

ISSUES PAPER

Application:

- Name: **HS-7, Dulles South High School and Future Elementary School Site, Goshen Road Assemblage**
- Application Number: **ZMAP 2010-0001, SPEX 2010-0003**
- Applicant: Loudoun County School Board
- Contact: Sara Howard-O'Brien / 571.252.1156
- Staff Contact: Marchant Schneider / Ext. 5669
- Election District: Dulles
- Summary of Application:

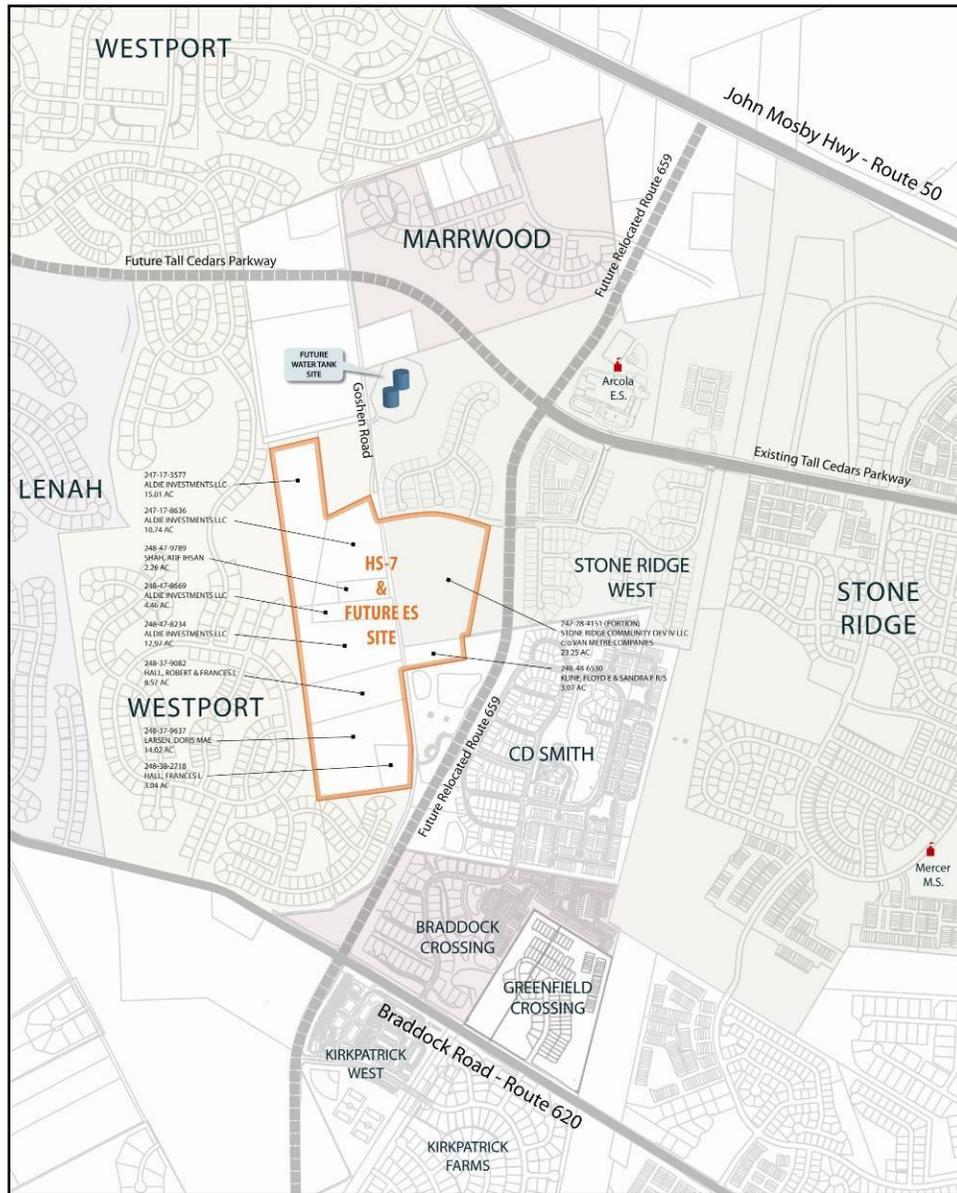
An application to rezone approximately 3 acres from the PD-GI (Planned Development – General Industrial) zoning district to the TR-1UBF (Transitional Residential-1) zoning district and an application for a Special Exception to permit the construction of a high school (HS-7) and future elementary school plus associated recreational facilities (stadium, athletic fields, etc) in the TR-1UBF zoning district.

The subject property is approximately 97.16 acres in size and is bifurcated by Goshen Road. The Applicant has submitted a separate request to abandon the length of Goshen Road crossing property south to Braddock Road. Access to the site is to be provided via two public roads extending west from a two-lane half section of Northstar Boulevard / Route 659 Relocated (to be constructed from Tall Cedars Parkway south to Braddock Road). Traffic from the remaining length of Goshen Road will be redirected along a proposed "Road A" to Route 659 Relocated.

Revised General Plan policies (Transition Policy Area, Upper Broad Run and Upper Foley subareas) designate this area for residential development at a base density of 1 dwelling unit per acre and non-residential uses which provide a visual and spatial transition between suburban development to the east and rural development to the west. The application is subject to the Revised 1993 Zoning Ordinance.

The planned opening for the high school (HS-7) is the Fall of 2012. Subsequent review of the School Board Adopted Capital Improvements Program (CIP) will identify a specific elementary school for the site. A Commission Permit for the property (CMPT 2009-0013) was approved by the Planning Commission on December 17, 2009 and ratified by the Board of Supervisors on January 5, 2010, after having found that the general location, character, and extent of the proposed High School and Elementary School use and associated recreation facilities are in substantial accord with the existing land use policies of the Revised General Plan (RGP)

- Location: On the east and west sides of Goshen Road, approximately 1 mile south of John Mosby Highway (Route 50) and approximately ½ north of the Braddock Road (Route 620) (See Vicinity Map below).



Deadlines:

- Date Application Accepted: March 19, 2010
- Critical Action Date: March 19, 2011*.

**The Board of Supervisors took official action at their 3/17/09 Business Meeting to expedite all land use applications associated with MS-5 and HS-7 to take all steps to ensure that these applications are given priority and are available for PC and BOS review as soon as possible.*

Key Issues:

- With the previous finding by the PC and BOS that the general location, character, and extent of the proposed use is in substantial accord with the Comprehensive Plan, the subsequent SPEX application has primarily focused on transportation improvements necessary to support the schools and reduction of impacts to existing green infrastructure (i.e. floodplain, existing vegetation, etc.). Both issued have been addressed by Conditions of Approval.
- A community information meeting was conducted by LCPS at Mercer Middle School on April 29, 2010. No members of the public indicated concerns regarding the proposed site; rather, concerns arose regarding how quickly LCPS could build the needed school. Controversy over the project is not anticipated.

Readiness:

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

Illustration:

