

ISSUES PAPER

Application:

- Name: **Loudoun Water – Water Storage**
- Application Number: **CMPT 2009-0006, SPEX 2009-0020, SPEX 2009-0033,**
- Applicant: Loudoun County Sanitation Authority (d/b/a/ Loudoun Water)
- Contact: Jonathan Rak, McGuire Woods LLP / 703.712.5411
- Staff Contact: Marchant Schneider / Ext. 5669
- Election District: Broad Run
- Summary of Application:

Special Exception and Commission Permit applications to permit conversion of Luck Stone Quarry “A” to a public water storage tank in the MR-HI (Mineral Resources – Heavy Industrial) zoning district. The Applicant has also requested a special exception to permit operation of a public utility within a floodplain. Conversion to a water storage use is anticipated 2017-2020 following completion of mining operations. Water from the Potomac River will be pumped from an intake facility at River Creek to the storage facility, then drawn to a proposed water treatment facility east of Goose Creek (separate application).

The area of the proposed special exceptions is an approximately 33.68 acre portion of an 80.61 acre parcel. The application is subject to the Revised 1993 Zoning Ordinance and the area is governed by RGP policies for the Suburban Policy Area (Ashburn Community) which designate this area for Extractive Industry uses.

- Location: West side of Belmont Ridge Road (Route 659) about 0.5 miles south of the intersection of Belmont Ridge Road (Route 659) and Gloucester Parkway at 42987 Jack Pit Lane, Ashburn. Luck Stone Quarries “A” and “B” are separated by the W&OD Trail east of Goose Creek and west of Route 659 (Belmont Ridge Road) (See Vicinity Map below).

Deadlines:

- Application accepted: August 29, 2009
- Critical Action Date: March 11, 2010

Key Issues:

- The Applicant has agreed to conditions of approval regarding security, screening, and a floodplain study; however, the language of the conditions of approval continues to be drafted.

- To date, no inquiries have been made regarding the application. Opposition to the application is not anticipated.

Readiness:

- It is anticipated that the application will be ready for action by the Planning Commission at the January public hearing.

Illustration:

- See attached Plat.

VICINITY MAP

