

Exception Location



Armistead Boothe Park

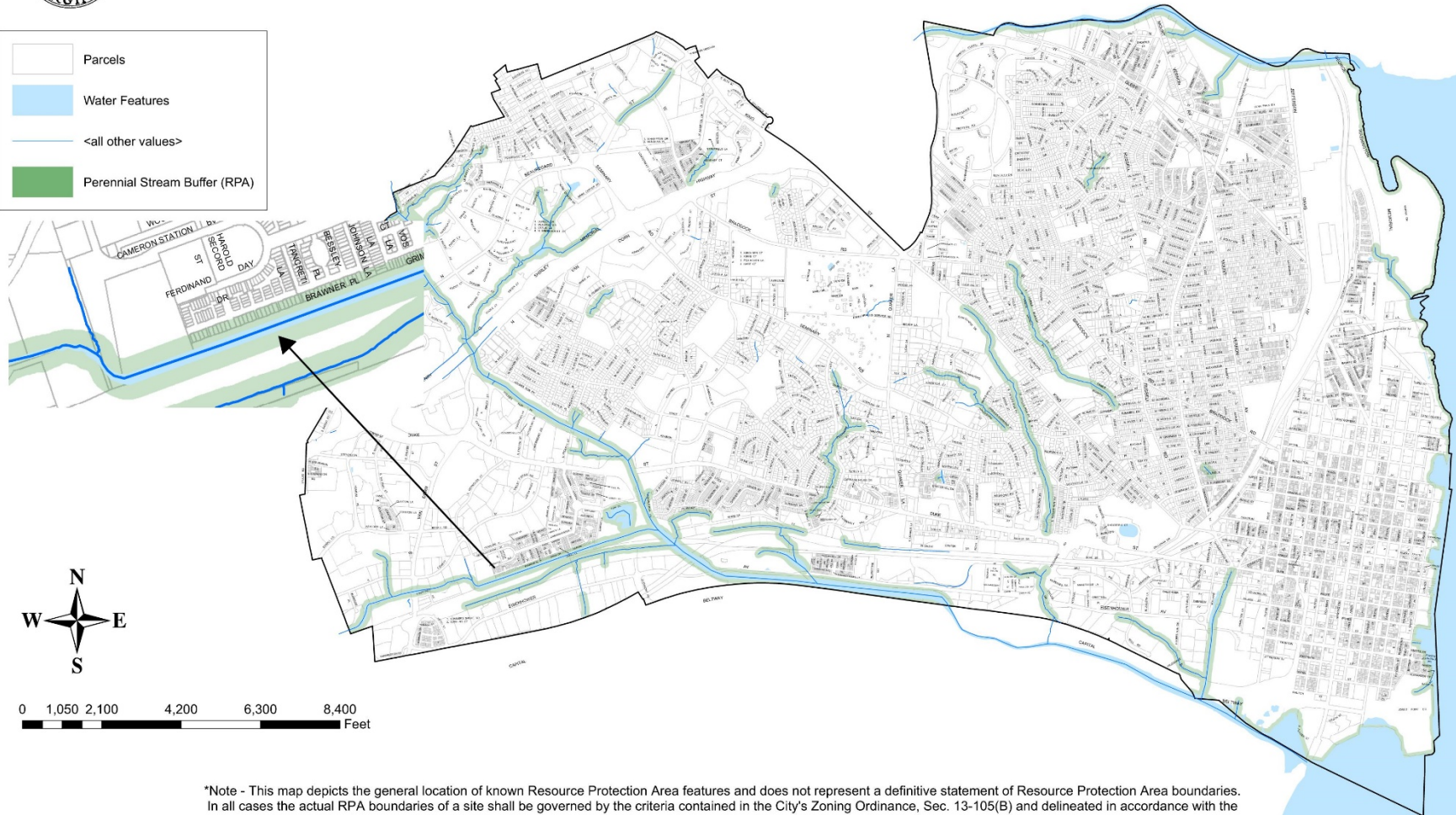
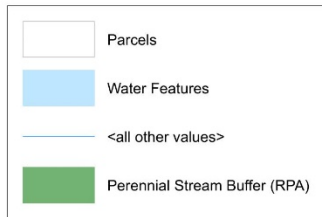


0 145 290 580 Feet

- Parcel
- Stream
- Street Centerline
- Resource Protection Area



RPA Buffer Map - Adopted by City Council June 12, 2004

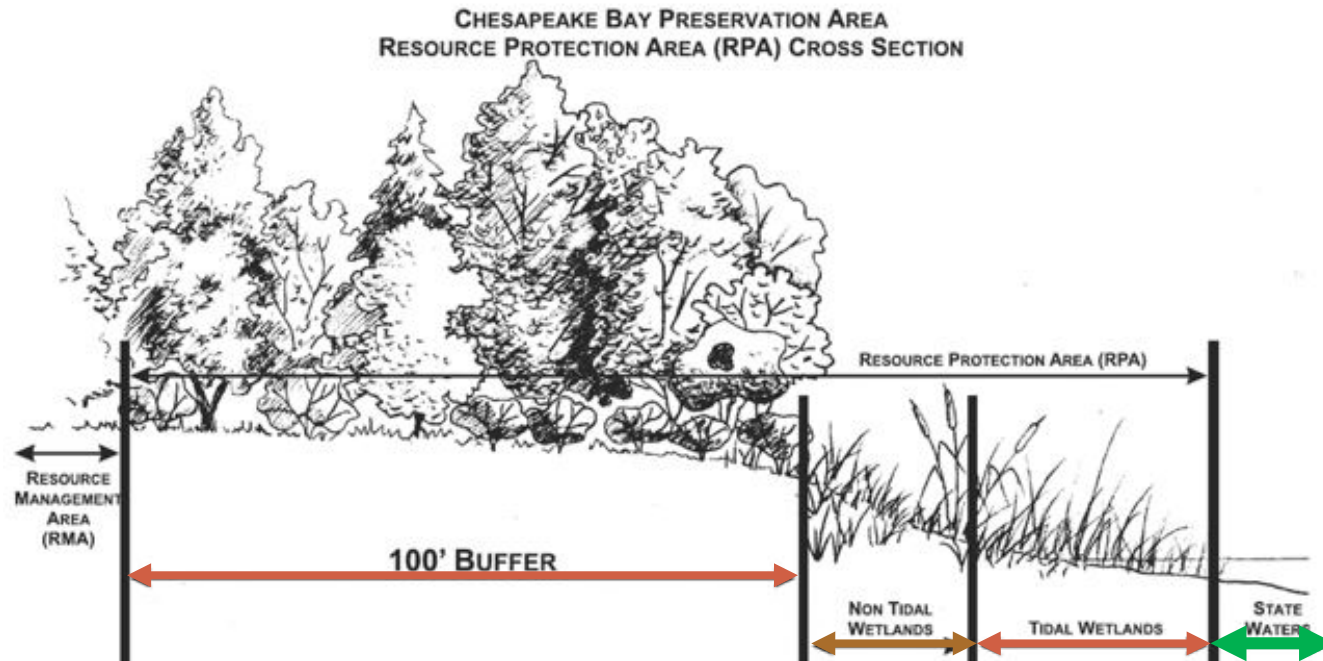


*Note - This map depicts the general location of known Resource Protection Area features and does not represent a definitive statement of Resource Protection Area boundaries. In all cases the actual RPA boundaries of a site shall be governed by the criteria contained in the City's Zoning Ordinance, Sec. 13-105(B) and delineated in accordance with the development review process pursuant to Sec. 13-111 and the environmental site assessment required pursuant to Sec. 13-112. Site-specific evaluations or delineations must be performed by a professional engineer, land surveyor, landscape architect, soil scientist, or wetland delineator certified or licensed to practice in the Commonwealth of Virginia.

Exception Request

- New encroachment of 0.36 acres of new impervious surface (artificial turf) in a Resource Protection Area (RPA)
- 4/15/2021-Heard by Park and Recreation Commission
 - Voted 6-0 to support staff recommendation of approval
- 5/17/2021- Heard by Environmental Policy Commission
 - Voted 12-0 to support staff recommendation of approval

Resource Protection Areas (RPAs)



Existing Topography



Existing Conditions



Proposed Conditions



Proposed RPA Disturbance and Encroachment

- Existing RPA encroachment of 0.18 acres of impervious area in the seaward 0-50 foot buffer
 - To be removed
- Proposed new RPA encroachment of 0.36 acres in the 50-100 foot buffer
 - Encroachment is artificial turf designed as a stormwater treatment facility that provides water quality improvement and reduces runoff

Exception Request Review

- Reviewing body must find that the applicant has proven all 5 exception criteria by a preponderance of the evidence
- Economic hardship alone is not sufficient reason to grant an exception

Exception Criteria 1

- *Must be the minimum necessary to afford relief.*
- Multiple layouts were reviewed with staff
- Chosen layout was the smallest encroachment while still maintaining programmatic needs

Exception Criteria 2

- *Must not be based upon conditions or circumstances that are self-created or self-imposed, nor can the exception arise from conditions or circumstances either permitted or noncomplying that are related to adjacent parcels.*
- The existing field is located in the RPA, this plan relocates the field further inland.

Exception Criteria 3

- *Granting the exception must not confer upon the applicant any special privileges that are denied to other property owners in the CBPA overlay district.*
- No other request has been submitted for conversion of natural turf to synthetic turf.
- Site topography is unique
 - The stream channel and bank in the impacted RPA area is concrete
 - Current and proposed grading results in all runoff from the site to be directed inland and away from the stream
 - Artificial turf will act as stormwater treatment to improve water quality and detain water onsite

Exception Criteria 4

- *The exception must be consistent with the purpose and intent of the overlay district, and not injurious to water quality, the neighborhood or otherwise detrimental to the public welfare.*
- The RPA is graded landward, away from the stream
- The synthetic turf field will be designed as a level 2 permeable pavement BMP
- After leaving the permeable pavement, runoff is directed into an underground storm sewer system then to Ben Brenman Pond, a level 2 water quality BMP
- Conversion of the field to synthetic turf removes the need for fertilizer and herbicide use

Exception Criteria 5

- *Reasonable and appropriate conditions are imposed, as warranted, to prevent the allowed activity from causing degradation of water quality.*
- Runoff will be treated onsite and flow discharged from the site will be treated in a level 2 water quality pond before being discharged further downstream into Backlick Run
- Removal of 0.18 acres of encroachments within the first 50 feet of the RPA.
- Reforestation of 0.76 acres of managed turf and impervious area within the RPA, restoring the first 50 feet of the RPA to a natural state.

Staff Recommendation

- Meets all five criteria for approval as required
- Unique site conditions suggest approval is warranted
- TES and Planning Staff recommendation: Approval