COUNTY OF LOUDOUN

DEPARTMENT OF BUILDING AND DEVELOPMENT

MEMORANDUM

DATE: February 23, 2010

TO: Mike Elabarger, Project Manager, Department of Planning

FROM: Val Thomas, Planner, Zoning Administration

CASE NUMBER AND NAME: ZCPA 2009-0007; ZMOD 2009-0004; Belmont Glen Village; 3rd Referral

TAX MAP/PARCEL NUMBER: /78/////////9; 195-19-3084

Staff has reviewed the revised **Zoning Concept Plan Amendment** and **Zoning Modification** application and offers the following additional comments:

1. **Modification of required buffer adjacent to residential development, R-8 (Single-Family Residential) Zoning District, § 3-509(C), Additional Development Standards – Minimum Buffer.** A permanent common open space buffer of fifty (50) feet in depth with a Category 2 Buffer Yard (Section 5-1414(B)) shall be provided where a development adjoins an existing or planned residential district, land bay or development which has a minimum allowable lot size of 6,000 square feet or greater. Such buffer area may be included in open space calculations.

   Section 4-109(C) Site Planning, External Relationships – Uses adjacent to single-family, agricultural, or residential districts or land bays allowing residential uses. Where residential uses in a PD-H district adjoin a single-family residential, agricultural, or residential district or land bay allowing residential uses, or a commercially zoned development approved subject to proffers prior to adoption of this ordinance, the development shall provide for either:

   (1) Single family dwellings on minimum lots of (20,000) square feet or greater, exclusive of major floodplain, along such perimeter; or,

   (2) A permanent open space buffer along such perimeter at least fifty (50) feet in width, landscaped with a Type 2 Buffer Yard.

   Proposed Modification – Along the boundary that adjoins the Goose Creek Preserve property to the northeast, the applicant proposes to provide:

   - A minimum 25-foot permanent open space buffer along lot 37, a lot containing a minimum of 10,000 square feet;
   - A minimum 30-foot permanent open space buffer along lots 48-50, lots containing a minimum of 9,000 square feet;
   - A 25-foot rear yard along lots 38 and 39, lots containing a minimum of 7,500 square feet; lot 38 also has some permanent open space buffer less than 50 feet in dimension;
   - A 25-foot yard plus 50-foot street right-of-way along lots 17. 18, and 19; lot 19 also has permanent open space buffer less than 50 feet in dimension between the street right-of-way and the zoning district boundary.

A-001

Applicant's Justification – The Applicant notes that the adjacent Goose Creek Preserve property is zoned PD-H4, at a higher density than Belmont Glen and has no required minimum lot size. Both properties propose single family detached units along the common property boundary and Goose Creek Preserve is providing an open space buffer along the common boundary with Belmont Glen Village. This open space buffer is wooded with mature stand of trees.

Staff Response – The public purpose of the 50-foot buffer requirement is to provide a visual separation between two zoning districts or residential land bays with potentially dissimilar lot sizes and to provide protection of the development from potentially adverse influences. While Staff does not believe that the development provides for an innovative design, the open space buffer provided on the adjacent development, the minimum required rear yard setback and reduced open space buffer on these few lots serves the required visual separation of the Ordinance. Further, the development is proposed to locate in close proximity to the Goose Creek Preserve property thus maximizing the open space buffer along Goose Creek (67% of the site will be maintained as open space). Staff can support this modification request.

Staff however asks that the Applicant includes Lot 47 in this modification request as it appears that part of the lot do not meet the minimum required permanent open space buffer of at least fifty (50) feet in width, landscaped with a Type 2 Buffer Yard. Further, please depict and label the proposed reduced 25-foot and 30-foot permanent open space buffer on the CDP (Sheet 3).

2. **Modification of ADU Requirements to permit cash in lieu of units, § 7-103(A)(1) Single Family Detached and Single Family Attached Units.**

Proposed Modification - Request modification to permit cash buyout in lieu of the required Affordable Dwelling Units (ADUs), pursuant to Section 7-108(A)(3)

Staff comment- Staff supports this modification. Please see earlier referral for comments.

3. **Modification of Single-Family Detached Lot Yard Requirements – Section 3-506(C)(1) Lot Requirements –Single-Family Detached Dwellings Front and Side Yards**

Proposed Modification - For lots 1-13 and 193-196 only, the applicant proposes a 15 foot minimum front yard and a 9 foot minimum side yard. For the remainder of the lots, the applicant proposes a 6 foot minimum side yard with a 12 foot minimum distance between dwellings.

Applicant's Justification – None

Staff Comment – Pursuant to Section 6-1504 of the Ordinance, no modification shall be approved unless such modification to the regulations will achieve an innovative design, improve upon the existing regulations, or otherwise exceed the public purpose of the existing regulation. No modification will be granted for the primary purpose of achieving the maximum density on a site. An application for modification shall include materials demonstrating how the modification will be used in the design of the project.
Please provide a justification for the proposed modification and demonstrate how such modification achieve an innovative design, improve upon the existing regulations, or otherwise exceed the public purpose of the existing regulation.

COUNTY OF LOUDOUN

DEPARTMENT OF BUILDING AND DEVELOPMENT

MEMORANDUM

DATE: December 2, 2009

TO: Mike Elabarger, Project Manager, Department of Planning

FROM: Val Thomas, Planner, Zoning Administration

CASE NUMBER AND NAME: ZCPA 2009-0007; ZMOD 2009-0004;
Belmont Glen Village;
SECOND REFERRAL

TAX MAP/PARCEL NUMBER: /78/////////9; 195-19-3084

Staff has reviewed the revised **Zoning Concept Plan Amendment** and **Zoning Modification** application and offers the following additional comments:

1. **Modification of required buffer adjacent to residential development, R-8 (Single-Family Residential) Zoning District, § 3-509(C), Additional Development Standards – Minimum Buffer.** A permanent common open space buffer of fifty (50) feet in depth with a Category 2 Buffer Yard (Section 5-1414(B)) shall be provided where a development adjoins an existing or planned residential district, land bay or development which has a minimum allowable lot size of 6,000 square feet or greater. Such buffer area may be included in open space calculations.

   Section 4-109(C) Site Planning, External Relationships – Uses adjacent to single-family, agricultural, or residential districts or land bays allowing residential uses. Where residential uses in a PD-H district adjoin a single-family residential, agricultural, or residential district or land bay allowing residential uses, or a commercially zoned development approved subject to proffers prior to adoption of this ordinance, the development shall provide for either:

   (1) Single family dwellings on minimum lots of (20,000) square feet or greater, exclusive of major floodplain, along such perimeter; or,

   (2) A permanent open space buffer along such perimeter at least fifty (50) feet in width, landscaped with a Type 2 Buffer Yard.

   Section 4-110(I) Site Planning – Internal Relationships – Uses adjacent to single-family residential, or agricultural and residential districts or land bays allowing residential uses. Where residential uses in a PD-H district adjoin a single-family residential,

agricultural, residential district or land bay allowing residential uses, the development shall provide for either:

(1) Single family dwellings on minimum lots of (20,000) square feet or greater, exclusive of major floodplain, along such perimeter, or;

(2) A permanent open space buffer along such perimeter at least fifty (50) feet in width, landscaped with a Type 2 Buffer Yard.

Proposed Modification – Along the boundary that adjoins the Goose Creek Preserve property to the northeast, the applicant proposes to provide:

- A minimum 25-foot permanent open space buffer along lot 37, a lot containing a minimum of 10,000 square feet;
- A minimum 30-foot permanent open space buffer along lots 48-51, lots containing a minimum of 9,000 square feet;
- A 25-foot rear yard along lots 38 and 39, lots containing a minimum of 7,500 square feet;

Applicant's Justification – The Applicant notes that the adjacent Goose Creek Preserve property is zoned PD-H4, at a higher density than Belmont Glen and has no required minimum lot size. Both properties propose single family detached units along the common property boundary and Goose Creek Preserve is providing an open space buffer along the common boundary with Belmont Glen Village. This open space buffer is wooded with mature stand of trees.

Staff Response – The public purpose of the 50-foot buffer requirement is to provide a visual separation between two zoning districts or residential land bays with potentially dissimilar lot sizes and to provide protection of the development from potentially adverse influences. While Staff does not believe that the development provides for an innovative design, the open space buffer provided on the adjacent development, the minimum required rear yard setback and reduced open space buffer on these few lots serves the required visual separation of the Ordinance. Further, the development is proposed to locate in close proximity to the Goose Creek Preserve property thus maximizing the open space buffer along Goose Creek (67% of the site will be maintained as open space). Staff can support this modification request.

However, the modification of Section 4-110(I) do not apply since the modification request relates only to external relationship of the proposed development to the adjacent development and not between internal land bays. Please remove this section from Checklist Item P as well as from Sheet 7 of the ZCPA Plans. Further, staff asks that the Applicant include proposed lots 17, 18 and 19 in this modification request as the adjacent proposed private road do not meet the requirement of the ordinance, which requires a permanent open space buffer 50 feet wide, landscaped with a Type 2 Buffer Yard.

2. **Modification of ADU Requirements to permit cash in lieu of units, § 7-103(A)(1) Single Family Detached and Single Family Attached Units.** For active rezoning applications that have not yet complied with Section 6-1204(D)(1) of this Ordinance as of December 16, 2003, and for rezoning, special exception, site plan and preliminary subdivision applications officially accepted after December 16, 2003 which request approval of single family detached dwelling units or single family attached dwelling units, the proposed density shall reflect an increase of twenty percent (20%), including the required number of affordable dwelling units, unless such figure is modified pursuant to the provisions of Section 7-108 or the applicant provides cash in lieu of providing the single family detached units pursuant to Section 7-108(A)(3).

Proposed Modification - Request modification to permit cash buyout in lieu of the required Affordable Dwelling Units (ADUs), pursuant to Section 7-108(A)(3), which states as follows:

... any request for rezoning, special exception, or preliminary subdivision (by right) which contains only single family detached units, a modification may be requested to provide cash in lieu of the units. Such cash must be paid prior to the first zoning permit. In the event that an applicant requests a modification to make such cash payment, the following criteria shall apply:

(a) The cash formula of Section 7-108(E) shall apply.
(b) The decision to pay cash in lieu of providing the units has to be made at the time of approval of rezoning, special exception or preliminary subdivision (by right), as applicable.
(c) No bonus density is to be granted for a development, when an applicant opts to provide cash in lieu of units.
(d) The district regulations of Article VII shall not apply to a development when an applicant opts to provide cash in lieu of units.

Applicant's Justification – The Applicant notes that the proposed application is an amendment to ZMAP 2002-0007 and adopted as ZMAP 2004-0006 as part of a court settlement of the original rezoning application. The proposed application is seeking to retain the proffers and applicable modifications that were adopted under ZMAP 2004-0006, and this modification is identical to the modification approved under ZMAP 2004-0006.

Staff comment- The original application ZMAP 2002-0007 fully complied with all Zoning Ordinance provisions, including Article VII governing affordable dwelling unit developments and included a cash buy-out of the affordable dwelling units for 6.25% of the total units payable to the County prior to issuance of the first zoning permit on the property. ZMAP 2004-0006 was adopted with the same modification.

The cash buy-out included in the approved proffers meets the cash formula of Section 7-108(E) in effect on December 1, 2003. The original modification was granted as part of the rezoning application constituting all single-family detached dwelling units. No bonus density was approved for this application and the Article VII district regulations were not used. It should also be noted that the Modification Subcommittee of the Affordable

Dwelling Unit Advisory Board (ADUAB) as well as the full ADUAB recommended approval at the time of the rezoning, as did staff. Staff therefore supports this modification.

3. On the Concept Development Plan (Sheet 3), the Applicant depicts a proposed minimum side yard of six feet, while Section 3-506(C)(1)(b) requires a minimum side yards of 8 feet, or, 16 feet if only one side yard is provided, with a minimum distance of 16 feet between buildings. Please correct this, or submit a modification request to reduce the side yard to six feet.

4. On Sheet 7 ("Typical Sections, Plan Enlargement and Modifications"), the depiction of the 6'/25' and rear/side setback is confusing as it appears to imply 6 feet for rear setback and 25 feet for side setback. Please clarify.

5. The "Typical Single Family Detached lot" illustrative depicted on Sheet 7 incorrectly depicts side yards of six feet. Please correct this.

6. **Proffer comments (from Susan Glass, Proffer Manager)**

- Proffer I.2, Public Road Access: Belmont Glen Drive is not shown on the CDP. Does the Applicant intend to specify Belmont Glen Place?

- Proffer I.3, Construction Traffic Access: Repeat of above comment; does the Applicant intend to specify Belmont Glen Place rather than Belmont Glen Drive?

- Old Proffer V.11, Frontloaded Cash Contributions for Regional Road Improvements: I confirmed that the County previously received payment of frontloaded cash contribution.

- Proffer VI.12, Dedication of Open Space/Park Land Along Goose Creek: This proffer provides that 61.33 acres shall be dedicated to the county and that the land shall be maintained in its natural condition. However, the dedication is subject to the Applicant's right to install and construct public utility and stormwater conveyance improvements on the property, which contradicts the proffer commitment to leave the property in its natural state.

- Proffer VI.16, Trails: Second paragraph, the third line has a typo; the sentence should read: "This trail shall be constructed or bonded for construction prior to the issuance of the…"rather than "o the".

- Proffer VI.17, Archeological Site: I believe the reference to proffer 13 above in the second line should be revised to proffer VI.12.

- Proffer VI.17, Archeological Site: We encountered some issues with preventing disturbance of this site during CPAP review. I have asked Mike Clem, B&D Archeologist, to review this proffer.

- Proffer VI.17, Archeological Site: On sheet 3 of the CDP, it appears that the line indicating Future Public Passive Park Open Space Demarcation Line bisects the archeological site. I believe the intent of proffer IV.17 is for the site to be included in the property conveyed to

the County. Please review and revise the CDP sheet(s) accordingly.

- Proffer VI.18, Goose Creek Reservoir Protection Buffer and Scenic Easement: The Applicant proposes establishing a 300-foot easement from the stream bank of the active channel of Goose Creek, which shall be remain undisturbed, except for those areas that shall be dedicated in fee simple to the County. Why is the Applicant proposing this exception for the future County property when proffer VI.12 provides that the property shall remain in its natural state?

- Proffer VI.19: Tree Conservation Plan: I believe the reference to proffer 16 above in the last sentence should be revised to proffer VI.15 (Proffer VI.16 pertains to trails rather than tree save areas).

- Proffer VII.20, Homeowner's Association: I believe the County's General Services division has assumed responsibility for maintaining stormwater management facilities.

- Proffer VII.23, Stormwater Management Ponds: The previous ZMAP application assumed stormwater management would be provided by LID facilities scattered around the development. I believe the approved CPAP has only the one stormwater management pond which is adjacent to the future County park site. However, possible LID is still shown on the CDP. Will LID be used?

- Proffer VII.25, Property Owner Education and Notification: I believe the reference to proffer 24 should be Proffer VII.23 (proffer 24 is for utility routing, not stormwater management ponds).

- Proffer IX.27, Affordable Dwelling Units: Will the County receive a lump sum payment of $449,756.67? Or is the Applicant intending to make a per unit contribution that will total this amount? Please revise this proffer to clarify how the County will receive the payment.

COUNTY OF LOUDOUN

DEPARTMENT OF BUILDING AND DEVELOPMENT

MEMORANDUM

RECEIVED
SEP 25 2009
PLANNING DEPARTMENT

DATE: September 25, 2009

TO: Mike Elabarger, Project Manager, Department of Planning

THROUGH: Mark Stultz, Deputy Zoning Administrator

FROM: Val Thomas, Planner, Zoning Administration

CASE NUMBER AND NAME: ZCPA 2009-0007; ZMOD 2009-0004; Belmont Glen Village; First Referral

TAX MAP/PARCEL NUMBER: /78/////////9; 195-19-3084

I. APPLICATION SUMMARY:

Building and Development Staff has reviewed the above referenced **Zoning Concept Plan Amendment** and **Zoning Modification** application for conformance with the applicable requirements of the Zoning Ordinance ("the Ordinance"). The application consists of: 1) Statement of Justification dated June 12, 2009 and revised August 3, 2009; 2) Zoning Ordinance Modifications dated June 22, 2009 and revised July 31, 2009; 3) Zoning Concept Plan Amendment (Sheets 1 through 7) dated June 12, 2009; and Cover Memo dated August 26, 2009.

The proposed site is located on the west side of Route 659, the east side of Goose Creek, north of the Beaverdam Reservoir and south of the Dulles Greenway. The property is zoned PD-H3 (Planned Development-Housing 3) administered as R-8 (Single-Family Residential with the traditional design option) under the Revised 1993 Loudoun County Zoning Ordinance.

With this application, the Applicant, Bayshire, LC, of McLean, Virginia proposes to amend the Concept Development Plan for Belmont Glen-Rouse Property approved with ZMAP 2004-0006, and provide an alternative lay-out for the approved 196 lots using the standard R-8 building and lot requirements, and retaining the environmental features and permanent open space (67%) on the site. The Applicant is requesting a new zoning modification of Section 4-109(E) of the Revised 1993 Loudoun County Zoning Ordinance to request that lot 40 is not subject to this building height requirement. In addition, the Applicant is revising the modifications granted with the approved rezoning for Belmont Glen.

Based upon a review of the above proposed application, Zoning Staff offers the following

comments:

II. CONFORMANCE WITH SECTION 6-1504, MODIFICATIONS:

The Board of Supervisors may grant modifications permitted pursuant to Section 6-1504. This section of the Ordinance states as follows:

Modifications. The regulations of the PD district sought shall apply after rezoning is approved unless the Board of Supervisors approves a modification to the zoning, subdivision or other requirements that would otherwise apply. No modifications shall be permitted which affect uses, density, or floor area of the district. Modifications to an approved Concept Development Plan may be approved as set forth in Section 6-1511. No modification shall be approved unless the Board of Supervisors finds that such modification to the regulations will achieve an innovative design, improve upon the existing regulations, or otherwise exceed the public purpose of the existing regulations. No modification will be granted for the primary purpose of achieving the maximum density on a site. An application for modification shall include materials demonstrating how the modification will be used in the design of the project.

Zoning Ordinance Sections Proposed to be Modified

1. **Modification of required buffer adjacent to residential development, R-8 (Single-Family Residential) Zoning District, § 3-509(C), Additional Development Standards – Minimum Buffer.** A permanent common open space buffer of fifty (50) feet in depth with a Category 2 Buffer Yard (Section 5-1414(B)) shall be provided where a development adjoins an existing or planned residential district, land bay or development which has a minimum allowable lot size of 6,000 square feet or greater. Such buffer area may be included in open space calculations.

   Section 4-109(C) Site Planning, External Relationships – Uses adjacent to single-family, agricultural, or residential districts or land bays allowing residential uses. Where residential uses in a PD-H district adjoin a single-family residential, agricultural, or residential district or land bay allowing residential uses, or a commercially zoned development approved subject to proffers prior to adoption of this ordinance, the development shall provide for either:

   (1) Single family dwellings on minimum lots of (20,000) square feet or greater, exclusive of major floodplain, along such perimeter; or,

   (2) A permanent open space buffer along such perimeter at least fifty (50) feet in width, landscaped with a Type 2 Buffer Yard.

   Section 4-110(I) Site Planning – Internal Relationships – Uses adjacent to single-family residential, or agricultural and residential districts or land bays allowing residential uses. Where residential uses in a PD-H district adjoin a single-family residential, agricultural, residential district or land bay allowing residential uses, the development shall provide for either:

(1) Single family dwellings on minimum lots of (20,000) square feet or greater, exclusive of major floodplain, along such perimeter, or;

(2) A permanent open space buffer along such perimeter at least fifty (50) feet in width, landscaped with a Type 2 Buffer Yard.

Proposed Modification – Along the boundary that adjoins the Goose Creek Preserve property to the northeast, the applicant proposes to provide:
A minimum 25-foot permanent open space buffer along lot 37, a lot containing a minimum of 10,000 square feet;
A minimum 30-foot permanent open space buffer along lots 48-51, lots containing a minimum of 9,000 square feet;
A 25-foot rear yard along lots 38 and 39, lots containing a minimum of 7,500 square feet;
A six-foot side yard along lot 40, a lot containing 6,000 square feet.

Applicant's Justification – The Applicant notes that the adjacent Goose Creek Preserve property is zoned PD-H4, at a higher density than Belmont Glen and has no required minimum lot size. Both properties propose single family detached units along the common property boundary and Goose Creek Preserve is providing an open space buffer along the common boundary with Belmont Glen Village. This open space buffer is wooded with mature stand of trees.

Staff Response – The public purpose of the 50-foot buffer requirement is to provide a visual separation between two zoning districts or residential land bays with potentially dissimilar lot sizes and to provide protection of the development from potentially adverse influences. While Staff does not believe that the development provides for an innovative design, the open space buffer provided on the adjacent development, the minimum required rear yard setback and reduced open space buffer on these few lots serves the required visual separation of the Ordinance. Further, the development is proposed to locate in close proximity to the Goose Creek Preserve property thus maximizing the open space buffer along Goose Creek (67% of the site will be maintained as open space). It should be noted however that the modification to provide a 25 foot rear yard along lots 38 and 39 is more a modification to eliminate the buffer requirement on these lots, since the 25-foot rear yard is required in addition to the 50 foot permanent open space buffer by the Zoning Ordinance. Staff notes that no buffer yard is illustrated on the CDP for any section of the development and asks that the Applicant depicts and label the buffer yard on the CDP (whether providing the required 50 feet or a reduction thereof) before Staff can support this modification.

It should be noted that the side yards are regulated by a separate section of the R-8 Zoning District (Section 3-506(C)(1)(b)) and therefore a proposed reduction of the side yard to 6 feet for Lot 40 should be requested as a modification of this section separately.

2. **Modification of height limitation at the edge of PD-H district PD-H (Planned Development-Housing) Zoning District, § 4-109(E) Site Planning, External Relationships – Height limitations at edges of PD-H districts.** Except along boundaries where adjoining districts permit greater heights within similar areas, height limitations shall be limited to an imaginary plane leaning inward from district boundaries at an angle representing an increase in height of one (1) foot for every one (1) foot of horizontal distance perpendicular to the district boundary. No portion of any building in such district shall project through said imaginary plane.

   Proposed Modification - Request modification that the imaginary plane at the edge of the PD-H district shall not apply to lot 40.

   Applicant's Justification – The Applicant notes that the Goose Creek Preserve development is providing a minimum 90 foot open space buffer adjacent to lot 40. The open space buffer is wooded with mature stand of trees, providing ample visual separation between the two neighborhoods.

   Staff comment- The maximum building height permitted in the R-8 zoning district for single family detached units is 40 feet. The 90 foot open space buffer provided in the Goose Creek Preserve development in addition to the minimum required yard will provide for at least 106 feet building distance between the two developments which have similar zoning and uses proposed adjacent to each other. Staff however, asks the Applicant to provide the required additional side yard setback of lot 40 in order to meet the height limitation at the edge of the district (property) before staff can support this modification. The diagram on Sheet 7 is incorrect as it depicts the imaginary plane angle from the property line and rear yard, instead of the property line and side yard. The Applicant has noted on Sheet 7 that for proposed lots 38, 39, 49 and 50, drawings will be submitted with the zoning permits for the referenced lots to demonstrate conformance with Section 4-109(E) of the Ordinance. Staff recommends that this be included in the proffer statement.

3. **Modification of ADU Requirements to permit cash in lieu of units, § 7-103(A)(1) Single Family Detached and Single Family Attached Units.** For active rezoning applications that have not yet complied with Section 6-1204(D)(1) of this Ordinance as of December 16, 2003, and for rezoning, special exception, site plan and preliminary subdivision applications officially accepted after December 16, 2003 which request approval of single family detached dwelling units or single family attached dwelling units, the proposed density shall reflect an increase of twenty percent (20%), including the required number of affordable dwelling units, unless such figure is modified pursuant to the provisions of Section 7-108 or the applicant provides cash in lieu of providing the single family detached units pursuant to Section 7-108(A)(3).

Proposed Modification - Request modification to permit cash buyout in lieu of the required Affordable Dwelling Units (ADUs), pursuant to Section 7-108(A)(3), which states as follows:

... any request for rezoning, special exception, or preliminary subdivision (by right) which contains only single family detached units, a modification may be requested to provide cash in lieu of the units. Such cash must be paid prior to the first zoning permit. In the event that an
applicant requests a modification to make such cash payment, the following criteria shall apply:
(a) The cash formula of Section 7-108(E) shall apply.
(b) The decision to pay cash in lieu of providing the units has to be made at the time of approval of rezoning, special exception or preliminary subdivision (by right), as applicable.
(c) No bonus density is to be granted for a development, when an applicant opts to provide cash in lieu of units.
(d) The district regulations of Article VII shall not apply to a development when an applicant opts to provide cash in lieu of units.

Applicant's Justification – The Applicant notes that the proposed application is an amendment to ZMAP 2002-0007 and adopted as ZMAP 2004-0006 as part of a court settlement of the original rezoning application. The proposed application is seeking to retain the proffers and applicable modifications that were adopted under ZMAP 2004-0006, and this modification is identical to the modification approved under ZMAP 2004-0006.

Staff comment- The original application ZMAP 2002-0007 fully complied with all Zoning Ordinance provisions, including Article VII governing affordable dwelling unit developments and included a cash buy-out of the affordable dwelling units for 6.25% of the total units payable to the County prior to issuance of the first zoning permit on the property. ZMAP 2004-0006 was adopted with the same modification. The cash buy-out included in the approved proffers meets the cash formula of Section 7-108(E) in effect on December 1, 2003. The original modification was granted as part of the rezoning application constituting all single-family detached dwelling units. No bonus density was approved for this application and the Article VII district regulations were not used. It should also be noted that the Modification Subcommittee of the Affordable Dwelling Unit Advisory Board (ADUAB) as well as the full ADUAB recommended approval at the time of the rezoning, as did staff. Staff therefore supports this modification.

III. PROFFER STATEMENT:

1. The Applicant has not provided any proffers to date. If the proffers approved with ZMAP 2004-0006 are proposed to be revised, then they must be submitted as part of

the Applicant's response to the first written review of the issues.

2. If proffers are submitted, Staff recommends that, for the purpose of future interpretation, administration and enforcement, each proffer should be written to specifically and clearly communicate: 1) the intent of the proffer; 2) who is responsible for fulfilling the proffer; 3) what is being proffered; 4) where the proffer applies; and 5) when the proffer is to be initiated and completed.

3. Staff asks the Applicant to clarify any new proffers, deletion or revision of existing proffers etc.

IV. OTHERS:

1. A 50 foot permanent open space buffer is required between land bays pursuant to Section 3-509(C) and 4-110(I). The Applicant may either provide this buffer or request a modification of the requirement.

2. It is not clear why the Applicant is proposing 3 different land bays (A, B & C) when only single family detached units are proposed in the development. Clarify.

3. On the Cover Sheet, include the Land Development Application number, ZCPA 2009-0007 & ZMOD 2009-0004.

4. It appears that proposed Land Bay B consists of two sections that are not connected to each other. Clarify.

5. The property contains areas of moderately steep slopes and very steep slopes. Include a note on the Cover Sheet that development of the property will comply with Section 5-1508 of the Zoning Ordinance.

6. On Sheet 6, please remove the reference to Section 4-2005 of the Ordinance, as this is no longer part of the Zoning Ordinance.

7. On the CDP (Sheet 3), depict and label the 6 foot wide trail as approved with ZMAP 2004-0006. Further, depict and label all sidewalks.

8. On the CDP (Sheet 3), label the active recreation/village green/swimming pool.

9. Depict and label the minimum required 50 foot buffer adjacent to Belmont Glen to the south.

DEPARTMENT OF BUILDING AND DEVELOPMENT

COUNTY OF LOUDOUN

MEMORANDUM

DATE: February 17, 2010

TO: Mike Elabarger, Project Manager, Department of Planning

FROM: Todd Taylor, Environmental Engineer

THROUGH: William Marsh, Environmental Review Team Leader

CC: Val Thomas, Zoning Planner
Dana Malone, Urban Forester
Kelly Williams, Community Planning, Department of Planning
Brian Fuller, Planner, Parks and Recreation

SUBJECT: ZCPA-2009-0007 & ZMOD-2009-0004
Belmont Glen Village
(3rd Submission)

The Environmental Review Team (ERT) has reviewed the revised application and offers the following comments. Staff is available and would like to meet with the applicant to discuss the comments.

1. The applicant's responses indicate that the City of Fairfax defines the southern limits of the Goose Creek Reservoir as 200 feet south of the Sycolin Road bridge. As indicated in a telephone conversation and an electronic mail to the applicant's engineer, Rich Brittingham with Dewberry, the limits of all drinking water reservoirs within the County are based on data from the Virginia Department of Environmental Quality. Since the City of Fairfax's limits differ from those of DEQ, staff requests additional information regarding the basis for the City of Fairfax's reservoir limits. To ensure compliance with Facilities Standards Manual (FSM) Section 5.320.D.7.a, staff recommends that this discrepancy be rectified prior to the approval of the subject application.

2. Based on the plan enlargements provided on Sheet 7, potential house locations for lots 19, 20, and 168 are located approximately 3 to 8 feet from very steep slope areas. To comply with Section 5-1508(D)(1)(c) of the Revised 1993 Loudoun County Zoning Ordnance, please demonstrate through plan and profile views that the proposed houses are constructible without impacting very steep slopes.

3. Staff recommends revising the existing proffer to provide a viable reforestation project that will help protect Goose Creek from the proposed development. The

current reforestation proffer provides less environmental benefit than previous Proffer 19 (Goose Creek Reservoir Protection Buffer and Scenic Easement) and Proffer 23 (Riparian Planting Plan) associated with rezoning ZMAP-2004-0006. Livestakes and fascines are not appropriate at the new planting locations as they are best suited in areas of moist soil conditions where water levels fluctuate mildly. More specifically, livestakes and fascines are best suited along the bank toe and bank face in areas where scour is not severe, adding structural stability to the streambank to prevent erosion. Also, the southern planting area corresponds with the embankment of the proposed stormwater management pond. Minimum Standard 3.01 of the Virginia Stormwater Management Handbook (Page 3.01-13) states that trees, shrubs, or any woody plants should not be planted on the embankment or adjacent areas extending at least 25 feet beyond the embankment toe. In addition, a meeting with the U.S. Army Corps of Engineers (Corps) and Virginia Department of Environmental Quality (DEQ) did not indicate that the previous proffered channel stabilization/reforestation techniques were problematic. The agencies only indicated that in-stream activities would need to be reflected as part of the wetland permit.

4. The applicant's responses state that they can agree to provide the County with any information submitted to the National Association of Homebuilders (NAHB) for purposes of receiving certification. Staff recommends that Proffer 34 (Building Standards) be updated to reflect that agreement. As previously stated, staff commends the applicant for including the proffer, but has concerns regarding enforceability. While the above agreement keeps the County informed of performance points being pursued, the current proffer does not have a mechanism that ensures fulfillment. Staff recommends that the proffer include a commitment to a surety that the County will release when certification is awarded, or once County staff verifies independently that the green building features have been completed. Said surety would need to be distinct from performance bonds required by the FSM. A similar approach was included as a note in the Conditions of Approval for SPEX-2008-0052 Kincora Village for the recreational facility (baseball stadium), as well as LEED projects in Arlington County being pursued as part of floor area ratio (FAR) incentives.

5. Wetland permit WP4-09-0369 was issued on July 8, 2009 for the previous development layout. The permit authorizes the compensation for permanent wetland impacts through the purchase of 0.51 wetland credits from the Cedar Run Wetlands Bank in Prince William County, Virginia. The applicants responses state that they will use the previous purchased credits to offset any revised wetland mitigation required caused by the new layout, but will purchase any additional required mitigation from an approved wetland bank located within Loudoun County. The previously purchased credits are inconsistent with Policy 23 on Page 5-11 of the Revised General Plan which states that "the County will support the federal goal of no net loss to wetlands in the County."

Please contact me if you need any additional information.

DEPARTMENT OF BUILDING AND DEVELOPMENT

COUNTY OF LOUDOUN

MEMORANDUM

DATE: December 8, 2009

TO: Mike Elabarger, Project Manager, Department of Planning

FROM: Todd Taylor, Environmental Engineer

THROUGH: William Marsh, Environmental Review Team Leader

CC: Val Thomas, Zoning Planner
Kelly Williams, Community Planning, Department of Planning
Brian Fuller, Planner, Department of Parks and Recreation and Community Services

SUBJECT: ZCPA-2009-0007 & ZMOD-2009-0004
Belmont Glen Village
(2nd Submission)

The Environmental Review Team (ERT) has reviewed the revised application and offers the following comments.

Regarding stream buffers

1. Facilities Standards Manual (FSM) Section 5.320.D.7.a prohibits any land disturbing activity within 300 feet from the existing or planned shoreline of the impoundment area of any public drinking water reservoir. As such, please remove the stormwater management pond from the 300-foot Reservoir Protection Buffer (see Attachment A).

2. Depict the full River and Stream Corridor 50-foot Management Buffer on sheets 2 through 6. The 50-foot management buffer surrounds the floodplain **and adjacent steep slopes** (25 percent or greater). The 100-foot threshold referenced in River and Stream Corridor Resources Policy 2.c is the maximum distance adjacent steep slopes can be from the floodplain. The threshold limits the overall buffer to 150 feet from the floodplain when there are adjacent steep slopes. Please correct the 50-foot Management Buffer on the specified plan sheets. [Revised General Plan (RGP) River and Stream Corridor Resources Policy 2]

3. Once the River and Stream Corridor Buffer is depicted correctly, as described above, lots 170 and 171 are located within the buffer. To minimize impacts to the riparian

corridor, staff recommends removing the lots from the buffer. The encroachment would result in impacts to existing forest cover and steep slopes adjacent to a jurisdictional stream. As stated on Page 5-32 of the RGP, "riparian forests along streams provide the greatest single protection of water quality by filtering pollutants from stormwater runoff, decreasing stream bank erosion, and maintaining the physical, chemical, and biological condition of the stream environment". [RGP Policy 18]

Regarding steep slopes

4. The applicant's responses acknowledge that the layout will require a con-span crossing to access lots 19-39, and references a steep slope/road crossing enlargement on Sheet 7. Since Sheet 7 is not a proffered sheet, as indicated by Proffer I.1, please add a label/note to Sheet 3 indicating that the road providing access to lots 19-39 shall utilize a con-span crossing to avoid impacting very steep slopes. [Revised 1993 Loudoun County Zoning Ordinance (Revised 1993 LCZO) Section 5-1508(D)(1)]

5. As previously stated, land disturbance associated with residential lots is not a permitted use on very steep slopes, per Section 5-1508(D)(1)(c) of the Revised 1993 LCZO. As currently depicted, lots 19, 20, 169, 170, and 171 do not have sufficient buildable area without impacting very steep slopes. Please remove or revise lots to completely avoid land disturbance to very steep slopes.

6. With this submission, Proffer 19 (Goose Creek Reservoir Protection Buffer and Scenic Easement) and Proffer 23 (Riparian Planting Plan) associated with rezoning ZMAP-2004-0006 have been deleted and replaced with Proffer 32 (Reforestation). The current reforestation proffer identifies two areas for reforestation farther uphill, both outside of the 300-foot Reservoir Protection Buffer. Staff finds that the current proffer provides less environmental benefit than the previous proffers. In addition, staff does not understand why the commitment to stabilize the drainages near the confluence with Goose Creek has been deleted. To provide better protection of the Goose Creek Reservoir and enhanced riparian function, staff recommends that the current proffer be replaced with a general commitment to reforest and stabilize areas adjacent to the Goose Creek Reservoir. The commitment should focus on widening the vegetative buffer along the reservoir and stabilizing drainages on the property that directly flow into the reservoir within the 300-foot Reservoir Protection buffer, as allowed by the U.S. Army Corps of Engineers and Virginia Department of Environmental Quality. Staff recommends that the reforestation effort result in a vegetative buffer along the reservoir that is a minimum of 150 feet in width. In some locations, the current buffer is as narrow as 50 to 75 feet. Reforestation should not include land area that corresponds with the archeological site.

   Staff recommends that the commitment specify the following: 1) the applicant shall work with the County Urban Forester and the Chief Planner of the Department of Parks and Recreation and Community Services on the development of the

reforestation/stabilization plan; 2) the reforestation/stabilization plan shall be submitted to the County Urban Forester and the Chief Planner of the Department of Parks and Recreation and Community Services for review and approval prior to the approval of the first construction plans and profiles; 3) the applicant shall post a bond with the County in an amount sufficient to cover the cost of implementing the reforestation/stabilization plan as part of the construction plans and profiles application; 4) plant material shall consist of 3-gallon containerized native trees, unless County staff determines smaller material (live stakes, bare root seedlings, etc.) is appropriate; 5) the reforestation/stabilization shall be implemented prior to issuance of the first certificate of occupancy; 6) the applicant shall ensure a minimum of 80 percent of the initial planting is determined to be established after two growing seasons; 7) an annual inspection shall be conducted by the applicant, the County Urban Forester, and the Chief Planner of the Department of Parks and Recreation and Community Services to verify establishment; and 8) if the 80 percent establishment isn't achieved after the second growing season, a onetime planting to bring the project to full stocking shall be conducted by the applicant.

Other

7. The applicant indicated during the October 8, 2009 meeting, that a wetland permit has already be issued for the subject property and that mitigation bank credits have already been purchased, outside of Loudoun County. The current permit does not meet Policy 23 on Page 5-11 of the RGP which states that "the County will support the federal goal of no net loss to wetlands in the County." Please provide a copy of the wetland permit and associated impacts map for staff to review.

8. Staff commends the applicant for including Proffer 34 (Building Standards), which requires all dwelling units to be constructed in conformance with the National Association of Homebuilders (NAHB) National Green Building Program Bronze Level standards. However, staff has concerns regarding the enforceability of the proffer. Staff recommends that the proffer include commitments to a pre-preliminary subdivision/construction plan meeting with county staff to review anticipated performance points; a provision to allow county staff to view verification report submitted to NAHB Research Center; and a surety that the County will release when certification is awarded, or once County staff verifies independently that the green building features have been completed. Said surety would need to be distinct from performance bonds required by the Facilities Standards Manual.

Please contact me if you need any additional information.

ATTACHMENT A: GOOSE CREEK RESERVOIR PROTECTION BUFFER

A-019

DEPARTMENT OF BUILDING AND DEVELOPMENT

COUNTY OF LOUDOUN

MEMORANDUM

RECEIVED
SEP 25 2009
PLANNING DEPARTMENT

DATE: September 23, 2009

TO: Mike Elabarger, Project Manager, Department of Planning

FROM: Todd Taylor, Environmental Engineer

THROUGH: Gary Clare, Chief Engineer
William Marsh, Environmental Review Team Leader

CC: Val Thomas, Zoning Planner
Kelly Williams, Community Planning, Department of Planning

SUBJECT: ZCPA-2009-0007 & ZMOD-2009-0004
Belmont Glen Village

The Environmental Review Team (ERT) reviewed the subject application during the September 21, 2009, ERT Meeting. Our comments pertaining to the application are as follows:

Regarding stream buffers

1. Sheets 2, 3, and 6 identifies a "300' Goose Creek Scenic Easement". The legend on sheets 2 and 6 states that it "includes the greater and cumulative width of the 100' minimum protected stream corridor width, measured 100' from the Goose Creek 100-year floodplain and the 300-foot Scenic Goose Creek Buffer, per Section 4-2005 A and B of the Revised 1993 Loudoun County Zoning Ordinance (Revised 1993 LCZO)". Please note that the referenced section is no longer part of the Revised 1993 LCZO. However, the buffers remain applicable through Facilities Standards Manual (FSM) requirements and Revised General Plan (RGP) policies. Staff recommends replacing the source information in the legend with the following:

    - 300-foot Reservoir Protection Buffer per FSM Section 5.320.D.7.a and RGP Surface Water Policy 10
    - River and Stream Corridor 50-foot Management Buffer surrounding the floodplain and adjacent steep slopes (slopes 25 percent or greater, starting within 50 feet of the floodplain and extending no farther than 100 feet beyond the floodplain) per RGP River and Stream Corridor Policy 2

2. For clarity, please identify the 300-foot Reservoir Protection Buffer and River and Stream Corridor 50-foot Management Buffer independently in plan view. [FSM

A-020

Section 5.320.D.7.a, RGP Surface Water Policy 10, and RGP River and Stream Corridor Policy 2]

3. To minimize impacts to the riparian corridor, staff recommends removing lots 170 and 171 from the River and Stream Corridor 50-foot Management Buffer. The encroachment would result in impacts to existing forest cover and steep slopes adjacent to a jurisdictional stream. As stated on Page 5-32 of the RGP, "riparian forests along streams provide the greatest single protection of water quality by filtering pollutants from stormwater runoff, decreasing stream bank erosion, and maintaining the physical, chemical, and biological condition of the stream environment".

Regarding steep slopes

4. Please add a note to Sheet 1 indicating the basis for the steep slope designations (i.e. Steep Slopes are derived from 2-foot topography). [Revised 1993 LCZO Sections 5-1508 and 6-407]

5. Staff notes that the steep slope limits provided on the rezoning plan set differ from the steep slope limits provided on preliminary subdivision SBPL-2004-0026. Please clarify. [Revised 1993 LCZO Sections 5-1508 and 6-407]

6. Please add moderately steep slopes to Sheet 6. [ZCPA Checklist Item J.2]

7. To demonstrate compliance with the Steep Slope Standards in Section 5-1508 of the Revised 1993 LCZO, staff recommends providing a steep slope exhibit on a separate plan sheet at a 1 inch equals 100 feet scale. The exhibit should include very steep slopes (greater than 25 percent), moderately steep slopes (15 to 25 percent), topography, jurisdictional wetlands and streams, drains, forest cover limits, and the development layout, including roads, lots, stormwater management (SWM)/best management practice (BMP) facilities, and utilities. [ZCPA Checklist Item J.2]

8. The road providing access to lots 19-39 crosses a small area of very steep slopes. The crossing was approved as part of SBPL-2004-0026 based on an agreement to use a con-span crossing. A letter dated Janurary 27, 2006, from J. Randall Minchew with Walsh, Colucci, Lubeley, Emruch, & Terpak, P.C., was submitted to the County describing the crossing. In addition, the approved preliminary subdivision plan clearly depicted the con-span crossing and associated abutments. Staff recommends that the con-span crossing and abutments be clearly depicted on the rezoning plan set, including the steep slope exhibit described above. The abutments should be clearly outside of the very steep slope area. As an alternative that better protects the steep slopes along this drainage corridor and avoids higher costs association with bridge construction, staff recommends that the applicant fully explore accessing the lots via an inter-parcel connection with the property to the east.

9. Land disturbance associated with residential lots is not a permitted use on very steep slopes, per Section 5-1508(D)(1)(c) of the Revised 1993 LCZO. Revise lots to completely avoid very steep slopes or depict potential house, driveway, and limits of clearing and grading on those lots with very steep slopes to demonstrate that there is sufficient buildable area.

10. Very steep slopes are depicted on lots 170 and 173. According to SBPL-2004-0026, the steep slopes are associated with an old road bed. If that is accurate, please label the very steep slopes as "man-made - associated with an old road bed" on the rezoning plan set, including the steep slope exhibit described above. Staff plans to conduct a site visit to confirm the conditions.

Regarding water quality

11. The subject property is located in the Goose Creek Reservoir Protection Area and is subject to the standards in FSM Section 5.320.D.7.b, including a reduction in pollutant load consistent with an average land cover condition of 10 percent impervious cover. Please provide a note on the plat referring to the standards outlined in FSM 5.320.D.7.b.

12. FSM Section 5.320.D.7.b.iv requires all storm drainage inlet structures to be marked to indicate that they drain to a drinking water supply and that no dumping into such inlet structures is permitted. Please update existing Proffer 22 to be consistent with the FSM requirement.

13. While seven "Low-Impact BMPs" were shown on the plan set associated with rezoning ZMAP-2004-0006, only one stormwater management (SWM) pond is depicted on the current rezoning plan set. In addition, existing Proffer 29 indicates that the owner will conform with the standards and procedures outlined in the "Preliminary Recommendations for Belmont Glen/Rouse Property", prepared by Loudoun County Sanitation Authority, which recommends the use of low impact development and, specifically, bioretention on the property. Consistent with this commitment, the previously approved preliminary subdivision and construction plans and profiles incorporated low impact development facilities within the project. Staff recommends that a consistent SWM/BMP approach be provided with the current rezoning application. Providing additional low impact development facilities up in the site may also help to meet the FSM Reservoir Protection Requirements.

14. Existing Proffer 19 states that the applicant shall re-stabilize any areas within the 300-foot scenic easement that show erosion impacts and that are degraded. The proffer goes on to state that re-stabilization techniques may include replanting and the use of erosion control devices. At the time of the preliminary subdivision review, staff found that the intent of this section of the proffer was unclear and difficult to achieve due to existing tree cover in areas that show erosion impacts as well as Corps and DEQ requirements. Maintaining the overall intent to protect water quality, staff

recommends replacing the re-stabilization commitment with reforesting open areas within the 300-foot buffer.

Other

15. Staff recommends adjusting the proposed layout to maximize protection of jurisdictional wetlands and streams, particularly the south-central wetland system, consistent with Revised General Plan (RGP) River and Stream Corridor Policy 11. Staff also emphasizes the importance of mitigating wetland and stream impacts close to the impact area to help maintain water quality and flood protection functions, as well as habitat. As such, for any necessary mitigation, staff recommends that the applicant commit to prioritizing mitigation as follows: 1) onsite, 2) within the Goose Creek Watershed within the same Planning Policy Area, 3) within the Goose Creek Watershed outside the Planning Policy Area, and 4) Loudoun County, subject to approval by the Corps and the Virginia Department of Environmental Quality (DEQ). This approach is consistent with Policy 23 on Page 5-11 of the RGP which states that "the County will support the federal goal of no net loss to wetlands in the County." Furthermore, the County's strategy is to protect its existing green infrastructure elements and to recapture elements where possible [RGP, Page 6-8, Green Infrastructure Text].

16. Staff encourages implementation of green building standards within this application. Guiding Principle Policy 12 of CPAM-2007-0001 states that "The County encourages development that utilizes energy efficient design and construction principles, promotes high performance and sustainable buildings, and minimizes construction waste and other negative environmental impacts." Accordingly, staff recommends a green building commitment with this application that takes advantage of available third party standards for homes, including Passive House, National Association of Home Building standards, EarthCraft Virginia, or Leadership in Energy and Environmental Design. At a minimum, staff recommends a commitment to Energy Star certification for all homes; construction waste management that diverts at least 50 percent (by weight) of construction, demolition, and landclearing (CDL) waste from landfills; installation of Energy Star and/or Water Sense appliances and fixtures in all homes; and an education program about these features for homeowners that includes an owner's manual and new resident orientation. Note that Energy Star Certification for homes can lead to more desirable home mortgages pursued by future buyers, which is consistent with the advantages of the revised concept plan listed in the statement of justification, "greener community" and "more-cost efficient home".

17. Staff recommends that the applicant coordinate with the City of Fairfax regarding the established Emergency Action Plan for the Beaverdam Reservoir to identify whether or not the proposed lots fall within the predicted breach flood zone and if they should be added into the Emergency Action Plan.

Please contact me if you need any additional information.

Elabarger, Mike

From: Williams, Kelly S.
Sent: Tuesday, February 02, 2010 9:13 AM
To: Elabarger, Mike
Cc: Keegan, Cynthia
Subject: Belmont Glen Village, third submittal

Mike,

I have reviewed the ZCPA 2009-0007 & ZMOD 2009-0004, Belmont Glen Village, third submission dated January 29, 2009. I have no further comments on this application.

Kelly

A-024

County of Loudoun

Department of Planning

MEMORANDUM

DATE: November 23, 2009

TO: Mike Elabarger, Project Manager
Land Use Review

FROM: Kelly Williams, Planner III
Community Planning

SUBJECT: ZCPA 2009-0007 & ZMOD 2009-0004 Belmont Glen Village, 2nd Referral

Bayshire, L.C. is requesting a zoning concept plan amendment to amend ZMAP 2004-0006 to change the R-8 traditional design option to the standard R-8 design option for 196 single-family detached dwelling units at a density of 1.37 dwelling units per acre. The subject property is located on the west side of Route 659 (Belmont Ridge Road), north of the Beaverdam Reservoir and east of Goose Creek and is currently zoned PD-H3, Planned Development Housing under the Revised 1993 Loudoun County Zoning Ordinance.

Community Planning staff provided a detailed review of the proposal on October 5, 2009. Overall, the proposed residential development is consistent with the Plan's land use vision for this subarea. However, staff identified issues related to unmet housing needs, site design issues related to the street layout and pedestrian circulation network, and environmental issues related to the 300-foot Goose Creek no build buffer, steep slopes and wetlands. Specifically, a number of potential design revisions and commitments were suggested regarding moving lots 170-171 outside the 300 foot buffer; providing sidewalks on both sides of the street; adding pedestrian connections to the community center; adding street features such as benches, trees and lighting; confirming steep slopes areas and minimizing disturbance; committing to wetland mitigation on-site or within Loudoun County and providing commitments to unmet housing needs.

The Applicant has responded to Community Planning's first referral dated October 5, 2009 by providing a response letter as well as a revised Concept Development Plan, Proffers and a Statement of Justification. It appears that all comprehensive planning issues related to the application have been adequately resolved through the revised site design and proffer commitments. As such, Community Planning staff recommends approval of the proposed rezoning.

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

A-025

County of Loudoun

Department of Planning

MEMORANDUM

DATE: October 5, 2009

TO: Mike Elabarger, Project Manager
Land Use Review

FROM: Kelly Williams, Planner III
Community Planning

SUBJECT: ZCPA 2009-0007 & ZMOD 2009-0004 Belmont Glen Village

EXECUTIVE SUMMARY

This application is proposing a zoning concept plan amendment to amend ZMAP 2004-0006, Rouse/Belmont Glen to change the existing R-8 Traditional design option to the standard R-8 design option on property located within Suburban Policy Area. The property is currently zoned PD-H3, Planned Development Housing.

The proposed residential development is consistent with the Plan's land use vision for this subarea. However, there are issues related to unmet housing needs, site design issues related to the street layout and pedestrian circulation network, and environmental issues related to the 300-foot Goose Creek no build buffer, steep slopes and wetlands which must be addressed prior to approval of this plan.

BACKGROUND

Bayshire, L.C. is requesting a zoning concept plan amendment to amend ZMAP 2004-0006 to change the R-8 traditional design option to the standard R-8 design option for 196 single-family detached dwelling units at a density of 1.37 dwelling units per acre.

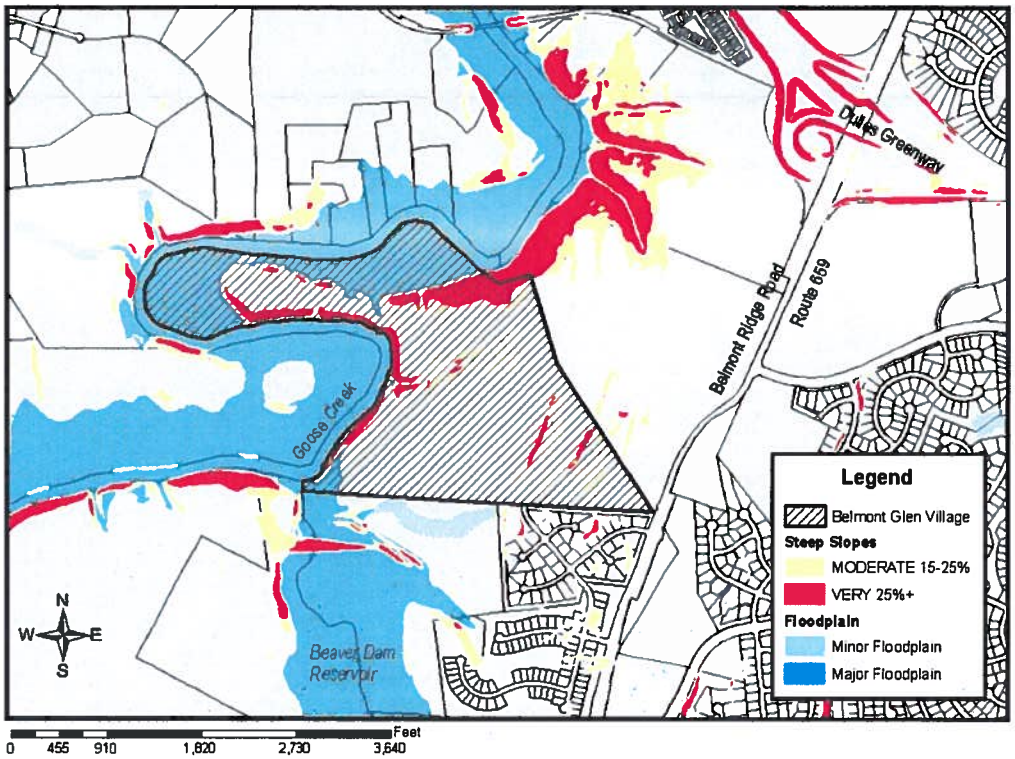
The subject property is located on the west side of Route 659 (Belmont Ridge Road), north of the Beaverdam Reservoir and east of Goose Creek. The property is also located approximately one mile south of the Route 659 grade-separated interchange on the Dulles Greenway, and across Route 659 from the Broadlands planned community.

The application includes a revised Concept Development Plan and statement of justification. No proffers have been included in this submittal.

A review of County GIS records indicate major floodplain is located along the western border of the subject property. Steep slopes are located adjacent to the major

floodplain and along the western boundary of land bay A. There is significant forest cover within the floodplain area and in the southeastern corner of the subject property. There are known archeological features on the site which were identified in the previous rezoning approval. Potential wetlands have also been identified.

Location Map



COMPLIANCE WITH THE COMPREHENSIVE PLAN

Guidance for development of the subject property is provided by the Revised General Plan. The Revised Countywide Transportation Plan, the Countywide Retail Plan Amendment ('Retail Plan') and the Bicycle and Pedestrian Mobility Master Plan ('Bike/Ped Plan') also apply. The site, located in the Ashburn Community of the Suburban Policy Area, is designated for Residential Community uses (*Revised General Plan, Planned Land Use Map*).

The proposed application has been reviewed under the Revised General Plan Suburban policies of Chapter 6, specifically the Residential policies; the Green Infrastructure policies of Chapter 5 and the Design Guidelines in Chapter 11 for Residential uses. The Bike/Ped Plan polices of Chapter 4, have also be applied to this development.

A-027

ANALYSIS

A. LAND USE

Residential Neighborhoods should have a variety of housing types and lot sizes, and they are to be developed in accordance with design guidelines and performance standards for efficient site layout, a pedestrian-friendly scale, adequate open space (active, passive, and natural), and the protection and incorporation of the Green Infrastructure *(Revised General Plan, Chapter 6, Residential policies, text).* The County may permit residential rezonings at densities up to 4.0 dwelling units per acre in Residential Neighborhoods...in accordance with the policies specific to each type of Residential Land Use *(Revised General Plan, Chapter 6, General Residential Policies, policy 2).* Residential Neighborhoods will incorporate fully open space at a minimum of 30 percent of the gross acreage of the property and public space at a minimum of 10%. No more than 50 percent of the required open space may be located in the RSCOD *(Revised General Plan, Chapter 6, Residential Neighborhood Policies, policies 2 and 3).*

The application proposes to maintain 196 single-family detached dwelling units at a density of 1.37 dwelling units per acre as previously approved in ZMAP 2004-0006. Further, this application is proposing an increase in the amount of open space provided from 92.3 acres to 96.9 acres.

The proposal is in compliance with the Land Use Mix polices of the Revised General Plan.

B. EXISTING CONDITIONS

The Revised General Plan defines the County's Green Infrastructure as a "collection of natural, cultural, heritage, environmental, protected, passive, and active resources that will be integrated in a related system" *(Revised General Plan, Chapter 5, Green Infrastructure Policies, policy 1).* Examples of green infrastructure components include stream and river corridors, wetlands, forested areas, tree stands, steep slopes, greenways, trails, historic and archeological sites and other open spaces. Green infrastructure is the framework and unifying element that determines where and how development will occur within Loudoun County *(Revised General Plan, Chapter 5, Green Infrastructure Policies, text).* The original rezoning was approved using the conservation design method of development, however additional information related to the environmental features on-site have been identified and addressed in the comments below.

1. River and Stream Corridor

Blemont Glen Village is located within the Goose Creek watershed and includes river and stream corridor resources *(Revised General Plan, Chapter 5, River and Stream Corridor Resources Map & Major and Sub-Watersheds Map).* The Revised General Plan establishes stream corridor policies that reinforce the important role rivers and stream corridors play in protecting Loudoun County's water resources *(Revised General Plan, Chapter 5, River and Stream Corridor Resources and Surface and Groundwater Resources, text).* Stream corridor policies include the protection of rivers and streams,

A-028

adjacent steep slopes, wetlands, forests, and historic, cultural and archeological resources within the floodplain, and a 50-foot management buffer adjacent to the floodplain and steep slopes *(Revised General Plan, Chapter 5, River and Stream Corridor Resources, policy 2).* Within the floodplain and 50-foot management buffer, uses are limited to activities that will support and enhance the biological integrity and health of the river and stream corridor, including passive and active recreation, road crossings, pervious paths and trails, and agricultural activities *(Revised General Plan, Chapter 5, River and Stream Corridor Resources, policy 18).*

This site is bounded by Goose Creek along the western portion of the property. Goose Creek in Loudoun County is designated as a "Scenic River" by the Commonwealth of Virginia and is further protected by Plan policy which calls for the establishment of a 300-foot no-build buffer wherever it exceeds the 50-foot management buffer *(Revised General Plan, Chapter 5, Scenic Rivers and the Potomac River, policy 1).* The Plan also recommends the voluntary establishment of a greenbelt along Goose Creek and its reservoir which extends 1,000 feet beyond the 300-foot no-build buffer (*Revised General Plan, Chapter 6, Green Infrastructure Policy, policy 1).*

It appears that the 300-foot Goose Creek Buffer as shown on the CDP includes the river and stream corridor elements, (floodplain, adjacent steep slopes, and the 50-foot management buffer) however, each element itself has not been delineated. The floodplain limits, adjacent steep slopes, and the 50-foot management buffer along with the 300-foot Goose Creek Buffer should be added to the CDP.

The original rezoning was approved with the all of the proposed 196 lots outside of the 300-foot no build buffer. While this proposal has moved most of the lots further away from the buffer, two lots now encroach within the buffer limits. In order to minimize impacts to the riparian corridor, staff recommends removing lots 170 and 171 from the buffer. The encroachment would result in impacts to existing forest cover and steep slopes adjacent to a jurisdictional stream. As stated on in the Plan, "riparian forests along streams provide the greatest single protection of water quality by filtering pollutants from stormwater runoff, decreasing stream bank erosion, and maintaining the physical, chemical, and biological condition of the stream environment" (*Revised General Plan, Chapter 6, Forest, Trees and Vegetation, text).*

Staff recommends that the two lots which encroach within the 300' no build buffer of Goose Creek be reconfigured to be located outside of the buffer and that all the features of the river and stream corridor (floodplain limits, steep floodplain, adjacent steep slopes, and the 50 foot management buffer) be delineated on the CDP.

A-029

2. Steep Slopes

The proposed CDP has provided additional information related to steep slopes which was not available at the time of the original rezoning approval. According to the plan submitted there are greater areas of moderately steep slopes and steep slopes than what was previously identified. Moderately steep slopes refer to areas with a 15%-25% grade. Steep slopes include areas greater than a 25% grade *(Revised General Plan, Chapter 5, Steep Slopes and Moderately Steep Slopes, text).* The hazards associated with the disturbance of steep and moderately steep slopes include erosion, building and/or road failure, and downstream flooding. For these reasons, the Plan calls for the County to prohibit land disturbance on steep slopes and special performance standards when developing on moderately steep slopes *(Revised General Plan, Chapter 5, Steep Slopes and Moderately Steep Slopes, policy 3).* "Standards will include best management practices, locational clearances for clearing and grading, and approval of natural drainageways" *(Revised General Plan, Chapter 5, Steep Slopes and Moderately Steep Slopes, policy 3).*

As stated in ERT's referral dated September 23, 2009, land disturbance associated with residential lots is not a permitted use on very steep slopes, per Section 5-1508(D)(1)(c) of the Revised 1993 Loudoun County Zoning Ordinance. Staff recommends reconfiguring the site to completely avoid very steep slopes or depict potential house, driveway, and limits of clearing and grading on those lots with very steep slopes to demonstrate that there is sufficient buildable area.

Staff recommends that the project be designed to minimize impacts to moderately steep slopes and that commitments be made to protect the steep slopes areas during construction activities. Staff further defers to the Building and Development Environmental Review team (ERT) for further technical review of this issue.

3. Wetlands

The County's Predictive Wetlands Model indicates that wetlands exist throughout the site. The County supports the federal goal of no net loss to wetlands (*Revised General Plan, Chapter 5, River and Stream Corridor Resources, policy 23*) and seeks to protect its green infrastructure elements and recapture elements where possible *(Revised General Plan, Chapter 6, Green Infrastructure, text).* Mitigating wetland and stream impacts close to the impact area will help maintain water quality and flood protection functions, as well as habitat. Potential wetlands have been identified on-site via the County's wetlands predictive model.

Staff recommends the proposed layout maximize protection of jurisdictional wetlands and streams, particularly the south-central wetland system. Staff recommends that the applicant commit to prioritizing any required wetland mitigation as follows: 1) on-site, 2) within the Goose Creek Watershed within the same Planning Policy Area, 3) within the Goose Creek Watershed outside the

A-030

Planning Policy Area, and 4) Loudoun County, subject to approval by the Army Corp of Engineers and the Virginia Department of Environmental Quality (DEQ).

4. Stormwater Management

The Plan states that major water resource issues for the County include protecting groundwater and surface water (i.e., streams and wetlands) from contamination and pollution as well as preventing the degradation of water quality in watersheds (*Revised General Plan, Chapter 5, Surface and Groundwater, text*). The Plan promotes the use of low impact development (LID) techniques, which integrate hydrologically functional designs with methods for preventing pollution (*Revised General Plan, Chapter 5, Surface and Groundwater policy 2*). LID uses natural vegetation and small-scale treatment systems to treat and infiltrate rainfall close to the source and can include permeable paving, vegetative buffer or filter strips, and the collection and use of rooftop run-off for irrigation and green roofs.

According to the statement of justification, the elimination of alleys and the revised street design will result in approximately 1.2 acres of impervious surface on the property. It appears that the application is proposing to provide a regional pond rather than using LID standards as approved and proffered in the original rezoning as the LID BMPs have been removed from this plan.

Staff recommends that the application should include a consistent SWM/BMP approach. Providing additional low impact development facilities throughout the site may also help to meet the FSM Reservoir Protection Requirements which requires a reduction in pollutant load consistent with an average land cover condition of 10 percent impervious cover.

5. Sustainable and Energy Efficient Design

The County encourages development that utilizes energy efficient design and construction principles, promotes high performance and sustainable buildings, and minimizes construction waste and other negative impacts (*Revised General Plan, as amended by CPAM 2007-0001, Countywide Housing Policies, Guiding Principle 12, pg.*

Staff recommends that the Applicant commit to incorporating sustainable and energy efficient design and construction principles during the development of this project.

C. SITE DESIGN

The Revised General Plan states that Residential Neighborhoods should have a variety of housing types and lot sizes, and they are to be developed in accordance with design guidelines and performance standards for efficient site layout, a pedestrian-friendly scale, adequate open space (active, passive, and natural), and the protection and incorporation of the Green Infrastructure.

A-031

Design guidelines included in the implementation section of the Revised General Plan outline key design features to be addressed in these developments *(Revised General Plan, Chapter 6, Residential Neighborhood Policies, policy 4)*. The Revised General Plan states that Residential Neighborhoods will exhibit the following design characteristics desired by the County:

- Compact site layout to reduce trips within the neighborhood, facilitate alternative forms of transportation, preserve the Green Infrastructure, and result in reduced transportation and utilities infrastructure costs;
- Pedestrian-scale streetscape including such features as street trees, sidewalks along all street frontage, and street lighting;
- A predominantly interconnected street pattern with inter-parcel connections;
- A combination of neighborhood parks, squares, and greens located throughout the neighborhood within 1500 feet of all residences, and a formal civic square or other public space located in conjunction with a civic facility, Neighborhood Center, or other use, to create a focal point for the community;
- The location of public and civic uses such as churches and community centers in prominent sites to act as landmarks within the neighborhood; and,
- A variety of lot sizes *(Revised General Plan, Chapter 6, Residential Neighborhood Policies, Policy 4)*.

This application is proposing to change the design of the site from a traditional design pattern to a more suburban design pattern. In accordance with Plan policy, residential design elements as outlined above are more traditional in nature where it encourages interconnected streets, pedestrian circulation and convenient public and civic uses. This application proposes to eliminate the rear alleys and grid street pattern and to use cul-de-sacs which are representative of a more suburban style development pattern.

The applicant has stated that the change in design results in the protection of environmental features, and preserving permanent open space and the environmental integrity of the property. As stated in the Plan "In some circumstances the use of cul-de-sacs and curvilinear streets will be essential in order to implement conservation design." *(Revised General Plan, Chapter 6, Design Guidelines, Residential Neighborhoods, Streetscape, text)*. They should be used to the minimum required to address environmental and engineering concerns.

It appears that the development envelope of the site is very similar to that of the original rezoning approval, therefore more information as to the location of the additional protected environmental features should be provided in order to justify the change to the layout of the pedestrian and road network to a more suburban style of development. The original design of this project was more in keeping with Plan policy than the proposed design.

A-032

Several design elements could be added to this application to better incorporate the design objectives of the Plan for a residential community. They are as follows:

- The layout of the site could provide more connectivity for pedestrians such as sidewalks onboth sides of the street;
- Better pedestrian connections to the community center/pool, particularly between lots 163-164 and 120-121;
- Front loaded garages set back from the front of the homes; and,
- Pedestrian-scale streetscape including such features as street trees, benches, and street lighting.

Staff recommends that the applicant provide additional information and justification as to why the change in site design better implements the Plan's objectives for this community with respect to environmental features which may not have been protected in the original development's design. Staff further recommends that design elements, such as outlined above, be incorporated in the design to create a development that exhibits a more traditional development pattern.

D. PEDESTRIAN AND BICYCLE LINKAGE

The County is committed to establishing an integrated trails system for pedestrians and cyclists, and will work to establish connections among pedestrian and bicycle sidewalks, paths, and trails *Revised General Plan, Chapter 5, Greenways and Trails, text).* All development proposals need to include pedestrian and bicycle design and a development program that is consistent with national guidelines, including the AASHTO Guide for the Development of Bicycle Facilities, the Americans with Disabilities Act Accessibility Guidelines (ADAAG), and the Loudoun County Bicycle and Pedestrian Facility Design Toolkit (*Bike/Ped Plan, Transportation Project Development Policies, policy 2*). Regarding internal pedestrian connections, five foot wide sidewalks on both sides of the street should be provided, consistent with the Bike/Ped Plan (*Bike/Ped Plan, Walkway & Sidewalk Polices, policy 2a*).

Staff recommends that sidewalks be provided on both sides of the street to fully implement the policies of the Bike/Ped Plan. Further, staff recommends that in order to access the community center, a pedestrian access be established between lots 163-164 and 120-121.

E. UNMET HOUSING NEEDS

On September 18, 2007, the Board of Supervisors adopted revised housing policies that recognize that unmet housing needs occur across a broad segment of the County's income spectrum and promote housing options for all people who live and/or work in Loudoun County (*Revised General Plan, as amended by CPAM 2007-0001, Countywide Housing Policies, Chapter 2, Housing text*). Unmet housing needs are defined as the lack of housing options for households earning up to 100% of the

A-033

Washington Metropolitan Area Median Income (AMI, $99,000 for 2008) (*Revised General Plan, Glossary and CPAM 2007-0001, Countywide Housing Policies, Guiding Principles, policy 2*). Developers of residential and mixed-use projects are encouraged to include funding commitments and proffers to fulfill unmet housing needs in their development proposals (*Revised General Plan, as amended by CPAM 2007-0001, Countywide Housing Policies, Funding Policies, policy 1*).

The County encourages each development proposal that includes a residential component to address unmet housing needs recognizing that the largest segment of unmet needs is housing for incomes below 30% (*Revised General Plan, as amended by CPAM 2007-0001, Countywide Housing Policies, Guiding Principles, policy 14*). Plan policies encourage the development of housing for special needs populations (low income residents, elderly residents requiring congregate care, disabled residents and the homeless) as well as the application of universal design principles (*Revised General Plan, as amended by CPAM 2007-0001, Countywide Housing Policies, Guiding Principles, policies 8 and 11*).

Staff recommends a commitment that addresses the full spectrum of unmet housing needs up to 100% of the AMI, recognizing that the largest segment of unmet housing needs is housing for incomes below 30% of the AMI. Staff also encourages the Applicant to consider incorporating housing for special needs populations as well as universal design principles into the project.

F. CAPITAL FACILITIES

Under the Revised General Plan, all residential rezoning requests will be evaluated in accordance with the Capital Facility policies of the Plan *(Revised General Plan, Chapter 3, Proffer Policies, policy 3).* The Revised General Plan calls for capital facilities contributions valued at 100 percent of capital facility costs per dwelling unit at densities above the specified base density *(Revised General Plan, Proffer Guidelines, Capital Facilities, policy 1).*

The application is proposing no changes in residential acreage, unit number, unit type or density with this application, therefore the previously proffered capital facilities contribution of $$5,793.23 per unit as specified in the previously approved proffers of ZMAP 2004-0006 shall be retained.

G. OPEN SPACE PRESERVATION PROGRAM

To achieve higher density housing, "the Board of Supervisors anticipates evidence of participation in the Open Space Preservation Program". "Land contribution on an acre-by-acre basis is desired. However, if the land offered does not suit the County in terms of quality or location, the County may consider cash in lieu of the land for the purchase of open space. The County anticipates that cash donations for open space will be spent in the Suburban Community in which the increased density is granted" *(Revised General Plan, Chapter 11, Proffer Guidelines, Open Space, policy 3).* Contributions

A-034

should be provided to enable the County to purchase Suburban Policy Area open space to offset the density proposed by the development.

The application has been revised and is proposing no changes in residential acreage, unit number, unit type or density with this application, therefore the previously proffered open space shall be retained.

MODIFICATIONS

The applicant is also requesting a several Zoning Ordinance Modifications (ZMODs) for the proposed project relating to Affordable Dwelling Units (ADUs), buffer requirements for lots 37-40 and lots 48-51, and the height restriction for lot 40. These modifications are comparable and consistent with those approved in the original rezoning.

Staff has no issues with the proposed zoning modifications.

RECOMMENDATION

This proposal is consistent with the land use policies of the Revised General Plan for the development of residential uses in this location. However, staff is not able to fully evaluate the proposal until such time as the issues outlined in this referral related to the 300-foot Goose Creek no build buffer, steep slopes and wetlands, site design of the street layout and pedestrian circulation network and unmet housing needs have been addressed.

Staff is available to meet with the applicant to discuss these issues.

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

A-035

Elabarger, Mike

From: Mosurak, Lou
Sent: Tuesday, February 09, 2010 11:00 AM
To: Elabarger, Mike
Cc: Beacher, Andrew; Smithson, Terri
Subject: ZCPA 2009-0007, ZMOD 2009-0004 -- Belmont Glen Village (OTS 3rd Referral Comments)

Mike – This email serves as the 3rd OTS referral on these applications. I have reviewed the materials you provided on 2/1/10 and have no additional comments beyond those stated in the 2nd OTS referral dated 11/19/09. **Subject to VDOT confirmation that the proposed public streets are consistent with the 2009 Secondary Street Acceptance Requirements (SSAR), OTS would have no objection to the approval of these applications.**

Please let me know if you need anything further regarding these applications.

Lou

Louis M. Mosurak, AICP
Senior Coordinator
Loudoun County Office of Transporation Services
1 Harrison Street, S.E., 4th Floor, MSC #69
Leesburg, VA 20177-7000
703-771-5296 FAX 703-737-8513

A-036

County of Loudoun

Office of Transportation Services

MEMORANDUM

RECEIVED
NOV 19 2009
PLANNING DEPARTMENT

DATE: November 19, 2009

TO: Mike Elabarger, Project Manager
Department of Planning

FROM: Lou Mosurak, AICP, Senior Transportation Coordinator LM

SUBJECT: **ZCPA 2009-0007, ZMOD 2009-0004—Belmont Glen Village Second Referral**

Background

This referral updates the status of issues identified in the first Office of Transportation Services (OTS) referral on these Zoning Concept Plan Amendment (ZCPA) and Zoning Modification (ZMOD) applications (dated October 7, 2009). These applications propose changes to the development layout approved with ZCPA 2004-0006 (Belmont Glen—Rouse Property) in June 2004, although the total number of residential units (196 single family detached) would remain unchanged. The 143-acre site is zoned PD-H3 (administered as R-8) and consists of 143 acres and is located on the west side of Belmont Ridge Road (Route 659) south of the Dulles Greenway (Route 267). Access to and from the site would continue to be at the same locations through the adjacent, approved developments to the north and south (Goose Creek Preserve and Belmont Glen, respectively) via public streets which ultimately access Belmont Ridge Road (Route 659).

This update is based on review of materials received from the Department of Planning on November 12, 2009, including (1) a statement of justification prepared by the Applicant, dated June 12, 2009 and revised through November 6, 2009; (2) a letter from the Applicant responding to first referral comments, dated November 6, 2009; (3) a letter from the Applicant's traffic consultant (Wells & Associates), dated October 30, 2009, regarding the applicability of the previous (2002) traffic study prepared for the subject property with respect to satisfying current VDOT Chapter 527 Requirements; (4) a draft proffer statement, dated April 23, 2004 and revised through November 6, 2009; and (5) a plan set (including a concept development plan (CDP)) prepared by Dewberry & Davis, LLC, dated June 12, 2009 and revised through November 6, 2009. OTS staff also participated in a meeting with VDOT staff and the Applicant's representative and traffic consultant on October 15, 2009.

Status of Transportation Comments

Staff comments from the first OTS referral (dated October 7, 2009), along with the Applicant's responses (quoted directly from its November 6, 2009 response letter) and issue status, are provided below.

1. Initial Staff Comment: Further coordination with VDOT would be appropriate concerning VDOT Secondary Street Acceptance Requirements (SSAR) given the previous approvals and proffer contributions for this site. For reference, illustrations of both the approved and proposed road network on-site are provided as *Attachments 3 and 4*, respectively *[in the first OTS referral]*. It is noted that the development provides interparcel access to adjacent developments on both the north and south via approved or existing public streets and does not propose a new entrance onto Route 659.

   Applicant's Response: The applicant has met with VDOT along with OTS staff to coordinate VDOT review of this project.

   Issue Status: At that above-referenced October 15, 2009 meeting, VDOT noted that the applications were subject to the new (2009) Secondary Street Acceptance Requirements (SSAR), and the Applicant stated that the road network, as proposed, will meet these requirements both in terms of connectivity requirements and appropriate typical sections. The proposed typical road sections shown on the plan set (29-foot or 36-foot curb and gutter section, with 5-foot sidewalks on both sides) appear to comply with the SSAR requirements. OTS defers to VDOT for a final determination regarding SSAR compliance. Issue resolved pending VDOT confirmation.

2. Initial Staff Comment: Further coordination with VDOT would be appropriate concerning the Chapter 527 traffic impact analysis regulations given the previous approvals and proffer contributions for this site.

   Applicant's Response: The applicant has met with VDOT along with OTS staff to coordinate VDOT review of this project. A Chapter 527 study is not required, and the applicant has submitted a letter to VDOT, as requested, stating that there are no changes to the traffic analysis as a result of the proposed revisions to the site layout and that the traffic analysis submitted for the approved rezoning remains valid.

   Issue Status: The referenced letter from the Applicant's consultant is provided as *Attachment 1*. OTS staff concurs with the letter's conclusion that the traffic study prepared in 2002 for the approved Belmont Glen—Rouse Property rezoning remains valid, and that a new study is not necessary. The letter is consistent with the discussion between OTS and VDOT staffs and the Applicant's representative at the above-referenced October 15, 2009 meeting. Issue resolved.

3. Initial Staff Comment: All previous transportation proffer obligations associated with ZMAP 2004-0006 (e.g., right-of-way dedication along Route 659, Route 659 multi-use trail construction along the site frontage, development phasing, etc) should be carried forward with these applications.

   Applicant's Response: These proffer obligations are carried forward in the draft proffer statement. However, the cash contributions for regional road purposes have already been fulfilled.

Issue Status: OTS staff has reviewed the draft proffer statement and notes that all unfulfilled transportation-related proffers from the previously-approved rezoning are being carried forward with the current application. Issue resolved.

Conclusion

Subject to VDOT confirmation that the proposed public streets are consistent with the 2009 Secondary Street Acceptance Requirements (SSAR), OTS would have no objection to the approval of these applications.

ATTACHMENT

1. Applicant's Traffic Consultant Letter Regarding VDOT Chapter 527 Requirements (October 30, 2009)

cc: Andrew Beacher, Assistant Director, OTS
Rashid Siraj, Transportation Engineer, VDOT

WELLS + ASSOCIATES

RECEIVED
NOV 12 2009
OFFICE OF TRANSPORTATION SERVICES

October 30, 2009

James M. Mobley
Vice President
Elm Street Development
1355 Beverly Road, Suite 240
McLean, Virginia 22101

Re: Belmont Glen Village – ZCPA 2009-0007
VDOT Chapter 527 Regulations – Determination of Compliance

Dear Jim:

A Zoning Concept Plan Amendment (ZCPA) application for Belmont Glen Village has recently been submitted. This letter is intended to clarify whether the application qualifies for Chapter 527 requirements. The subject site is located on the west side of Belmont Ridge Road (Route 659), north of Belmont Glen and south of Goose Creek Preserve in Loudoun County, Virginia.

The approved Concept Development Plan (CDP) from the original rezoning for Belmont Glen Village included 196 single-family homes accessed through Belmont Glen and Goose Creek Preserve. The ZCPA application also includes 196 single-family homes accessed through Belmont Glen and Goose Creek Preserve.

A traffic impact study was completed by Wells + Associates and dated March 13, 2002 in conjunction with the Belmont Glen Village (formerly Belmont Glen/Rouse Property) rezoning. The rezoning application was subsequently approved in July 2004. According to the Chapter 527 regulations, *"In cases where rezoning occurs after January 1, 2002, but prior to the implementation of this regulation, VDOT, at its discretion, may evaluate traffic impact statements or studies performed as part of the rezoning action. If, in opinion of VDOT staff with the concurrence of the locality, the traffic impact analysis work that was performed encompasses the major elements of work required by this regulation and the underlying assumptions of the study remain valid the previously prepared study may be deemed to meet the requirements of this regulation…" (June 30, 2008).*

The regulations define the major elements of work as outlined below, with the corresponding page number from the traffic study following each in brackets:

11441 Robertson Drive, Suite 201 • Manassas, Virginia 20109 • 703 / 365-9262 • Fax: 703 365-9265
1420 Spring Hill Road, Suite 600 • McLean, Virginia 22102 • 703 / 917-6620 • Fax: 703 / 917-0739

- *Introduction and Summary* [pages 1-2]
- *Background Information: Proposed Development (Site and Nearby)* [pages 5-9]
- *Analysis of Existing Conditions* [page 15]
- *Trip Generation* [page 26 and Table 4]
- *Site Traffic Distribution and Assignment* [pages 16 and 26, Figures 11 and 12]
- *Analysis of Future Conditions With Development* [pages 26 and 27]
- *Recommended Improvements* [page 27]
- *Conclusions* [page 33]

Thus, each of the required elements was included in the original study. Based on a discussion with Loudoun County staff, even if a new Chapter 527 traffic study were prepared, no changes to the study intersections and background assumptions would be required. Furthermore, the historic growth rate in the Route 659 corridor has decreased in the years since the rezoning study was completed, likely making the original results conservative.

The approved traffic impact study for the Belmont Glen Village rezoning sufficiently encompasses the major elements of analysis required by the regulation and the underlying assumptions of the study would continue to remain valid. We respectfully submit, therefore, that no additional analyses associated with the ZCPA would be required in order to satisfy the Chapter 527 regulations.

If you have any questions or comments, feel free to contact me at 703-365-9262.

Sincerely,

Kevin D. Sitzman, P.E.
Senior Associate

County of Loudoun

Office of Transportation Services

MEMORANDUM

RECEIVED
OCT 07 2009
PLANNING DEPARTMENT

DATE: October 7, 2009

TO: Mike Elabarger, Project Manager
Department of Planning

FROM: Lou Mosurak, AICP, Senior Transportation Coordinator LM

SUBJECT: **ZCPA 2009-0007, ZMOD 2009-0004—Belmont Glen Village**
First Referral

Background

These Zoning Concept Plan Amendment (ZCPA) and Zoning Modification (ZMOD) applications propose changes to the development layout approved with ZCPA 2004-0006 (Belmont Glen—Rouse Property) in June 2004. The site is zoned PD-H3 (administered as R-8) and consists of 143 acres and is located on the west side of Belmont Ridge Road (Route 659) south of the Dulles Greenway (Route 267). The total number of residential units proposed (196 single family detached) would remain unchanged. Access to and from the site would continue to be at the same locations through the adjacent, approved developments to the north and south (Goose Creek Preserve and Belmont Glen, respectively) via public streets which ultimately access Belmont Ridge Road (Route 659). Access to/from the north would be via future Julia Street and future Polen Farm Boulevard; access to/from the south would be via existing Fairhunt Drive and Belmont Glen Place. A vicinity map is provided as *Attachment 1*.

In its consideration of these applications, the Office of Transportation Services (OTS) reviewed materials received from the Department of Planning on August 27, 2009, including (1) a statement of justification prepared by the Applicant, dated June 12, 2009 and revised through August 3, 2009; (2) a traffic statement, prepared by the Applicant, dated May 15, 2009 and revised through June 12, 2009; and (3) a plan set plan set (including a concept development plan (CDP)) prepared by Dewberry & Davis, LLC, dated June 12, 2009. OTS staff also reviewed the approved proffers and CDP approved with ZMAP 2004-0006 in June 2004, as well as VDOT referral comments on the current applications, dated September 30, 2009.

Existing, Planned and Programmed Transportation Facilities

The site is located along the western edge of the Suburban Policy Area (Ashburn Community), between Belmont Ridge Road (Route 659) and Goose Creek. OTS' review of existing and planned transportation facilities is based on the *2001 Revised Countywide Transportation Plan (2001 Revised CTP)* and the *2003 Bicycle & Pedestrian Mobility Master Plan (2003 Bike & Ped Plan)*.

Belmont Ridge Road (Route 659) (segment between the Dulles Greenway (Route 267) and Truro Parish Drive (Route 2119)) is classified by the *2001 Revised CTP* as a major collector. It is currently constructed as a two-lane, rural section (R2). Left and right turn lanes are in place at Belmont Glen Drive. The *2001 Revised CTP* calls for this segment of Route 659 to be widened to a four-lane divided (U4M) section as an interim condition (and ultimately a six-lane divided (U6M) section) and reclassified as a minor arterial. As part of the proffers associated with the initial phase of development of Goose Creek Preserve (ZMAP 2002-0009), the segment of Route 659 from just south of the Greenway to just south of the future Broadlands Boulevard/Polen Farm Boulevard intersection is currently being widened to a four-lane divided section, and traffic signal installation is underway at that location. Future widening to a U4M section to the south along Route 659 is anticipated as development occurs in the area and proffered funds are contributed; the Applicant has already fulfilled its proffer obligation for this widening under ZMAP 2004-0006 by contributing $750,000.00 towards this future construction.

The *2003 Bike & Ped Plan* categorizes this segment of Route 659 as a "baseline connecting roadway" along which bicycle and pedestrian facilities are envisioned. Currently, a 10-foot multi-purpose trail is being constructed along the west side of Route 659 from Polen Farm Boulevard to the southern Goose Creek Preserve property line. An extension of this trail to the south (across the short segment of the subject property's frontage on Route 659) is to be constructed in conjunction with future development of the subject property; this trail segment will connect with the existing multi-purpose trail across the frontage of the existing Belmont Glen development to the south.

Review of Applicant's Traffic Statement

The Applicant's traffic statement does not provide any current analysis of existing and/or future traffic conditions in the area, citing the current approval for 196 single family detached units on the site and noting that no increase in site-generated traffic would result from the subject applications. A copy of this letter is provided as *Attachment 2*.

Based on standard ITE trip generation rates, OTS staff notes that 196 single family detached dwellings generate approximately 1,932 average daily trips (ADT). This figure includes 147 AM peak hour trips and 196 PM peak hour trips.

Transportation Comments

1. Further coordination with VDOT would be appropriate concerning VDOT Secondary Street Acceptance Requirements (SSAR) given the previous approvals and proffer contributions for this site. For reference, illustrations of both the approved and proposed road network on-site are provided as *Attachments 3 and 4*, respectively. It is noted that the development provides interparcel access to adjacent developments on both the north and south via approved or existing public streets and does not propose a new entrance onto Route 659.

2. Further coordination with VDOT would be appropriate concerning the Chapter 527 traffic impact analysis regulations given the previous approvals and proffer contributions for this site.

3. All previous transportation proffer obligations associated with ZMAP 2004-0006 (e.g., right-of-way dedication along Route 659, Route 659 multi-use trail construction along the site frontage, development phasing, etc) should be carried forward with these applications.

Conclusion

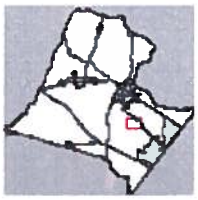
OTS will offer a recommendation once it has received the Applicant's responses to the comments in this referral. OTS staff is available to meet with the Applicant and VDOT to discuss the transportation issues related to this proposal.

ATTACHMENTS

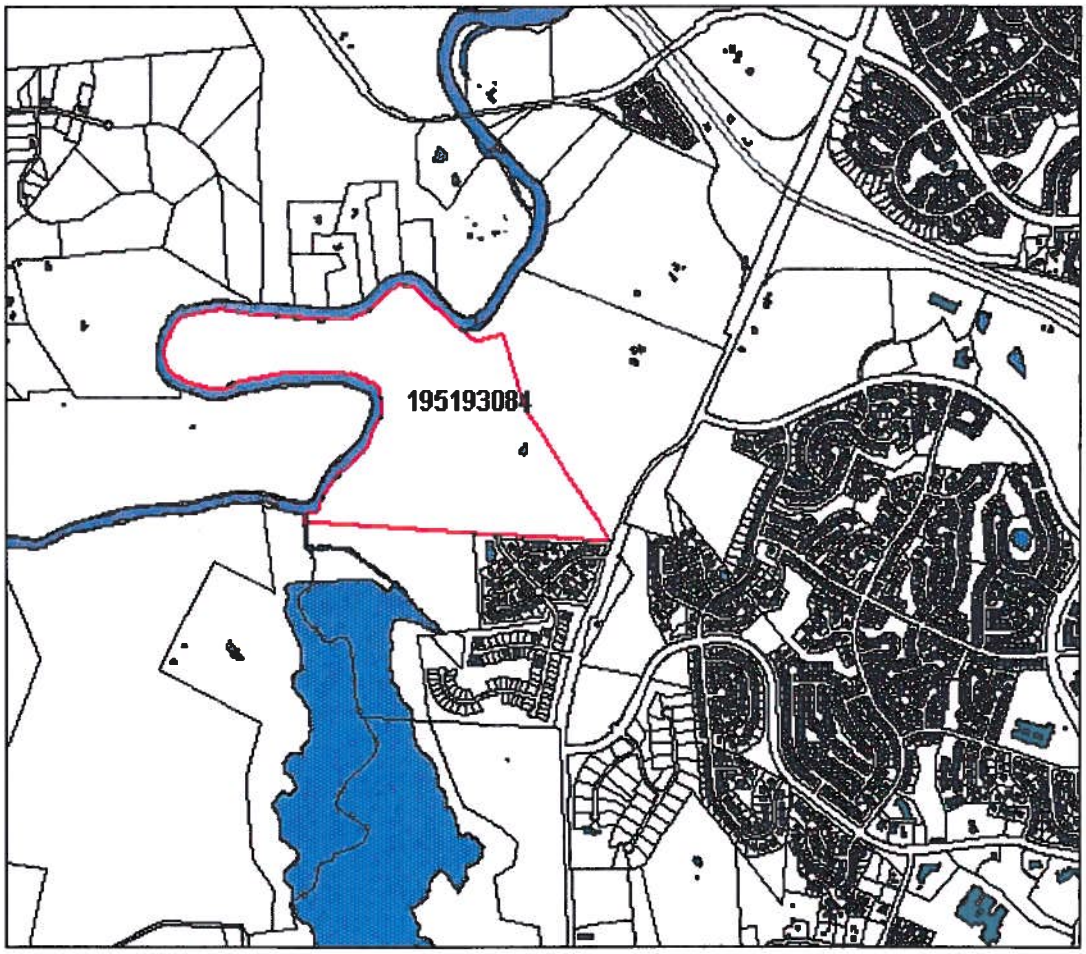
1. Site Vicinity Map
2. Applicant's Traffic Statement (Revised June 12, 2009)
3. Approved (ZMAP 2004-0006) Road Network
4. Proposed (ZCPA 2009-0007) Road Network

cc: Andrew Beacher, Assistant Director, OTS

Loudoun County Mapping System



7,064,224



N

7,054,001

11,751,888 Map Width=11,686 feet 11,763,574

Created on 10/7/2009 12:05:50 PM

PIN	Address
195193084	21361 Belmont Ridge Rd Ashburn 20148

Group All considerations: Polygon Colors are shaded allowing multiple overlays. Legend not provided; use identify feature and/or labeling for feature information.

A-045

ATTACHMENT 1

WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

JUN 26 2009

Christine Gleckner, AICP
Land Use Planner
(571) 209-5776
cgleckner@ldn.thelandlawyers.com

May 15, 2009
Revised June 12, 2009

George R. Phillips, Senior Transportation Planner
Loudoun County Office of Transportation Services
One Harrison Street, S.E., 3rd Floor
Leesburg, VA 20177

Re: Belmont Glen Village ZCPA – Proposed Traffic Statement

Dear George:

I am providing this traffic information pursuant to the traffic study requirement contained in the minimum submission requirements checklist for a zoning concept plan amendment application for ZMAP 2004-0006, Belmont Glen/Rouse Property. The proposed amendment will result in the same number of lots as permitted under the approved concept plan for Rouse/Belmont Glen, and therefore no additional vehicle trips as compared with the approved concept plan will result from the proposed amendment.

The applicant, Bayshire LC, of McLean, VA, is the developer of Belmont Glen Village, which is zoned PD-H3 and administered R-8 under the traditional design option pursuant to ZMAP 2004-0006, the Belmont Glen/Rouse Property. The Belmont Glen Village community, consisting of approximately 140 acres, is located between Belmont Ridge Road and Goose Creek, south of the Dulles Greenway. It is zoned for 196 dwelling units at a density of 1.4 dwelling units per acre.

The Belmont Glen/Rouse Property rezoning was approved in June 2004 for the development of 196 single family detached dwelling units under the R-8 zoning district traditional design option. The primary traditional design feature of the approved concept plan, along with an interconnecting street network, was the use of alleys with rear-loaded units along the alleys, and front-loaded units that required the garage to be set back twenty feet from the front of the house. The concept plan also proposed a highly clustered lay-out, providing over 70% open space, most of which is located adjacent to Goose Creek and is proffered for dedication to Loudoun County.

PHONE 703 737 3633 ▮ FAX 703 737 3632 ▮ WWW.THELANDLAWYERS.COM
1 E. MARKET STREET, THIRD FLOOR ▮ LEESBURG, VA 20176-3014

ARLINGTON OFFICE 703 528 4700 ▮ PRINCE WILLIAM OFFICE 703 680 4664

ATTORNEYS AT LAW

A-046

Since the time of rezoning approval, the applicant has received preliminary subdivision and construction plan approval. As a result of these applications, the applicant has come to the understanding that the traditional design option placed on a site with the topographical features of this property results in "over-engineering" the property. There also was difficulty finding homebuilders who had houses that could be accommodated on the lots with the slopes of the approved plans. As a result, the applicant has undertaken a new study of the property and has developed an alternative lay-out for the approved 196 lots that fits better with the site topography. The revised lay-out is better suited to the requirements of the standard R-8 building and lot requirements rather than the traditional design option under the R-8 district. I have attached the approved concept plan and the proposed concept plan, which illustrate the internal street lay-out.

The revised lay-out, which works better with the existing grades on the property, offers many advantages over the approved concept plan lay-out. Less engineering is required resulting in less overall earthwork and existing landform modification. The more efficient lay-out reduces infrastructure needs including reduced road lengths, site utilities, elimination of alleys, less need for retaining walls, and, when needed, smaller retaining walls, and a potential decrease in wetland impacts. By following the topography, the pedestrian network will be more user friendly, especially in terms of ADA accessibility, with less steep grades encountered in the pedestrian system. As a result of eliminating the alleys and a more efficient street lay-out, there is a 1.3 acre reduction of the impervious surface on the property, an increase in the pervious area on individual lots, and an overall increase in the open space on the property. The central community open space has increased two acres in area from 1.8 acres to 3.8 acres, while the significant open space area preserved along Goose Creek remains unaffected. These elements also potentially lead to a decrease in the stormwater management requirements, thereby allowing for increased opportunities to use low impact design techniques. All of these features result in a "greener" community design. The costs of home construction also are reduced as a result of the revised lay-out, resulting in a more-cost efficient home to the consumer, which also is desirable in the current real estate market. Along with the advantages of the revised lay-out listed above, there will be no detrimental effects to the County as a result of the proposed ZCPA, since the existing proffers will be essentially maintained and there will be no increase in units.

Since there is no increase in units proposed, the following traffic information is provided pursuant to the traffic study requirement contained in the minimum submission requirements checklist for a ZMAP application. Belmont Glen Village has approximately 50 feet of frontage on Belmont Ridge Road and no entrance onto Belmont Ridge Road. Access to the property is through the existing Belmont Glen Drive and Fairhunt Drive. The Belmont Glen Drive entrance onto Belmont Ridge Road is constructed and open to traffic, which indicates that it meets all VDOT safety and entrance standards. The proffers restrict development to 31 dwelling units until a second access point through Goose Creek Preserve (ZMAP 2002-0009) is available. Since the Belmont Glen rezoning was approved, the entrance for the Corro property rezoning on Belmont Ridge Road also has been constructed and is accessible from Belmont Glen Village through Belmont Glen. The Goose Creek Preserve rezoning concept plan entrance onto Belmont Ridge Road is directly across from the Broadlands Boulevard entrance at a planned median crossover location on Belmont Ridge Road when it is upgraded to a four-lane divided roadway. Prior to

A-047

construction of this entrance, it will be reviewed and approved by VDOT for compliance with all safety and construction standards.

The up front regional road cash contribution of $750,000 has been paid to the County. The proffers also provide for dedication of Belmont Ridge Road right-of-way along the property frontage at the time of record plat or upon request of the County. The proffers also provide for the construction of a 10-foot wide trail along the Belmont Ridge Road frontage at the time of record plat approval. The applicant intends to maintain the same road proffers with the proposed amendment.

Belmont Ridge Road is classified as a minor arterial road in the CTP and planned ultimately as a six-lane median divided controlled access roadway, with 120 feet of right-of-way. It currently is being upgraded from a two-lane rural roadway to a four-lane median divided controlled access roadway as an interim condition. With no difference in the number of lots proposed, there is no difference in trip generation from the approved concept plan for the property.

The concept plan filed with the application illustrates the proposed revised street layout. The concept plan approved with ZMAP 2004-0006 is attached for comparison purposes.

Sincerely,

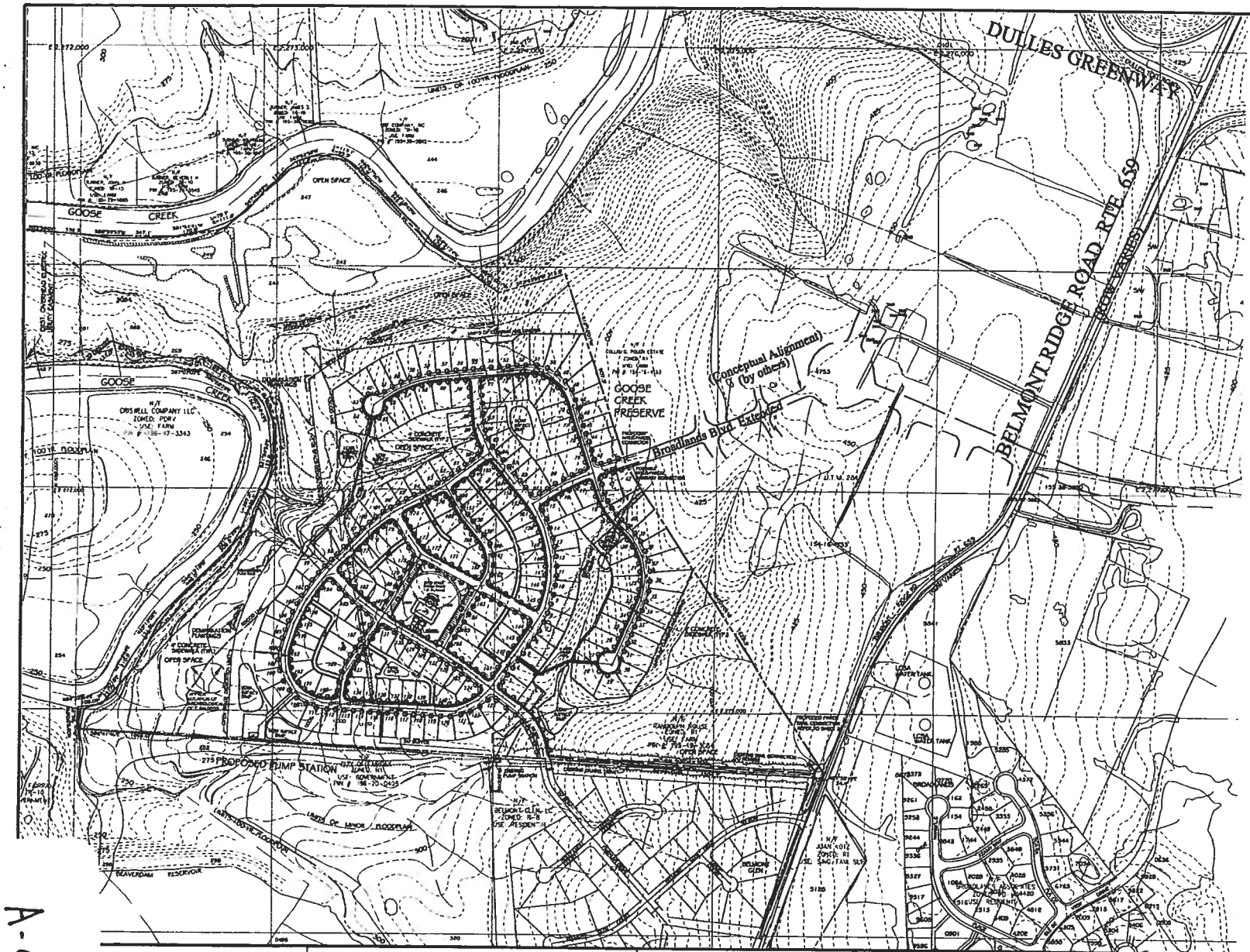
WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.

Christine Gleckner, AICP
Land Use Planner

ATTACHMENT

cc: Rick Entsminger, Bayshire LC
Jim Mobley, Bayshire LC

A-048



Traffic Circulation Notes:

1. All lots shall have either Public or Private Street Frontage. Access shall be provided with a public street connection with Belmont Glen subdivision and an inter parcel connection with the Polen property along the NE. boundary.
2. Some lots shall have rear load access via private alleys.
3. A 4' wide concrete sidewalk shall be provided as shown on this plan.
4. The existing gravel drive located along the southern boundary shall remain and provide pedestrian only access from the community to the Belmont Ridge Road trail.

A-049

wberry
avis LLC
ng Street, Suite 201, Leesburg, Virginia 20176
1.8004 Metro 703.478.1335 Fax 703.771.4081
com

LEGEND
Proposed Natural Surface Trail
Proposed Paved Surface Trail
Proposed Sidewalk - One side only
RSCOD

NORTH
CONTOUR INTERVAL = 5 FEET

REZONING AMENDMENT
ROUSE / BELMONT GLEN
PROPERTY
DULLES ELECTION DISTRICT LOUDOUN COUNTY VIRGINIA

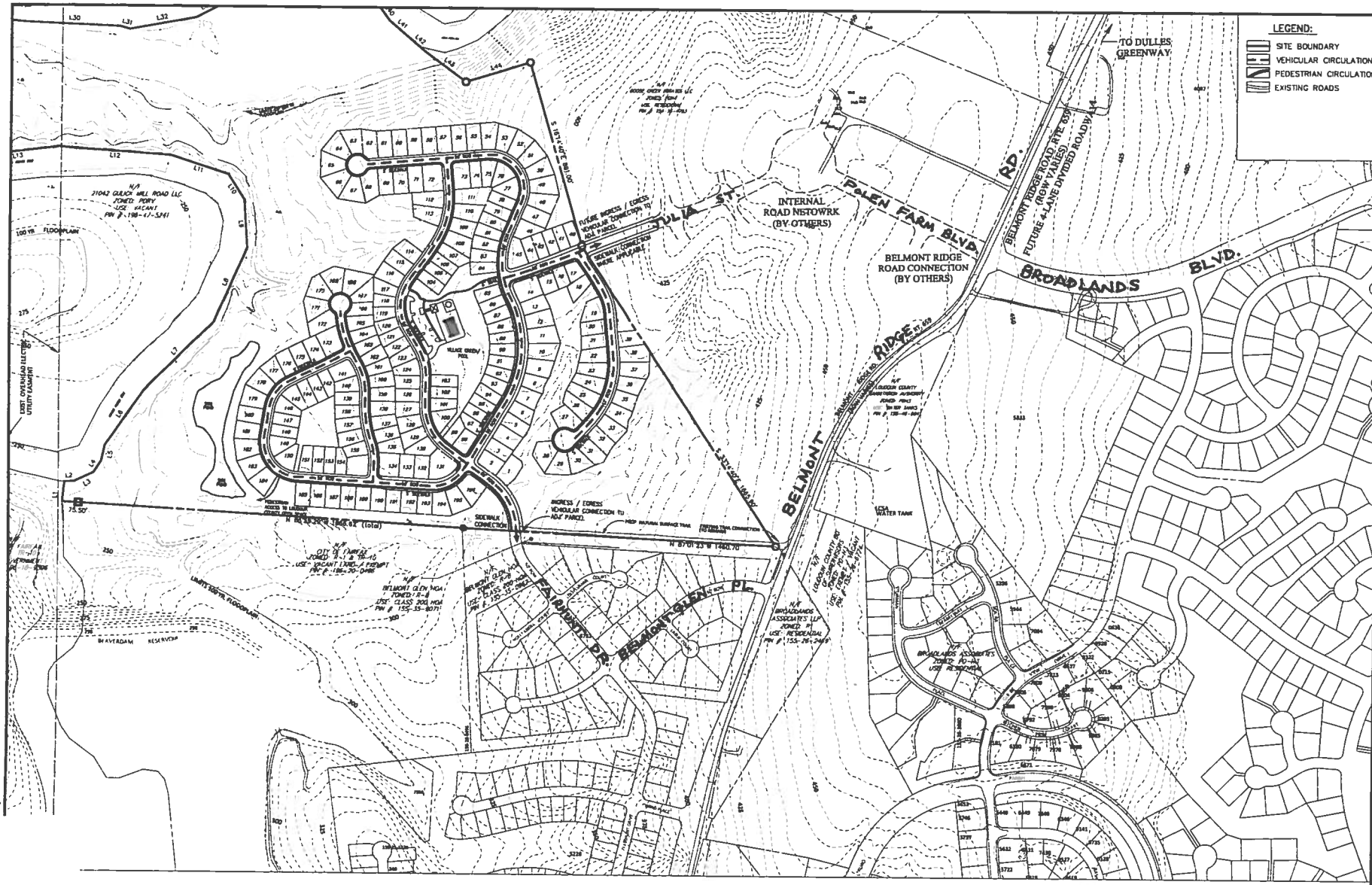
REVISION DATE
03-25-04 - REVISED
PER COUNTY COMMENTS

TRAFFIC / PEDESTRIAN CIRCULATION PLAN
TAX MAP: 78 PARCEL 9 MCPI: 195-19-3084

Date: 02-15-02
Scale 1" = 200'
SHEET 5 OF 10

ATTACHMENT 3

APPROVED
ZMAP 04-06



CIRCULATION NOTES

1. ACCESS SHALL BE PROVIDED WITH A PUBLIC STREET CONNECTION WITH BELMONT GLEN SUBDIVISION AND AN INTER-PARCEL CONNECTION WITH GOOSE CREEK PRESERVE ALONG THE NE. BOUNDARY.

2. A 5' WIDE CONCRETE SIDEWALK SHALL BE PROVIDED AS SHOWN ON THIS PLAN.

3. A PROPOSED NATURAL SURFACE DRIVE LOCATED ALONG THE SOUTHERN BOUNDARY SHALL PROVIDE PEDESTRIAN ONLY ACCESS FROM THE COMMUNITY TO THE BELMONT RIDGE ROAD TRAIL.

Dewberry
Dewberry & Davis LLC
1503 Edwards Ferry Road, Suite 200, Leesburg, Virginia 20176
Phone 703.771.8004 Metro 703.478.1333 Fax 703.771.4091
www.dewberry.com

VEHICULAR/PEDESTRIAN CIRCULATION PLAN

MCPI: 195-19-3094

TAX MAP: 79 PARCEL B

BELMONT GLEN VILLAGE
ZONING CONCEPT PLAN AMENDMENT

Dulles Election District — Loudoun County, Virginia

REVISION		
DATE	MCPI	BY

DRAWN BY: STB
CHECKED BY: WEF
DATE: 6-12-08
SCALE: 1" = 200'
NORTH
SHEET 4 OF 7
FILE NO: RZ-122-LC

A-050

ATTACHMENT 4

PROPOSED
ZCPA 09-07

COUNTY OF LOUDOUN
PARKS, RECREATION AND COMMUNITY SERVICES
REFERRAL MEMORANDUM

To: Mike Elabarger, Project Manager, Planning Department **(MSC#62)**

From: Brian G. Fuller, Park Planner, Facilities Planning and Development **(MSC #78)**

Through: Mark A. Novak, Chief Park Planner, Facilities Planning and Development

CC: Diane Ryburn, Director

Steve Torpy, Assistant Director

Su Webb, Park Board, Chairman, Catoctin District

Jean Ault, Park Board, Vice Chairman, Dulles District

Robert C. Wright, PROS Board, Open Space Member

James E. O'Connor, PROS Board, Open Space Member

Date: February 16, 2010

Subject: **Belmont Glen Village (3rd Submission)**
ZCPA 2009-0007 & ZMOD 2009-0004

Election District: Dulles **Sub Planning Area:** Ashburn

MCPI # 195-19-3084

BACKGROUND AND ANALYSIS:

The Property is located on the west side of Route 659 (Belmont Ridge Road), north of the Beaverdam Reservoir and along the east side of Goose Creek. The Property is also approximately one mile south of the Route 659 grade-separated interchange on the Dulles Greenway, and across Route 659 from the Broadlands planned community. The Property was rezoned June 15, 2004 (ZMAP 2004-0006) to PD-H3 (administered as R-8 Traditional Design Option) Planned Development Housing and consists of approximately 143 acres. The Applicant is ultimately developing the Property as a single family detached residential community.

As part of the rezoning, approximately 61.33 acres of land along Goose Creek is proffered to be dedicated to the County as depicted on the CDP as Open Space/Park Land along Goose Creek. The Department of Parks, Recreation and Community Services (PRCS) supported the dedication of the park land as a great opportunity to preserve the environmental integrity of the stream and river corridor in the form of a linear park. A linear park would offer interesting educational opportunities in promoting awareness of the river and stream ecosystem, wildlife habitat, and cultural heritage studies. PRCS also views this as an important linkage for a stream corridor trail system, connecting the Beaverdam Reservoir to the south, to the Goose Creek Preserve planned community to the north.

The Applicant has now submitted a ZCPA to amend ZMAP 2004-0006 from the approved concept plan from the R-8 traditional design option to standard R-8. Also, a ZMOD has been submitted to modify Sections 3-509, 4-109, 4-110, and 7-103 for minimum buffer, external site relationships, and internal site relationships, and affordable dwelling unit density adjustments. Staff has also previously reviewed and commented on several of the project plans, including SPBL 2004-0026, SBRD 2007-0010, CPAP 2008-0066, and SBRD 2009-0002.

COMMENTS:

With respect to the Department of Parks, Recreation and Community Services (PRCS), Staff offers the following comments and recommendations:

1. On Sheet 3 of the CDP, please label Landbay "C" Open Space Dedication Line as, "Future Public Passive Park."

   Applicant Response: *Sheet 3 has been revised as recommended.*

   Issue Status: **Resolved.**

2. PRCS requests that the Applicant proffer signage within the "Future Public Passive Park" in Landbay C. This may include, but not be limited to, entrance signage, interpretive signage, and trail markers. The signage should meet PRCS standards at the time of installation.

   Applicant Response: *The applicant is proffering a $1,000 contribution to the County to install directional signage for the passive park.*

   Issue Status: **PRCS acknowledges the addition of Proffer 36 and appreciates the Applicant's contribution toward future park signage. However, Staff requests that the 2nd sentence of Proffer 36 be revised to state the contribution shall be paid at time of parkland dedication at County request, per Proffer 12.**

   Applicant Response: *Proffer 35 (formerly Proffer 36) has been revised as recommended by staff.*

   Issue Status: **Resolved.**

3. PRCS requests a revised entrance to Landbay C, to include a trailhead with vehicular parking in the vicinity of the future Loudoun Water Pump Station.

   Applicant Response: *Since this is a single family residential community, it was never intended that Belmont Glen Village would provide vehicular access for*

members of the public to access the Goose Creek passive linear park. Rather, vehicular traffic could park and access the linear park from the Tillet park site to the south of the commercial portion of Goose Creek Village to the north. Pedestrian access is being provided to the general public from the Belmont Ridge Road trail via the access trail provided on the existing gravel roadway along the south side of Belmont Glen Village property to the pedestrian sidewalk network within Belmont Glen Village to the break between lots 184 and 185. The applicant will grant a public access to the County-owned parkland over the access driveway being constructed to access the stormwater management pond for maintenance.

Issue Status: Staff notes the labels on the CDP and the revision of Proffer 16. However, please revise the 1st sentence, line 5, to refer to Proffer 11 above, not Proffer 12.

Furthermore, please revise the Proffer to state that a public access easement will be placed over the trail at the time of public parkland dedication, per (revised) Proffer 12.

Applicant Response: Proffer 16 has been revised as recommended by staff.

Issue Status: Resolved.

4. PRCS requests that the Applicant consider adjusting the location of the "SWM Pond" out of Landbay C.

   Applicant Response: The land area encompassed by the SWM pond has been excluded from the area being dedicated to the County, in response to staff's request. The applicant is maintaining the current commitment of dedicating 61.33 acres to the County for the passive linear park along Goose Creek.

   Issue Status: Resolved.

CONCLUSION:

PRCS has reviewed the Applicant's responses and would not be in objection to an approval of this application as presented.

If you have any questions or concerns regarding these comments, please do not hesitate to contact me personally via phone at 571-258-3251, or via e-mail at brian.fuller@loudoun.gov. You may also contact Mark Novak, Chief Park Planner, via phone at 703-737-8992, or via e-mail at mark.novak@loudoun.gov. I look forward to attending any meetings or work sessions to offer PRCS support, or to be notified of any further information regarding this project.

COUNTY OF LOUDOUN
PARKS, RECREATION AND COMMUNITY SERVICES
REFERRAL MEMORANDUM

To: Mike Elabarger, Project Manager, Planning Department **(MSC#62)**

From: Brian G. Fuller, Park Planner, Facilities Planning and Development **(MSC #78)**

Through: Mark A. Novak, Chief Park Planner, Facilities Planning and Development

CC: Diane Ryburn, Director

Steve Torpy, Assistant Director

Su Webb, Park Board, Chairman, Catoctin District

Jean Ault, Park Board, Vice Chairman, Dulles District

RECEIVED
DEC 01 2009
PLANNING DEPARTMENT

Date: November 24, 2009

Subject: **Belmont Glen Village (2nd Submission)**
ZCPA 2009-0007 & ZMOD 2009-0004

Election District: Dulles **Sub Planning Area:** Ashburn

MCPI # 195-19-3084

BACKGROUND AND ANALYSIS:

The Property is located on the west side of Route 659 (Belmont Ridge Road), north of the Beaverdam Reservoir and along the east side of Goose Creek. The Property is also approximately one mile south of the Route 659 grade-separated interchange on the Dulles Greenway, and across Route 659 from the Broadlands planned community. The Property was rezoned June 15, 2004 (ZMAP 2004-0006) to PD-H3 (administered as R-8 Traditional Design Option) Planned Development Housing and consists of approximately 143 acres. The Applicant is ultimately developing the Property as a single family detached residential community.

As part of the rezoning, approximately 61.33 acres of land along Goose Creek is proffered to be dedicated to the County as depicted on the CDP as Open Space/Park Land along Goose Creek. The Department of Parks, Recreation and Community Services (PRCS) supported the dedication of the park land as a great opportunity to preserve the environmental integrity of the stream and river corridor in the form of a linear park. A linear park would offer interesting educational opportunities in promoting awareness of the river and stream ecosystem, wildlife habitat, and cultural heritage studies. PRCS also views this as an important linkage for a stream corridor trail system, connecting the Beaverdam Reservoir to the south, to the Goose Creek Preserve planned community to the north.

The Applicant has now submitted a ZCPA to amend ZMAP 2004-0006 from the approved concept plan from the R-8 traditional design option to standard R-8. Also, a ZMOD has been submitted to modify Sections 3-509, 4-109, 4-110, and 7-103 for minimum buffer, external site relationships, and internal site relationships, and affordable dwelling unit density adjustments. Staff has also previously reviewed and commented on several of the project plans, including SPBL 2004-0026, SBRD 2007-0010, CPAP 2008-0066, and SBRD 2009-0002.

COMMENTS:

With respect to the Department of Parks, Recreation and Community Services (PRCS), Staff offers the following comments and recommendations:

1. On Sheet 3 of the CDP, please label Landbay "C" Open Space Dedication Line as, "Future Public Passive Park."

   Applicant Response: *Sheet 3 has been revised as recommended.*

   Issue Status: Resolved.

2. PRCS requests that the Applicant proffer signage within the "Future Public Passive Park" in Landbay C. This may include, but not be limited to, entrance signage, interpretive signage, and trail markers. The signage should meet PRCS standards at the time of installation.

   Applicant Response: *The applicant is proffering a $1,000 contribution to the County to install directional signage for the passive park.*

   Issue Status: PRCS acknowledges the addition of Proffer 36 and appreciates the Applicant's contribution toward future park signage. However, Staff requests that the 2nd sentence of Proffer 36 be revised to state the contribution shall be paid at time of parkland dedication at County request, per Proffer 12.

3. PRCS requests a revised entrance to Landbay C, to include a trailhead with vehicular parking in the vicinity of the future Loudoun Water Pump Station.

   Applicant Response: *Since this is a single family residential community, it was never intended that Belmont Glen Village would provide vehicular access for members of the public to access the Goose Creek passive linear park. Rather, vehicular traffic could park and access the linear park from the Tillet park site to*

the south of the commercial portion of Goose Creek Village to the north. Pedestrian access is being provided to the general public from the Belmont Ridge Road trail via the access trail provided on the existing gravel roadway along the south side of Belmont Glen Village property to the pedestrian sidewalk network within Belmont Glen Village to the break between lots 184 and 185. The applicant will grant a public access to the County-owned parkland over the access driveway being constructed to access the stormwater management pond for maintenance.

Issue Status: Staff notes the labels on the CDP and the revision of Proffer 16. However, please revise the 1st sentence, line 5, to refer to Proffer 11 above, not Proffer 12.

Furthermore, please revise the Proffer to state that a public access easement will be placed over the trail at the time of public parkland dedication, per (revised) Proffer 12.

4. PRCS requests that the Applicant consider adjusting the location of the "SWM Pond" out of Landbay C.

   Applicant Response: The land area encompassed by the SWM pond has been excluded from the area being dedicated to the County, in response to staff's request. The applicant is maintaining the current commitment of dedicating 61.33 acres to the County for the passive linear park along Goose Creek.

   Issue Status: Resolved.

CONCLUSION:

Should the Applicant adequately revise the Proffers and resolve Comments 2 and 3, PRCS would not be opposed to approval of the application as presented.

If you have any questions or concerns regarding these comments, please do not hesitate to contact me personally via phone at 571-258-3251, or via e-mail at brian.fuller@loudoun.gov. You may also contact Mark Novak, Chief Park Planner, via phone at 703-737-8992, or via e-mail at mark.novak@loudoun.gov. I look forward to attending any meetings or work sessions to offer PRCS support, or to be notified of any further information regarding this project.

COUNTY OF LOUDOUN
PARKS, RECREATION AND COMMUNITY SERVICES
REFERRAL MEMORANDUM

To: Mike Elabarger, Project Manager, Planning Department **(MSC#62)**
From: Brian G. Fuller, Park Planner, Facilities Planning and Development **(MSC #78)**
Through: Mark A. Novak, Chief Park Planner, Facilities Planning and Development
CC: Diane Ryburn, Director
Steve Torpy, Assistant Director
Su Webb, Park Board, Chairman, Catoctin District
Jean Ault, Park Board, Vice Chairman, Dulles District

RECEIVED
SEP 23 2009
PLANNING DEPARTMENT

Date: September 22, 2009
Subject: **Belmont Glen Village**
ZCPA 2009-0007 & ZMOD 2009-0004
Election District: Dulles **Sub Planning Area:** Ashburn
MCPI # 195-19-3084

BACKGROUND AND ANALYSIS:

The Property is located on the west side of Route 659 (Belmont Ridge Road), north of the Beaverdam Reservoir and along the east side of Goose Creek. The Property is also approximately one mile south of the Route 659 grade-separated interchange on the Dulles Greenway, and across Route 659 from the Broadlands planned community. The Property was rezoned June 15, 2004 (ZMAP 2004-0006) to PD-H3 (administered as R-8 Traditional Design Option) Planned Development Housing and consists of approximately 143 acres. The Applicant is ultimately developing the Property as a single family detached residential community.

As part of the rezoning, approximately 61.33 acres of land along Goose Creek is proffered to be dedicated to the County as depicted on the CDP as Open Space/Park Land along Goose Creek. The Department of Parks, Recreation and Community Services (PRCS) supported the dedication of the park land as a great opportunity to preserve the environmental integrity of the stream and river corridor in the form of a linear park. A linear park would offer interesting educational opportunities in promoting awareness of the river and stream ecosystem, wildlife habitat, and cultural heritage studies. PRCS also views this as an important linkage for a stream corridor trail system, connecting the Beaverdam Reservoir to the south, to the Goose Creek Preserve planned community to the north.

The Applicant has now submitted a ZCPA to amend ZMAP 2004-0006 from the approved concept plan from the R-8 traditional design option to standard R-8. Also, a ZMOD has been submitted to modify Sections 3-509, 4-109, 4-110, and 7-103 for minimum buffer, external site relationships, and internal site relationships, and affordable dwelling unit density adjustments. Staff has also previously reviewed and commented on several of the project plans, including SPBL 2004-0026, SBRD 2007-0010, CPAP 2008-0066, and SBRD 2009-0002.

COMMENTS:

With respect to the Department of Parks, Recreation and Community Services (PRCS), Staff offers the following comments and recommendations:

1. On Sheet 3 of the CDP, please label Landbay "C" Open Space Dedication Line as, "Future Public Passive Park."

2. PRCS requests that the Applicant proffer signage within the "Future Public Passive Park in Landbay C. This may include, but not be limited to, entrance signage, interpretive signage, and trail markers. The signage should meet PRCS standards at the time of installation.

3. PRCS requests a revised entrance to Landbay C, to include a trailhead with vehicular parking in the vicinity of the future Loudoun Water Pump Station.

4. PRCS requests that the Applicant consider adjusting the location of the "SWM Pond" out of Landbay C.

CONCLUSION:

PRCS has identified above, outstanding issues that require more information to complete the review of this Application.

If you have any questions or concerns regarding these comments, please do not hesitate to contact me personally via phone at 571-258-3251, or via e-mail at brian.fuller@loudoun.gov. You may also contact Mark Novak, Chief Park Planner, via phone at 703-737-8992, or via e-mail at mark.novak@loudoun.gov. I look forward to attending any meetings or work sessions to offer PRCS support, or to be notified of any further information regarding this project.

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

GREGORY A. WHIRLEY
ACTING COMMISSIONER

RECEIVED
MAR 4 2010
LOUDOUN COUNTY
DEPARTMENT OF PLANNING

February 25, 2010

Mr. Mike Elabarger, Project Manager
County of Loudoun
Department of Planning MSC#62
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000

Re: Belmont Glen Village
Loudoun County Application Number: ZCPA 2009-0007 & ZMOD 2009-0004

Dear Mr. Elabarger:

We have reviewed the above revised application as requested and have no objection to the approval with the following comments:

1. The computations for connectivity index should also take into consideration connection to existing/future streets. Accordingly the intersection of existing Fairhunt Drive/Holly Knoll and Leesylvania Courts (Segments=3, Intersection=1), and the future connection to the adjacent property, Goose Creek Preserve, (Segment=1, Intersection=1), should also be accounted for. The total number of "Street Segments" and the "Intersections" therefore should be 15 and 10 respectively, giving a Connectivity Index (CI) of 15/10 = 1.5. Since the computed index for the designated "Suburban" area is greater than the required minimum value of 1.4, connectivity for this development is satisfied and no further exclusion is needed. (Note: In case exclusion was required then the distances should have been clearly identified on the plan view also.)

2. The applicant is cautioned that the above computed connectivity index is only applicable to the development of this property in a "single" phase. However, if phasing is proposed then each area shall individually satisfy the requirement of the connectivity index and provide access in multiple directions (minimum two (2) are needed).

If you have any questions, please call me at (703) 383-2046.

Sincerely,

Rashid Siraj, P.E.
Transportation Engineer

(App.Com-02-25-10)

COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.
COMMISSIONER

DEPARTMENT OF TRANSPORTATION
14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

November 16, 2009

RECEIVED
NOV 25 2009
PLANNING DEPARTMENT

Mr. Mike Elabarger, Project Manager
County of Loudoun
Department of Planning MSC#62
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000

Re: Belmont Glen Village
Loudoun County Application Number: ZCPA 2009-0007 & ZMOD 2009-0004

Dear Mr. Elabarger:

We have reviewed the above revised application as requested and offer the following comments:

1. Our previous Comment 1 has not been satisfactorily addressed. As stated all related design features including area types, connectivity index with computations, schematics, etc, should be provided on the plan. In addition projected traffic volume (ADT) at every intersection should be shown to verify the required width of typical section. (Preferably a road matrix showing name of roads, ADTs, widths of right-of-way and pavement.)

2. Our previous Comment 2 has not been satisfactorily addressed. The "Determination of Compliance" provided with the referral may be adequate in-lieu of the regular Chapter 527 Traffic Impact Analysis (TIA). However, previously accepted TIA along with the (agency) approval letter should also be submitted for documentation.

If you have any questions, please call me at (703) 383-2046.

Sincerely,

Rashid Siraj, P.E.
Transportation Engineer

(Com-2.11-16-09)

A-060

Elabarger, Mike

From: Siraj, Rashid, P.E. [Rashid.Siraj@VDOT.Virginia.gov]
Sent: Thursday, October 22, 2009 9:00 AM
To: Mosurak, Louis; Elabarger, Mike
Cc: cgleckner@ldn.thelandlawyers.com; James Mobley; Kraucunas, Paul J.; VanPoole, Thomas B., P.E.
Subject: Belmont Glen Village ZCPA 2009-0007 & ZMOD 2009-0004

Lou/Mike:

This is a follow-up from our meeting with you and the developer on October 15, 2009, for the subject application

It is our standing now that this development will conform to the latest edition of VDOT *Secondary Street Acceptance Requirements* (SSAR) and *Road Design Manual*, Volume 1, Appendix B(1) *Subdivision Street Design Guide*, Table 1 for Curb and Gutter Section. In accordance with these requirements one of the new items to consider is the provision for a sidewalk along public streets based on the lot size and functional classification of the road. However, these also allow a narrower street, if the projected traffic volume (ADT) does not exceed 2000 vpd, i.e. 29' for parking on both sides.

We are therefore suggesting that the applicant may reduce the proposed width of these roads - from 36' to 29', in accordance with applicable standards, to mitigate the additional requirements of providing pedestrian accommodations.

Rashid Siraj, P.E.
Transportation Engineer
Northern Virginia District
Virginia Department of Transportation
14685 Avian Parkway
Chantilly Virginia 20151-1104
Phone No.: (703) 383-2046
Email: Rashid.Siraj@VDOT.Virginia.gov

A-061

COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.
COMMISSIONER

DEPARTMENT OF TRANSPORTATION
14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

September 30, 2009

Mr. Mike Elabarger, Project Manager
County of Loudoun
Department of Planning MSC#62
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000

RECEIVED
OCT 06 2009
PLANNING DEPARTMENT

Re: Belmont Glen Village
Loudoun County Application Number: ZCPA 2009-0007 & ZMOD 2009-0004

Dear Mr. Elabarger:

We have reviewed the above application as requested and offer the following comments:

1. Since the layout of the proposed development has been considerably revised from the previously approved plat it is now subject to the latest VDOT *Secondary Street Acceptance Requirements* (SSAR). The applicant therefore should ensure conformance by providing on the plan all related design features including area types, connectivity index and computations, schematics, etc.

2. It appears that no phase of the previously approved plat for this development was ever constructed. The revised layout on the same site is now considered a new development generating traffic volume in excess of 100 vph on a state controlled highway, i.e. Belmont Ridge Road, Route 659. In accordance with Chapter 527 Regulation this may qualify for submitting a new traffic impact analysis to VDOT for further review and comment. Loudoun County may consider this application accordingly.

3. The road layout proposed for the development should provide an adequate line of sight at the intersections without impacting the location of the adjacent lots. We strongly suggest verifying the sight distance at this time to avoid complications resulting from relocating these lots in future.

If you have any questions, please call me at (703) 383-2046.

Sincerely,

Rashid Siraj, P.E.
Transportation Engineer
(Com.09-30-09)

A-062

COUNTY OF LOUDOUN

DEPARTMENT OF BUILDING AND DEVELOPMENT

REFERRAL MEMORANDUM

RECEIVED
FEB 12 2010
LOUDOUN COUNTY
DEPARTMENT OF PLANNING

DATE: February 9, 2010

TO: **MSC#62** Mike Elabarger, Department of Planning

FROM: **MSC#60A** Will Himel, Planner

THROUGH: **MSC#60A** Mike Seigfried, Assistant Director for Land Subdivision

SUBJECT: **ZCPA-2009-0007 & ZMOD-2009-0004 Belmont Glen Village**
THIRD REVIEW

Thank you for the opportunity to review the plat [dated June 6, 2009 and last revised on January 22, 2010], and Proffer Statement related to the Belmont Glen Village zoning concept plan amendment and zoning modification applications.

These applications are related to ZMAP-2002-0009 and seek to modify the zoning of the property from PD-H3 administered as R-8 traditional design to PD-H3 administered as R-8 standard design.

Previous comments were satisfactorily addressed and no additional comments are offered at this time. Should additional revisions be forthcoming, Staff requests an opportunity to review these documents.

A-063

COUNTY OF LOUDOUN

DEPARTMENT OF BUILDING AND DEVELOPMENT

REFERRAL MEMORANDUM

RECEIVED
NOV 19 2009
PLANNING DEPARTMENT

DATE: November 19, 2009

TO: **MSC#62** Mike Elabarger, Department of Planning

FROM: **MSC#60A** Will Himel, Planner

THROUGH: **MSC#60A** Mike Seigfried, Assistant Director for Land Subdivision

SUBJECT: **ZCPA-2009-0007 & ZMOD-2009-0004 Belmont Glen Village**
SECOND REVIEW

Thank you for the opportunity to review the plat [dated June 6, 2009 and last revised on November 6, 2009], Statement of Justification, Zoning Ordinance Modifications, and Proffer Statement related to the Belmont Glen Village zoning concept plan amendment and zoning modification applications.

These applications are related to ZMAP-2002-0009 and seek to modify the zoning of the property from PD-H3 administered as R-8 traditional design to PD-H3 administered as R-8 standard design.

Previous comments were satisfactorily addressed.

While no proffers were submitted for review on the first submission, a revised proffer statement was provided with this submission. Upon review of the revised proffer statement, Staff offers the following comments:

1. In Proffer Statement I(1), as Sheet 7 depicts zoning ordinance modifications and diagrams associated with the proposed development, it is recommended that Sheet 7 also be proffered. As it relates to Sheet 7, Staff notes the building height note in inconsistent with Proffer X. This note should be revised to be consistent with Proffer X.

2. Throughout the Proffer Statement, Belmont Glen is referenced as 'Drive'. However, according to County records this should be Belmont Glen 'Place'. Please replace 'Drive' with 'Place throughout the Proffer Statement.

3. In Proffer Statement I(2),referencing public road access, please revise the word Adjacent with Adj. to match the actual language used on Sheet 4 of the Concept Development Plan.

4. Regarding Proffer V(9), referencing sidewalks, on Sheet 3 please add a label and leader arrow to indicate the sidewalks or add an appropriate notation to the legend depicting these, or change the referenced sheet from Sheet 3 to Sheet 4 in the Proffer Statement.

A-064

5. Regarding Proffer Statement VI(12), referencing dedication of open space/park land, how wide will the public access easement be between Lots 184 & 185? What materials will be used in its construction? As this is a proposed public access easement it should be depicted on the Concept Development Plan and its width and construction materials described.

6. Regarding Proffer Statement VI(16), referencing trails, will the 5' wide trail between Lots 121/122 & 162/163 be located within an easement, on open space, or on these individual lots? Staff recommends the trail be located off of the individual lots and on an open space parcel.

7. Regarding Proffer Statement VI(17), referencing the archaeological site, this site could not be discerned on the concept development plan. Staff recommends depicting the site on the Concept Development Plan and adding to the Proffer Statement this sheet number.

8. In Proffer Statement VI(19), referencing tree conservation, it is recommended that language be added to state that the approved Tree Conservation Plan be posted or otherwise made available on site as reference for construction personnel.

9. Regarding Proffer Statement VIII(22), referencing storm drainage, VDOT recently revised its regulations concerning storm water discharge. Please ensure any proffers conform with these new regulations.

10. In Proffer Statement VIII(26), please capitalize the word "proffer" on line12.

11. Regarding parking, how many parking spaces per unit are being proposed? How and where will these spaces be provided? The proffers and concept development plan do not appear to address this.

COUNTY OF LOUDOUN

DEPARTMENT OF BUILDING AND DEVELOPMENT

REFERRAL MEMORANDUM

DATE: September 21, 2009

TO: **MSC#62** Mike Elabarger, Department of Planning

FROM: **MSC#60A** Will Himel, Planner Will Himel

THROUGH: **MSC#60A** Mike Seigfried, Assistant Director for Land Subdivision for MS

SUBJECT: **ZCPA-2009-0007 & ZMOD-2009-0004 Belmont Glen Village**

Thank you for the opportunity to review the plat, Statement of Justification, and Zoning Ordinance Modifications checklist related to the Belmont Glen Village zoning concept plan amendment and zoning modification applications.

These applications are related to ZMAP-2002-0009 and seek to modify the zoning of the property from PD-H3 administered as R-8 traditional design to PD-H3 administered as R-8 standard design.

No additional proffers are proposed to those previously approved.

At this time Staff offers the following comments:

1. On sheet 1 of the plat, it is recommended that in Note 23 specific schools not be listed, as these will likely change. Alternately, a revision of the note reading "the property is proposed to be served by the following public facilities:" or similar is recommended.

2. Throughout the plat the label for Goose Creek is small: it is recommended that this be increased in size.

3. Throughout the plat Staff recommends numbering or otherwise identifying each of the individual open space parcels [ex.: A, B, C, etc.].

4. On sheet 3 and elsewhere on the plat, there is a parcel adjacent to proposed Lot 39 that is not labeled but would appear to be open space. It is recommended that this be reviewed and revised as needed.

5. On sheet 2 of the Statement of Justification, at the end of Line 3 under Project Summary, please revise the spelling of 'singe' to single.

A-066

RECEIVED
SEP 23 2009
PLANNING DEPARTMENT

LOUDOUN WATER

WWW.LOUDOUNWATER.ORG

PO Box 4000 | 44865 Loudoun Water Way | Ashburn, VA 20146
TEL 571.291.7700 | FAX 571.223.2910

December 3, 2009

Mr. Mike Elabarger
Department of Planning
1 Harrison Street, S.E.
P. O. Box 7000
Leesburg, Virginia 20177-7000

Re: ZCPA-2009-0007 & ZMOD-2009-0004; Belmont Glen Village

Dear Mr. Elabarger:

Loudoun Water has reviewed the referenced application and offers no objection to its approval. Public water and sanitary sewer service would be contingent upon the developer's compliance with Loudoun Water's Statement of Policy; Rates, Rules and Regulations; and Design Standards.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Julie Atwell

Julie Atwell
Engineering Administrative Specialist

A-067

LOUDOUN WATER

WWW.LOUDOUNWATER.ORG

PO Box 4000 | 44865 Loudoun Water Way | Ashburn, VA 20146
TEL 571.291.7700 | FAX 571.223.2910

September 29, 2009

Mr. Mike Elabarger
Department of Planning
1 Harrison Street, S.E.
P. O. Box 7000
Leesburg, Virginia 20177-7000

Re: **ZMOD-2009-0004 & ZCPA -2009-0007; Belmont Glen Village**

Dear Mr. Elabarger:

Loudoun Water has reviewed the referenced referral application and offers the following comments:

- Provide either open space between lots 191 & 192 for the sanitary sewer (as previously proposed) or 30' easement for the sanitary sewer as it traverses the lots.

- Provide Loudoun Water with an updated/revised water model prior to submission of revisions to the approved site plan.

- Loudoun Water might require that water main be extended from the cul-de-sac ending near lot 169 to Fairhunt Drive, this will be determined upon review of the updated water model and the revised site plan.

Water and sewer service would be contingent upon the developer's compliance with the Authority's Statement of Policy; Rates, Rules and Regulations; and Design Standards. Should you have any questions, please advise.

Sincerely,

Julie Atwell

Julie Atwell
Engineering Administrative Specialist

A-068

The Goose Creek Scenic River Advisory Committee
751 Miller Drive, Suite C-2 · Leesburg, VA 20175
571-233-1703 · GooseCreekRiver@yahoo.com

November 16, 2009

Mr. Mike Elabarger, Project Manager
Loudoun County Planning Department
1 Harrison Street, S.E., 3rd Floor
P.O. Box 7000
Leesburg VA 20177-7000

In re: ZCPA 2009-0007 & ZMOD 2009-004 – Belmont Glen Village

Dear Mr. Elabarger:

In response to your request for comments on this proposal, we feel that the applicant has complied with all the requests our Committee has made in respect to the protection of Goose Creek and its 300' scenic easement along the length of the property abutting the creek. We appreciate also their moving two lots out of the easement area.

The Goose Creek Scenic River Advisory Board has no further recommendation at this time.

Sincerely,

Helen E. Casey

Chairman	Vice Chairman	Committee	
Mark Peterson	John Isom	Helen E. Casey	Steven Combs-Lafleur
		Phil Daley	Benjamin C. Lawrence
		Kurt Erickson	Joan G. Rokus
		Lynn Gibson	

A-069

The Goose Creek Scenic River Advisory Committee
46753 Winchester Drive • Sterling, Virginia 20164-2200
703-430-3668 • GooseCreek2002@msn.com

September 11, 2009

RECEIVED
SEP 14 2009
PLANNING DEPARTMENT

Mr. Mike Elabarger
Loudoun County Planning Department
1 Harrison Street, S.E., 3rd Floor
P.O. Box 7000
Leesburg VA 20177-7000

In re: ZCPA 2009-0007 & ZMOD 2009-0004, Belmont Glen Village

Dear Mr. Elabarger:

Thank you for the opportunity to comment on ZCPA 2009-0007 & ZMOD 2009-0004, Belmont Glen Village.

There does not appear to be any change in the property as it affects Goose Creek and its scenic easement buffers as was first agreed upon by the property developers.

Please keep us apprised of other referrals and/or information that may affect Goose Creek scenic beauty or water quality in regard to this project. As information is developed, we reserve the right to bring any further comments to your attention.

Sincerely,

Helen E Casey

Helen E. Casey, Chairman

cc. Goose Creek Scenic River Advisory Committee

Chairman
Helen E. Casey

Vice-Chairman
Joan G. Rokus

Board
Steven Combs-Lafleur
Kurt Erickson
Benjamin C. Lawrence
Frederick B. McIntosh

Advisor
Frederick M. Crabtree

A-070

LOUDOUN COUNTY, VIRGINIA
Department of Fire, Rescue and Emergency Management
803 Sycolin Road, Suite 104 Leesburg, VA 20175

Memorandum

To: Mike Elabarger, Project Manager
From: Maria Figueroa Taylor, Fire-Rescue Planner
Date: December 3, 2009
Subject: Belmont Glen Village, Second Referral
ZCPA 2009-0007 & ZMOD 2009-0004

Thank you for the opportunity to review the applicant's response to first referral comments dated September 24, 2009 regarding the above captioned applications. The fire-Rescue Planning Staff has no further comments.

If you have any questions or need additional information, please contact me at 703-777-0333.

c: Project file

LOUDOUN COUNTY, VIRGINIA
Department of Fire, Rescue and Emergency Management
803 Sycolin Road, Suite 104 Leesburg, VA 20175

Memorandum

To: Mike Elabarger, Project Manager
From: Maria Figueroa Taylor, Fire-Rescue Planner
Date: September 24, 2009
Subject: Belmont Glen Village
ZCPA 2009-0007 & ZMOD 2009-0004

Thank you for the opportunity to review the above captioned applications.

The Planning Staff in agreement with the Fire Marshal's office is not opposed to the zoning modifications as requested. Although the Applicant stated that development will be restricted to no more than 31 units until access is provided through the Goose Creek Estates property Staff is concerned with the limited access available to the site. Staff respectfully requests information regarding the timing of the construction of the second access point and a brief summary of the proposed internal road network as well as how many additional units are approved as part of the Goose Creek Estates development that would be served by the same access point.

If you have any questions or need additional information, please contact me at 703-777-0333.

RECEIVED
SEP 28 2009
PLANNING DEPARTMENT

c: Project file

Loudoun County Health Department

P.O. Box 7000
Leesburg VA 20177-7000

Environmental Health
Phone: 703 / 777-0234
Fax: 703 / 771-5023

Community Health
Phone: 703 / 777-0236
Fax: 703 / 771-5393

28 August 2009

MEMORANDUM TO: Mike Elabarger, Project Manager
Department of Planning, **MSC 62**

FROM: Matthew D. Tolley
Sr. Env. Health Specialist
Division of Environmental Health, **MSC 68**

SUBJECT: **ZCPA 2009-0007 & ZMOD 2009-0004; Belmont Glen Village**
LCTM: 78/9 (PIN 195-19-3084)

The Health Department recommends approval of this application. The proposed development will utilize public water and sewer. There is a hand-dug well and septic tank serving the house in the southern part of the property which will have to be permitted and abandoned prior to record plat. Likewise, serving the house on the northern part of the property there are three wells and a septic tank which will require a similar treatment. The plat reviewed was prepared by Dewberry and was dated 12 June 2009.

Attachments Yes ___ No_X

If further information or clarification on the above project is required, please contact Matt Tolley at 771-5248.
MDT/JEL/mt
c:subdvgd.ref

RECEIVED
SEP - 1 2009
PLANNING DEPARTMENT

VDH VIRGINIA DEPARTMENT OF HEALTH
Protecting You and Your Environment

A-073

Elabarger, Mike

From: church, boyd
Sent: Monday, September 21, 2009 2:53 PM
To: Elabarger, Mike
Cc: Williford, Randy
Subject: Belmont Glen Village ZCPA 2009-0007 & ZMOD 2009-0004

Dear Mike,

The Department of General Services reserves the right to comment on the above referenced project when stormwater management plans are developed usually at the Development Review stage. If you have any questions, please contact me.

Sincerely,
Boyd M. Church
Sr. Stormwater Engineer
Loudoun County Dept. of General Services
803 Sycolin Rd. S.E. Suite 100
Leesburg, VA 20175
571-258-3204 (direct)
571-233-9629 (mobile)

A-074

MEMORANDUM

RECEIVED
FEB 24 2010
LOUDOUN COUNTY
DEPARTMENT OF PLANNING

TO: Mike Elabarger, Department of Planning (#62)

FROM: Larr Kelly, Zoning Division, Department of Building and Development (#60) LEK

DATE: February 24, 2010

RE: ZCPA 2009-0007: Belmont Glen Village

As requested, I have reviewed the revised draft proffers, dated January 22, 2010, for the above referenced Zoning Concept Plan Amendment application. Pursuant to this review I offer the following comments:

1. In regard to proffers 13. and 18., which proffer the provision of an "open space/conservation easement" and a "scenic easement", respectively, I am uncertain as to the intended difference between the two easements. The scenic easement, which I presume is to be dedicated to the Board of Supervisors, would be ineffective as an easement on the "Future Public Passive Park" as the County would own the underlying fee. If the scenic easement is to be granted to the County as it pertains to the HOA's open space, it appears that the purpose of the two easements, to ensure that the eased area remains undisturbed, will essentially be fulfilled by either easement, and I do not believe that both easements are necessary. However, I also note that while the open space/conservation easement allows for utilities, stormwater management, BMP facilities, and trails there is no specific mention of these facilities in the scenic easement language. Yet, the CDP shows at least half of the stormwater management pond lying within the area intended to be subject to the scenic easement, so it is not clear whether stormwater management facilities are or are not intended to be allowed within the scenic easement area. I suggest that this be clarified. The CDP also shows a trail from between Lots 64 and 65 as necessarily having to cross the scenic easement and it is not clear if trails are to be permitted within the scenic easement. Again, I suggest that this be clarified. One way to do this would be to incorporate the last sentence of proffer 18, which allows for the removal of dead, damaged, dying or diseased trees, into proffer 13, while retaining the existing exemption found within proffer 13, and then deleting proffer 18.

2. In regard to proffer 16.D., in the second line thereof, I suggest that the phrase "shown on Sheet 3 of the CDP" be changed to read "shown on Sheet 4 of the CDP as '5' sidewalk with steps'".

3. In further regard to proffer 16.D., in the third line thereof, the applicant has referenced "Lots 121, 122, 162 and 163". Based on what is shown on the CDP, I suggest that this be changed to "Lots 119, 120, 161 and 162".

4. In regard to proffer 25., in the eighth and ninth lines of the second paragraph thereof, I suggest that the phrase "in the Proffer Statement dated July 6, 2009 and revised through January 11, 2010" be deleted. Not only is the second referenced date incorrect, this whole phrase is unnecessary, as the preceding cross reference to Proffer 23 is sufficient

5. In regard to proffer 31., concerning the reforestation plan, I note that in some instances the applicant uses capital letters, appearing to create the term "Reforestation Plan" as a term of art, and at other times in the proffer, the term is written with lower case letters. I suggest that the term be clearly made a term of art and that capital letters be used consistently in referencing the Reforestation Plan.

6. In regard to the cover sheet for Exhibit B, I suggest that the word "preared" be changed to "prepared".

7. These proffers will need to be signed by all landowners, and be notarized, prior to the public hearing on this application before the Board of Supervisors.

RECEIVED
MAR 17 2010
LOUDOUN COUNTY
DEPARTMENT OF PLANNING

MEMORANDUM

TO: Mike Elabarger, Department of Planning (#62)

FROM: Larr Kelly, Zoning Division, Department of Building and Development (#60) JEK

DATE: March 17, 2010

RE: ZCPA 2009-0007: Belmont Glen Village

As requested, I have reviewed the revised draft proffers, dated March 12, 2010, for the above referenced Zoning Concept Plan Amendment application. Pursuant to this review I offer the following comments:

1. In regard to proffer 16.D., in the second line thereof, I suggest that a closed parenthesis be placed after the word "steps".

2. In regard to proffer 30. I note that the applicant references sheets A, B, and C of the Concept Development Plan. I further note that proffer 1 indicates that these three sheets, dated June 12, 2009 and revised through March 12, 2010, are proffered. However, the Concept Plan with these dates does not contain Sheet A, B, or C. I suggest that these three sheets, dated as referenced, be attached to, and included as part of, the Concept Development Plan.

3. These proffers will need to be signed by all landowners, and be notarized, prior to the public hearing on this application before the Board of Supervisors.

STATEMENT OF JUSTIFICATION

BELMONT GLEN VILLAGE
Zoning Concept Plan Amendment Application

TM 78, Parcel 9, MCPI #195-19-3084
June 12, 2009
Revised November 6, 2009

---

1. Introduction

Bayshire, LC of McLean, Virginia, is the applicant for the Zoning Concept Plan Amendment (ZCPA) for the proposed Belmont Glen Village community (MCPI #195-19-3084), which includes 143 acres. The Rouse/Belmont Glen rezoning application was approved in June 2004 for a residential community of 196 single-family detached dwelling units at a density of 1.37 dwelling units per acre. The property is located within the suburban policy area designated in the Revised General Plan on the west side of Route 659 (Belmont Ridge Road), the east side of Goose Creek, north of the Beaverdam Reservoir and south of the Dulles Greenway. The property is planned for residential use in the Revised General Plan (RGP) at a density between one and four dwelling units per acre. The original rezoning was for the PD-H3 zoning district administered under the R-8 traditional design option. The primary traditional design feature of the approved concept plan, along with an interconnecting street network, was the use of alleys with rear-loaded units along the alleys, and front-loaded units that required the garage to be set back twenty feet from the front of the house. The concept plan also proposed a highly clustered lay-out, maintaining nearly two-thirds of the site as open space, much of which is located adjacent to Goose Creek and is proffered for dedication to Loudoun County.

Since the time of rezoning approval, the applicant has received preliminary subdivision and construction plan approval for the project. As a result of these applications, the applicant came to the understanding that the traditional design option placed on a site with the topographical features of this property results in "over-engineering" the property. There also was difficulty finding homebuilders who had houses that could be accommodated on the lots with the slopes of the approved plans. As a result, the applicant undertook a new study of the property, which has resulted in the revised concept plan with an alternative lay-out for the approved 196 lots that fits better with the site topography. This revised lay-out is better suited to the requirements of the standard R-8 building and lot requirements, creating the need for the proposed zoning concept plan amendment application. The proposed concept plan amendment would develop the property under the standard R-8 district requirements. The revised concept plan will maintain the same density and number of dwelling units, as well as retaining the significant environmental protection features and the preservation of permanent open space to protect the green infrastructure and to

preserve the environmental integrity of the property.

2. Project Summary

The applicant for Belmont Glen Village is requesting to amend the approved concept plan from being administered under the R-8 district traditional design option to being administered under the standard R-8 district requirements. The revised concept plan will continue to provide 196 single family detached lots divided between small and large lot units. Open space will continue to be the predominant feature of the property with 67 percent of the land area preserved as permanent open space, with two-thirds of the open space area being dedicated to the County.

Belmont Glen Village will have no direct vehicular access to Belmont Ridge Road (Route 659), but will have access through inter-parcel access through the communities initially to the south and eventually to the east, as well, when the Goose Creek Estates property is developed. Internal access will be provided by public residential streets designed and built to Virginia Department of Transportation (VDOT) standards. Route 659 is planned for an ultimate six-lane, controlled access, median-divided, minor arterial roadway, with a four-lane divided interim improvement.

In summary, Belmont Glen Village constitutes the following:

Size:		143 ± acres
Existing Zoning and Concept Plan:		PD-H3 administered under the R-8 district traditional design option
Proposed Zoning and Concept Plan:		PD-H 3 administered under the standard R-8 district requirements
Density:		1.37 dwelling units per acre
Development Program:		196 single family detached dwelling units
Project Amenities:		Community design that implements green infrastructure policies with tree preservation areas, dedication of open space encompassing Goose Creek floodplain and wetlands, active recreation space and open space central to the community, sidewalks and pedestrian trails throughout property.
Open Space:		67 percent permanent open space (97 acres)
Surrounding Land Use:	North:	Goose Creek, transition residential across Goose Creek
	East:	Vacant (zoned PD-H4 residential)
	South:	Residential (Belmont Glen) & Goose Creek Reservoir
	West:	Goose Creek, transition residential across Goose Creek, [redacted]

A-79

Planned Land Use: Suburban policy area/residential east of Goose Creek
Transition policy area west of Goose Creek

The revised concept plan, which works better with the existing grades on the property, offers many advantages over the approved concept plan lay-out, outlined as follows:

- The proposed design is more consistent with the existing topography resulting in less overall earthwork and existing landform modification.
- The more efficient lay-out reduces infrastructure needs including reduced road lengths, site utilities, elimination of alleys, less need for retaining walls, and, when needed, smaller retaining walls, and a potential decrease in wetland impacts.
- By following the topography, the pedestrian network will be more user friendly, especially in terms of ADA accessibility, with less steep grades encountered in the pedestrian system.
- As a result of eliminating the alleys and a more efficient street lay-out, there is a 5.2 acre reduction of the impervious surface on the property, an increase in the pervious area on individual lots, and an overall increase in the open space on the property.
- The central community open space has increased nearly two acres in area from 1.8 acres to 3.6 acres, while the significant open space area preserved along Goose Creek remains unaffected.
- These elements also potentially lead to a decrease in the stormwater management requirements, thereby allowing for increased opportunities to use low impact design techniques.
- Together, these features result in a "greener community" design.
- The costs of home construction also are reduced as a result of the revised lay-out, resulting in a more-cost efficient home to the consumer.
- Along with the advantages of the revised lay-out listed above, there will be no detrimental effects to the County as a result of the proposed ZCPA, since the existing proffers will be essentially maintained and there will be no increase in the number of dwelling units.

3. Comprehensive Plan Conformance

The property is governed by the land use policies contained in the suburban policy area of the RGP and the transportation policies found in the Revised Countywide Transportation Plan (CTP). This property lies on the western edge of the suburban policy area in the Ashburn community. Belmont Glen Village is proposed as a residential neighborhood as outlined in the RGP.

A maximum of 196 single family detached dwelling units are proposed for Belmont Glen Village under a concept plan that allows for open space to be the dominant visual feature with emphasis on the

green infrastructure elements located on the property. While the RGP permits new residential neighborhoods to develop at densities up to four dwelling units per acre, Belmont Glen Village is proposed for a density of 1.37 dwelling units per acre in order to achieve maximum open space sympathetic to the natural features of the property. As a result, Belmont Glen Village achieves a compact and efficient design minimizing the need for extensive infrastructure extensions. The proposed amendment to the approved concept plan reduces the amount of the infrastructure to an even greater extent, as well as an increase in the amount of open space area. The active recreation site, which has been enlarged under the proposed concept plan, is located centrally in the community and will be a prominent feature of the built portion of the property.

The proposed amendment improves Belmont Glen Village's response to the environmental recommendations specified in the RGP. These environmental features include the Goose Creek floodplain and management buffer, the steep slope areas, the tree preservation areas, and the on-site stream corridors. The revised concept plan responds to the on-site features as follows:

1. River and Stream Corridor Management Buffer

   The Goose Creek floodplain and rivers and streams corridor management buffer areas have been preserved with the design for Belmont Glen Village. The property has two miles of frontage on the Goose Creek, with 64 acres along this frontage being dedicated to the County for the linear park planned and being implemented by the County along the east side of Goose Creek. The compact community design coupled with the low density preserves the Goose Creek floodplain/buffer area.

2. Existing Tree Cover

   Belmont Glen Village provides an efficient lot lay-out that preserves the existing vegetation and tree cover and limits clearing to the compact building area (only one-third of the site) enabling the preservation of a significant portion of the existing tree cover. Again, 67% of the site is being retained as permanent open space, with much of that designated as tree preservation area.

3. Steep Slopes

   The revised concept plan for Belmont Glen Village protects the steep slope areas as did the approved concept plan.

4. Zoning

The property currently is zoned PD-H3 and administered under the R-8 district traditional design option. The revised concept plan proposes to be administered under the standard R-8 district requirements, which is the primary revision to this application. The proffer commitments will remain essentially

unchanged. Several of the Zoning Ordinance modifications granted with the approved rezoning are being continued with this application including reducing the buffer required at the edge of a PD-H district and the modification to permit a cash contribution for the affordable dwelling unit (ADU) requirement. Several modifications granted with the approved rezoning no longer are needed with the revised concept plan including private streets and modifications to the traditional design option criteria. An additional modification regarding height limitations at the edges of PD-H districts is proposed, since one lot under the revised lay-out cannot meet this provision. The requested modifications with justification are included in a separate document submitted with this application.

5. Transportation

Belmont Glen Village, while located on the west side of Belmont Ridge Road, it has no frontage on Belmont Ridge Road and no entrance onto Belmont Ridge Road. Belmont Glen Village will not have direct access to Route 659, but will have access via interparcel access with the Goose Creek Estates property to the east and the Belmont Glen and Corro subdivisions to the south. The Goose Creek Estates property provides a second access point to Route 659 at a signalized intersection opposite Broadlands Boulevard with the approved Goose Creek Preserve rezoning application (ZMAP 2002-0009) Until the intersection and road access through the Goose Creek Estates property is constructed, the proffers restrict Belmont Glen Village to constructing 60 units for which the access will be provided through the Belmont Glen subdivision via Fairhunt Drive and Belmont Glen Drive, which has a full-movement intersection at Route 659. Prior to construction of this entrance, it will be reviewed and approved by VDOT for compliance with all safety and construction standards. The Belmont Glen Drive entrance, which is constructed and is open to traffic, meets all VDOT construction and safety standards, including adequate sight distance. Since the Belmont Glen rezoning was approved, the entrance for the Corro property rezoning on Belmont Ridge Road also has been constructed and is accessible from Belmont Glen Village through Belmont Glen.

The Belmont Glen Village forecasted traffic (determined at the time of the rezoning application) can be accommodated adequately at the key intersections in the study area without additional roadway improvements beyond those identified under background conditions. The up-front regional road cash contribution of $750,000 has been paid to the County. The proffers also provide for dedication of Belmont Ridge Road right-of-way where any portions of the property are within 60 feet of the centerline of Belmont Ridge Road at the time of record plat or upon request of the County. The proffers also provide for the construction of a 10-foot wide trail where the right-of way for Belmont Ridge Road crosses the property at

the time of record plat approval. The applicant intends to maintain the same road proffers with the proposed amendment.

Belmont Ridge Road is classified as a minor arterial road in the CTP and planned ultimately as a six-lane median divided controlled access roadway, with 120 feet of right-of-way. It currently is being upgraded from a two-lane rural roadway to a four-lane median divided controlled access roadway as an interim condition. With no difference in the number of lots proposed, there is no difference in trip generation from the approved concept plan for the property.

6. Zoning Ordinance Section 6-1211(E) - Issues for Consideration

(1) ***Whether the proposed zoning district classification is consistent with the Comprehensive Plan.***

The Comprehensive Plan designates the location of Belmont Glen Village as appropriate for suburban residential development with a density of up to four dwelling units per acre. The approved concept plan and zoning is PD-H3 for the purpose of constructing 196 single-family detached units at a density of 1.37 dwelling units per acre, which will not change with the revised concept plan. The project design conforms to the land use and residential densities recommended in the RGP, as well as the green infrastructure policies.

(2) ***Whether there are any changed or changing conditions in the area affected that make the proposed rezoning appropriate.***

The applicant is proposing the amendment in response to the current housing market conditions, which have changed since the time of the rezoning approval. The applicant found that the builders' house plans did not fit the lots and the site conditions. The applicant determined that due to the difficult topographic features of the property, the standard lot layout works better with the site contours than did the traditional layout, and provides lots that better suits the builders' house plans The Comprehensive Plan designates this area as appropriate for suburban residential development with special emphasis on preservation of open space, river and stream corridor management buffers, and tree preservation, all of which have been preserved by the revised concept plan.

3) ***Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity.***

Both the approved and proposed uses are compatible with the surrounding properties due to the proposed use (single family detached) and density (1.37 dwelling units per acre). Adjacent land to the south of Belmont Glen Village is zoned R-8 and is developed as single family detached

units. The Goose Creek Estates property to the east is zoned PD-H4 and also is to be administered under the R-8 district regulations. The Broadlands planned community located across Route 659 from Belmont Glen Village is developed at approximately 3.0 dwelling units per acre.

(4) ***Whether adequate utility, sewer and water, transportation, school and other facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned.***

Belmont Glen Village is located in an area of the county that is designated for suburban residential development. The full array of public infrastructure and utilities are available in this location. Central sewer and water extensions are located in proximity to the property. Elementary, middle, and high school facilities are planned or exist within a five-mile radius of the property. The proffers provide significant contributions for county capital facilities and transportation, as well as require the applicant to fund the costs of extending water and sewer to the property.

(5) ***The effect of the proposed rezoning on the County's ground water supply.***

Belmont Glen Village will not negatively impact the ground water supply in Loudoun County as the project will use central water and will not use ground water from the immediate area. Additionally, with 67% of the site being retained as open space, Belmont Glen Village is preserving the majority of the property's capacity to replenish the groundwater supply.

(6) ***The effect of uses allowed by the proposed rezoning on the structural capacity of the soils.***

The applicant will use proper engineering techniques to insure that appropriate measures are taken to safeguard the integrity of the structural capacity of the soils.

(7) ***The impact that the uses that would be permitted if the property were rezoned will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity and whether the proposed rezoning uses sufficient measures to mitigate the impact of through construction traffic on existing neighborhoods and school areas.***

Belmont Glen Village is located along Route 659, which is designated as a minor arterial roadway that will provide access to Belmont Glen Village. The proffers include a $750,000 contribution for improvements to Route 659, which the applicant paid in 2004 and 2005 to off set the regional road impacts generated by the rezoning.

(8) ***Whether a reasonably viable economic use of the subject property exists under the current zoning.***

The applicant has determined that the approved concept plan is not viable in today's housing

market primarily due to the fact that the builders do not have house plans that work with the approved lot configuration. The revised concept plan better meets the current housing market house plans.

(9) ***The effect of the proposed rezoning on the environment or natural features, wildlife habitat, vegetation, water quality and air quality.***

Both the approved and revised concept plans have been designed in accord with the Comprehensive Plan's green infrastructure policies, and which have been designed to minimize the impact of the development on the natural features, wildlife habitat, vegetation, water quality and air quality. Conservation design is one of the major design features of this concept plan. Sixty-seven percent of the site will remain as open space to preserve these features.

(10) ***Whether the proposed rezoning encourages economic development activities in areas designated by the Comprehensive Plan and provides desirable employment and enlarges the tax base.***

Belmont Glen Village is located in the suburban policy area as designated in the Comprehensive Plan that calls for residential use up to four dwelling units per acre and is not an area intended for economic development activity. Belmont Glen Village will provide a support residential use in proximity to existing and planned commercial and office centers by providing housing needed for the employees of these centers. Major employment centers are located along the Dulles Greenway in the vicinity of the project.

(11) ***Whether the proposed rezoning considers the needs of agriculture, industry, and businesses in future growth.***

Belmont Glen Village is not located in an area designated in the Comprehensive Plan for agriculture, industry or business.

(12) ***Whether the proposed rezoning considers the current and future requirements of the community as to land for various purposes as determined by population and economic studies.***

The Comprehensive Plan designates this location for residential development. The RGP policies provide for a balanced land use pattern and call for this area to be a residential neighborhood.

(13) ***Whether the proposed rezoning encourages the conservation of properties and their values and the encouragement of the most appropriate use of land throughout the County.***

The Comprehensive Plan designates residential uses with densities between one and four dwelling units per acre as the most appropriate uses in this location. The revised concept plan preserves the valued open space elements of the property and will implement the green

infrastructure policies set forth in the RGP.

(14) ***Whether the proposed rezoning considers trends of growth or changes, employment, and economic factors, the need for housing, probable future economic and population growth of the county and the capacity of existing and/or planned public facilities and infrastructure.***

Belmont Glen Village is located south of the Dulles Greenway in proximity to major office and commercial centers. Belmont Glen Village is well-situated to provide the housing for the workers in these employments centers in accordance with the Comprehensive Plan. This area is planned for public facilities and infrastructure which is being constructed as the residential communities develop to accommodate the residential uses.

(15) ***The effect of the proposed rezoning to provide moderate housing by enhancing opportunities for all qualified residents of Loudoun County.***

Affordable dwelling units (ADU's) are being addressed under the provisions of Article 7 of the Zoning Ordinance, which permit the payment of cash contributions in lieu of construction.

(16) ***The effect of the rezoning on natural, scenic, archaeological, or historic features of significant importance.***

The compact design of the revised concept plan enables 67% of the property to remain as open space, which is protecting the floodplain, river and stream corridor management buffer, steep slopes and the one archeological site identified on the property.

7. Conclusion

Belmont Glen Village conformance with the land use, density, and green infrastructure policies of the RGP and is in compliance with the applicable provisions of the Zoning Ordinance, with appropriate modifications included with the application. At a density of only 1.37 dwelling units per acre, the project is at the low end of the density range recommended in the RGP. The compact and pedestrian scale residential development will preserve valued open space, natural features, and existing tree cover. Along with the advantages of the revised concept plan enumerated in this statement, there will be no detrimental effects to the County as a result of the proposed ZCPA, since the existing proffers will be essentially maintained and there will be no increase in units.

The proposed amendment to the approved concept plan represents an excellent example of an environmentally responsive designed residential development that warrants approval by the Planning Commission and the Board of Supervisors as a residential community that implements the green infrastructure design practices articulated in the County plans and ordinances.

A-86

This page intentionally left blank.