

**County of Loudoun**  
**Department of Planning**  
**MEMORANDUM**

**DATE:** October 7, 2009

**TO:** Sophia Fisher, Project Manager  
Land Use Review

**FROM:** Kelly Williams, Planner III  
Community Planning

**SUBJECT: SPEX 2009-0028, Arris Montessori School**

**EXECUTIVE SUMMARY**

The proposed application requests a Special Exception to allow a private school and daycare in an existing building of the Beaumeade Technology Campus. The property is located within Suburban Policy Area and is currently zoned PD-IP, Planned Development-Industrial Park.

The proposed uses are consistent with the Plan's land use vision for this subarea, however, additional information regarding the existing retail/service component of the overall Beaumeade Technology Campus is necessary to determine if the proposed special exception is consistent with the land use mix ratio envisioned by the Plan.

**BACKGROUND**

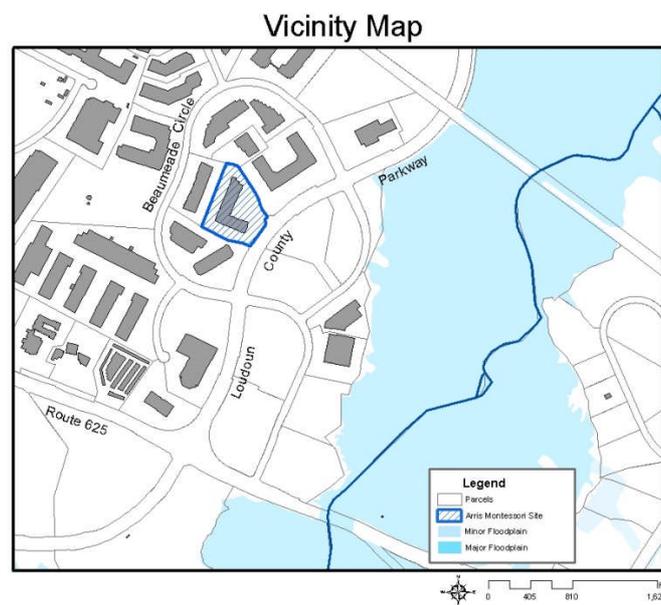
The applicant, Arris Montessori Academic Services, LLC, is requesting a Special Exception to allow the establishment of a 175 student private school and day care center in the Beaumeade Technology Campus. The property is located on the southern side of Cape Court, approximately 1000 feet north of the intersection of Loudoun County Parkway and the southern portion of Beaumeade Circle (See Vicinity Map). In accordance with the 1993 Zoning Ordinance, a Special Exception is required for the proposed uses within the Planned Development Industrial Park (PD-IP) zoning district.

This site is part of the original Beaumeade Corporate Park which was designed as a unified industrial park comprised of approximately 60 lots connected by a coordinated road system. The park has unified signage identifying its boundaries and landscaping that provides the park with a campus style appearance. The park was originally envisioned as an industrial park, however over time it has become more office and retail oriented. There have been several Special Exceptions associated with the overall

Beaumeade Corporate Park that allow office, and flex office/industrial/warehousing. Other uses approved in the park are civic in nature, such as churches and schools.

The proposed private school and daycare is intended to serve children ages 18 months to 12 years of age with a maximum of 175 enrolled students. It is proposed to be located within a 17,400 square foot condominium unit of an existing building in the Beaumeade Technology Campus. The unit will be comprised of classrooms, offices and study areas. An outdoor area will be provided for recreation, plant cultivation and outdoor study. The existing building is surrounded by other commercial condominium units, flex warehousing and vacant land.

As the use will be located in an existing building, the applicant is not proposing any site disturbance with this application and will not impact any environmental features.



### **COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The property is governed under the policies of the Revised General Plan (Plan) and the Dulles North Area Management Plan (DNAMP). The site is located in the Ashburn Community of the Suburban Policy Area and is planned for Business uses. Based on the development of the site and the existing zoning (PD-IP), the Beaumeade Corporate Park is considered under the Light Industrial policies of the Plan. The Revised Countywide Transportation Plan (CTP), the Countywide Retail Plan Amendment (Retail Plan), and the Bicycle and Pedestrian Mobility Master Plan (Bike/Ped Plan) also apply. The site is also located within the Route 28 Tax District.

The proposed application has been reviewed under the Revised General Plan Suburban Policies of Chapter 6; the Green Infrastructure policies of Chapter 5 and the Design Guidelines in Chapter 11. The General Policies, Employment Supportive Retail

Policies and the Retail Design guidelines of the Retail Plan were applied.

## **ANALYSIS**

### **LAND USE**

The subject property is located in the Ashburn community of the Suburban Policy Area, in an area planned for Business uses (*Revised General Plan, Chapter 7, Planned Land Use Map*). The *Revised General Plan* calls for Business areas to develop as either Regional Office or Light Industrial communities. Light-industrial uses, including flex, research and development, and smaller-scale manufacturing, are considered an integral component of Business areas (*Revised General Plan, Chapter 6, Light Industrial Use Policies, policy 1*). While development in this area is to be predominately industrial uses the *Revised General Plan* anticipates supporting commercial retail and service uses. Employment supportive uses are intended to provide convenient retail and personal service uses to employees and businesses in surrounding office and industrial parks (*Retail Plan Amendment, Employment Supportive Retail Centers, policy 1*). Examples of those types of uses are office supply stores, restaurants, drycleaners, banks, daycare centers and similar uses for employees and businesses in the area.

Further, the land use mix for Light-Industrial communities require a minimum of ten percent public and civic uses, and there is no maximum on the amount of public and civic uses permitted (*Revised General Plan, Light Industrial Use Policies, policy 5*). The Plan defines civic uses are public or quasi-public institutional uses in residential or business areas that primarily serve the immediate community and that, due to their small size, design and limited ancillary activities (traffic, parking, noise, or similar activity) are compatible with the surrounding residential or business uses. Such uses may typically include small churches, fire and rescue facilities, schools, day care centers, group homes, community centers, post offices, and community club houses (*Revised General Plan, Glossary*).

The application proposes a combination private school and daycare center which would contribute to both the retail/service and public/civic land use mix for the Beaumeade Development. While there is no maximum amount of public and civic uses permitted, the Employment supportive Retail Polices limit the amount of retail/service uses within Beaumeade to 5% of the total square footage of the employment uses in the development.

***While these types of uses are anticipated in Light Industrial Communities, information regarding the existing retail and service uses should be provided to determine if the daycare and private school are in keeping with the land use mix policies.***

### **Site Design**

The Plan provides guidance regarding the layout and architectural design of retail and service uses in the County that would apply to the proposed daycare use. Specifically, the Plan calls for a compact site design that makes the buildings, not the parking areas,

the prominent feature of the site; exhibits a unity of design through architectural features; provides usable outdoor spaces; adequately screens mechanical equipment; and provides substantial landscaping and buffering within parking areas and along street frontages (*Retail Plan, Design Guidelines, policies A1-D2*).

As shown in the photos below, these uses would be located in an existing building in the Beaumeade development. All architecture, infrastructure and landscaping has been constructed. A fenced in playground will be added to the side of the building in a location offset from the road and appropriately distanced from the parking area and adjacent buildings.



*Front Elevation*



*Side Elevation*

***Staff finds that the site exhibits a unified design and is compatible with the surrounding development in Beaumeade.***

#### **RECOMMENDATIONS**

The proposed private school and daycare uses are consistent with the Plan's land use vision for Business Communities, however, additional information regarding the existing retail/service component of the overall Beaumeade Technology Campus is necessary to determine if the proposed special exception is consistent with the land use mix ratio envisioned by the Plan.

Staff would be happy to meet with the applicant to discuss this issue.

cc: Julie Pastor, AICP, Planning Director  
Cindy Keegan, AICP, Program Manager, Community Planning, via e-mail