STONE RIDGE COMMUNITY DEVELOPMENT, LLC

ZONING MAP AMENDMENT APPLICATION, ZMAP 2006-0011
ZONING CONCEPT PLAN AMENDMENT, ZCPA 2006-0003

STONE RIDGE COMMERCIAL

STATEMENT OF JUSTIFICATION
(revised October 26, 2009)

RECEIVED
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PLANNING DEPARTMENT

PROJECT OVERVIEW

Stone Ridge Community Development, L.L.C., (the ***"Applicant"***), the developer of Stone Ridge, has submitted a rezoning/zoning concept plan amendment application (the ***"Application"***) to replan approximately 70 acres of land within the Stone Ridge planned community in order to relocate and consolidate previously approved residential and non-residential uses and to accommodate the realignment and extension of Southpoint Drive (formerly Canary Grass Drive) to Gum Spring Road (Route 659), as well as the realignment of Millstream Drive within the Property. In conjunction with the proposed land use relocations, the Applicant proposes to amend certain elements of the previously approved proffers and concept plan to reflect the proposed zoning district changes, to relocate previously approved recreational amenities, to realign certain internal streets, and to designate public use sites for an additional commuter parking facility and for a future fire and rescue station. The Application does not propose any change to the number or type of previously approved residential units, and proposes a net increase of only 133 square feet of non-residential floor area.

The proposed land use relocations are desired by the Applicant to reinforce the existing residential character of Tall Cedars Parkway and to provide a transition of non-residential densities from the planned multi-story office buildings adjacent to Route 50 in the north-east portion of Stone Ridge to the light-industrial area planned along Millstream Drive and west of the power lines. The resulting land use pattern results in a more cohesive residential core on the north side of Tall Cedars Parkway without any intervening, and potentially incompatible, employment uses, an expanded office area along Route 50 for quality office buildings, a consolidated light-industrial area along relocated Millstream Drive that is screened by mature trees, and appropriate locations for a commuter parking facility and a future fire and rescue station.

COMPREHENSIVE PLAN COMPLIANCE OF THE REZONING APPLICATION

Stone Ridge is located within the Dulles Community and the majority of Stone Ridge, approximately 777 acres, is located within the Suburban Policy Area. Approximately 100 acres of Stone Ridge are zoned TR-1UBF and are located within the Transition Policy Area.

The Planned Land Use Map adopted with the Revised General Plan (the ***"RGP"***) designates the Suburban Policy Area of Stone Ridge as Residential south of Tall Cedars Parkway and as Business between Tall Cedars Parkway and Route 50. The following comparison of the Residential recommended land use mix, as provided in Chapter 6 of the RGP, and the

Application's resulting land use areas for the Stone Ridge community demonstrates Stone Ridge's general compliance with the RGP's recommended land use mix:

Land Use Category	Min. Recommended	Max. Recommended	Proposed
a. Residential	30%	60%	58%
b. Office & Light Industrial (includes Retail area)	0%	20%	11%
c. Public & Civic	10%	No Max.	8%
d. Public Parks/Open Space	30%	No Max.	23%*

* Does not include open space areas within the residential, industrial and office land bays.

The Application proposes the rezoning of equal areas of residential and non-residential land uses, thereby maintaining the same distribution of land uses as the currently approved concept plan for Stone Ridge.

REZONING PROPOSAL

The Application proposes to rezone approximately 70 acres of PD-H4, R-16, R-24, PD-IP, PD-CC(SC) and CLI zoned property to PD-H4, R-16, R-24, PD-IP, PD-CC(SC) and PD-OP in order to realign previously approved residential and non-residential uses within Stone Ridge for a more compatible arrangement of land uses, to allow for an expanded office area in the northeast portion of Stone Ridge adjacent to Route 50, to accommodate the extension of Southpoint Drive to Gum Spring Road, and to provide an appropriate location for a requested commuter parking facility. The zoning changes will allow for approximately 133 additional square feet of employment uses in Stone Ridge. No additional residential uses are requested with this Application.

The PD-OP district in the northeast corner of Stone Ridge will gain approximately 6 acres of land area with the reconfiguration of the zoning districts to accommodate the extension of Southpoint Drive to Gum Spring Road, and with the rezoning of an adjacent CLI zoned area owned by the Applicant. The PD-OP district is located on the south side of Route 50 between Stone Springs Boulevard and Gum Spring Road and will continue to be an area planned for commercial office uses. The Application commits to 3-story buildings within the proposed PD-OP land bay, Land Bay FF2B, in support of the economic development policies of the RGP, as well as the RGP's recommended land uses for this area. The Application also commits to specific design standards to ensure compliance with the Route 50 Design Guidelines.

The proposed PD-IP district along the extension of Millstream Drive on the west side of the power lines will provide an area for a variety of employment uses, including office uses, that is in close proximity to the existing retail, personal service and restaurant uses within the Stone Ridge shopping center. The PD-IP land bay included in the Application, Land Bay 8, as well as existing PD-IP Land Bay 7, will have their access on the extension of Millstream Drive. The relocation of the PD-IP district from the east side of the power lines removes potential

incompatible land uses from the existing residential uses on the east side of the power lines and also takes advantage of the mature trees located within an existing Tree Conservation Area on the west side Land Bays 7 and 8 to help screen this light industrial area. Although there is an open space corridor located between the existing PD-IP Land Bay DD on the north side of Tall Cedars Parkway and the residential uses to the east, which is proposed as an additional Tree Conservation Area, a large part of the open space contains a stormwater management pond and scattered vegetation, and the provision of additional landscaping within the open space area is hindered by several underground utilities. Not only will the relocation of the PD-IP district result in much better natural screening of the light industrial uses, it will reinforce the character of Tall Cedars Parkway as a residential street. The Applicant proposes to dedicate a portion of Land Bay 7, designated as Public Use Site #3 on the CDP, to the County for use as a future fire and rescue station.

The proposed PD-H4 and R-24 zoning districts on the east side of the power lines serve to consolidate previously approved residential units from the west side of the power lines and a portion of the approved multi-family units in Land Bay FF1A on the east side of Stone Ridge to create a cohesive residential community along this portion of Tall Cedars Parkway. No additional residential uses are requested with this Application. The existing and planned pedestrian systems within Stone Ridge provide pedestrian connections between the employment, residential, retail and public and community facilities.

The Application proposes the relocation of existing PD-CC(SC) Land Bay EE1A from the corner of Stone Springs Boulevard and Millstream Drive to a location on the south side of Millstream Drive opposite the entrance to the existing commuter parking lot for use as an additional commuter parking facility of 100 spaces, designated on the CDP as Public Use Site #4. An equal area of R-16 Land Bay EE2A will be relocated from the proposed location of Public Use Site #4 to the corner of Stone Springs Boulevard and Millstream Drive to maintain the same acreage and number of residential units approved for Land Bay EE2A under ZMAP 2002-0013/ZCPA 2002-0004.

ZONING ORDINANCE MODIFICATIONS

The Application proposes zoning ordinance modifications, described in more detail below, for PD-CC(SC) Land Bay EE1A to allow a reduced PD-CC(SC) district size and to facilitate the construction of the proffered commuter parking facility in Public Use Site #4.

ZCPA PROPOSAL

The Application proposes that the alignments for Millstream Drive and Canary Grass Drive (now Southpoint Drive) depicted on the approved Concept Development Plan (the ***"CDP"***) be altered in consideration of environmental constraints and other road proposed road linkages. Southpoint Drive is depicted on the CDP to extend to Gum Spring Road where it will connect with existing Southpoint Drive. This connection will provide a continuous link between the West Spine Road and Millstream Drive and will provide an alternative to Route 50 for local traffic.

The currently approved alignment for Millstream Drive would carry it across the South Fork of Broad Run in area of steep slopes, wetlands and other sensitive environmental features. The proposed alignment for Millstream Drive shown on the CDP will form a loop road between Stone Springs Boulevard and Tall Cedars Parkway to help separate employment traffic generated by the PD-IP land bays from the residential areas that adjoin Tall Cedars Parkway and Stone Springs Boulevard.

Proffer and CDP amendments are proposed for TR-1UBF Land Bay 1 to reflect existing site conditions resulting from the construction of public utilities, including adjustments to the approved tree conservation areas resulting from the installation of Loudoun Water transmission lines. The proposed proffers clarify that, in addition to the approved residential units and water tank site, Land Bay 1 may be developed with any of the special exception uses listed in the Zoning Ordinance upon the approval of a special exception application, and will include a minimum of 50 residential units.

Other proposed CDP and proffer amendments include the relocation of previously approved community centers to Land Bay FF1A and Land Bay 5R, and a date certain of June 30, 2011 for the delivery of the 40,000 sq.ft. library floor space in Land Bay FF2A.

SUMMARY

The proposed Stone Ridge Commercial application represents a well planned approach to better balance the previously approved mix and the location of employment and residential land uses within Stone Ridge. The Application proposes no increase in the number of approved residential units and a modest increase in amount of employment use floor area. The Application is consistent with the economic development and land use policies of the RGP.

The Applicant respectfully requests favorable consideration of the Application by the Staff, the Planning Commission and the Board of Supervisors.

MATTERS FOR CONSIDERATION

1993 ZONING ORDINANCE SECTION 6-1211(E)

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

The Planned Land Use Map adopted with the Revised General Plan (the "RGP") designates the planned uses for the Property as Business within the Suburban Policy Area. The proposed PD-IP, PD-OP, PD-CC(SC), PD-H4, R-16 and R-24 zoning districts will implement land uses within the Stone Ridge planned community that are consistent with RGP policies, including the land use mix recommended for residential communities.

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

The proposed rezoning will facilitate the extension of Southpoint Drive to provide a continuous road link through the commercial areas developing to the east. The relocated non-residential zoning districts will help facilitate the continued redevelopment of Route 50 as an important business corridor serving as an entryway to the County.

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

The Application proposes a minor increase in non-residential floor area and no increase in residential units. The relocated zoning districts will be compatible with the adjacent land uses.

Matter 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.*

The Property is in an area supported by public water and sewer and by existing and planned regional roads. Stone Ridge has previously provided land for Mercer Middle School and Arcola Elementary School.

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

The Property will be served by a central LCSA water supply and is not anticipated to have any adverse impact on the County's ground water supply.

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

The uses planned for the Property are not anticipated to have an adverse impact on the structural capacity of the soils.

Matter 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 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.*

The small amount of additional non-residential floor will not overload the planned road network in and around Stone Ridge. No additional residential uses are proposed. It is anticipated that construction traffic will use the major roads that serve the Property and, therefore, will have minimal impact on existing neighborhoods and schools.

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

The proposed zoning districts will provide uses that are consistent with the land use mix recommendations of the RGP.

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

The proposed Application covers areas that are already zoned for residential and non-residential uses at similar densities. No adverse impacts on water or air quality are anticipated.

Matter 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.*

The Application proposes a modest increase in non-residential floor area and no increase in residential units. Thus, this Application is expected to have a positive impact on the County's tax base.

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

The Property is not located in an area planned for future agricultural uses, and the proposed non-residential zoning districts will help support businesses already located in Loudoun County, as well as those expected to locate in Loudoun County in the future.

Matter 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 Application is consistent with the Suburban Policy Area land use recommendations for residential planned communities such as Stone Ridge.

Matter 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 Application will implement land uses that are appropriate for this portion of the County and that will enhance the value of adjacent properties.

Matter 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.*

The proposed rezoning seeks to relocate previously approved residential and non-residential uses to more appropriate locations within Stone Ridge.

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

The Application does not proposed any additional residential uses. The approved residential units include the requisite allocation of affordable dwelling units.

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

There are very few natural and no historic features of significant importance on the Property, but the Application plans are designed to preserve areas of sensitive environmental features.

PROPOSED ZONING ORDINANCE MODIFICATIONS

Section 6-1504 Modification Approval Criteria

"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 purpose of the existing regulation. No modification will be granted for the primary purpose of achieving the maximum density on a site."

1. WITHDRAWN

2. Zoning Ordinance Requirement to be Modified: PD-CC Planned Development-Commercial Center

"Section 4-202 Purpose, Size and Location of Individual Districts. (C) Small Regional Center (SC). This district is established to permit the development of small regional centers consisting of individual large and small scale commercial uses selling a broad range of goods or services to a market area beyond the local community. Specialty centers shall be located with controlled access to major collector roads and will be designed, landscaped, and buffered so as to be compatible with neighboring development. When mapped, such district shall be a minimum of twenty (20) acres and a maximum of sixty (60) acres.

Proposed Modification

Allow a minimum district size of 2.9 acres for an incremental addition to the existing PD-CC(SC) zoning district and allow access to Millstream Drive.

Justification

- Improve Upon Existing Regulations. This modification is justified in that the 2.9 acre area represents a relocation of the existing 2.9 acre PD-CC(SC) Land Bay EE1A approved with ZMAP 2002-0013 and is a portion of the original 34 acre PD-CC(SC) Land Bay EE1 approved with ZMAP 1994-0017. The proposed PD-CC(SC) district remains adjacent to PD-CC(SC) Land Bay EE1 with access to Millstream Drive.

3. Zoning Ordinance Requirement to be Modified: PD-CC Planned Development-Commercial Center (previously approved under ZMAP 2002-0013/ZCPA 2002-0004)

"Section 4-205 Lot Requirements. (C) Yards. The following perimeter yard minimums shall be provided for each type of commercial center. (2) Adjacent to Agricultural and Residential

Districts and Land Bays Allowing Residential Uses. (All Centers) No building, parking, outdoor storage, areas for collection of refuse or loading area shall be permitted closer than (100) feet to any agricultural districts, any existing or planned residential district, or land bays allowing residential uses. No parking, outdoor storage, areas for collection of refuse or loading space shall be permitted in areas between buildings and such agricultural districts, existing or planned residential districts, or land bays allowing residential uses where such uses or areas are visible from said agricultural and residential areas."

Proposed Modification

The proposed PD-CC(SC) district shall maintain a minimum perimeter yard of 25 feet and a Type 4 buffer next to the adjacent R-16 district.

Justification

- Improve Upon Existing Regulations. This modification is justified in that it will facilitate the design and implementation of a proffered commuter parking facility (Public Use Site #4) while providing for increased landscaping to screen the adjacent residential area. Please see exhibit on Sheet 15 of the Plans.

4. WITHDRAWN

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