

**County of Loudoun
Department of Planning
MEMORANDUM**

DATE: March 19, 2010

TO:

Building and Development, ERT	William Marsh	MS 60
Building and Development, Zoning	Marilee Seigfried	MS 60
Construction & Waste Management	Dan Csizmar	MS 64
Fire, Rescue & Emergency Services	Maria Taylor (3)	MS 61
General Services	Randy Williford	MS 48
Health Department, Environmental	Alan Brewer	MS 68
Loudoun Water	Julie Atwell	MS 00B
Office of Transportation Services	Terri Smithson	MS 69
Parks, Recreation & Community Services	Mark Novak	MS 78
Planning, Comprehensive	Cindy Keegan	MS 62
Planning, CIO	Miguel Salinas	MS 62
Virginia Department of Transportation	Tom Van Poole (3)	MS 00
Board of Supervisors	Stevens Miller	MS 01
Planning Commission	Cliff Keirce	MS 62

FROM: Marchant Schneider, Project Manager

SUBJECT: **ZMAP 2010-0001 & SPEX 2010-0003
HS -7 Dulles South and Elementary School**

COMMENT DUE DATE: **April 18, 2010** (Note: Please provide one paper copy to Project Manager as well as one electronic copy of referral comments to marchant.schneider@loudoun.gov by the due date. If you have any questions, please contact me at 703-771-5669.)
Please advise me who the referral writer will be as soon as possible.

The Board 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.

NOTE: Please see LMIS application documents if no hard copy is attached.
Agencies outside the County can view documents at www.loudoun.gov/lola.

ZMAP 2010-0001 & SPEX 2010-0003
HS -7 Dulles South and Elementary School

Please find the enclosed information for your review:

1. Information Sheet
2. Board of Supervisors' Copy Teste for action expediting the review process
3. Checklist Waiver dated March 5, 2010
4. Statement of Justification dated March 18, 2010
5. Phase I Archeological Investigations of the +/-97.16 Acre High School #7 and Future Elementary School Property, Loudoun County, Virginia dated December 2009
6. Wetland Delineation Dulles South High School dated February 16, 2010
7. Forest Management Plan & Cover Type Map for Westport dated February 15, 2005
8. Stone Ridge Rezoning Cover Type Inventory Report dated April 14, 2002
9. Virginia Department of Conservation and Recreation correspondence dated September 3, 2009
10. Proffers for Projects in the Vicinity of the Subject Property – Table of Contents and Tab Items 1-9
11. Traffic Impact Study and Appendix dated March 8, 2010
12. Traffic Checklist dated March 12, 2010
13. Request for Abandonment for a Portion of Goshen Road
 - Letter to Office of County Administrator dated March 8, 2010
 - Vicinity map
 - LCPS HS-7 VDOT/LCPS Meeting Minutes dated July 30, 2009
 - Petition for Abandonment
 - Exhibit showing Abandonment Goshen Road by Bowman Consultants dated March 3, 2010
14. Building Design Floor Plans & Elevations – High School and Elementary School
15. Zoning Map Amendment and Special Exception Plat dated March 8, 2010.

**ZMAP 2010-0001 & SPEX 2010-0003
HS -7 Dulles South and Elementary School**

**APPLICANT
REPRESENTATIVE:**

Loudoun County School Board
Dr. Sam Adamo, Executive Director and
Sara Howard-O'Brien, AICP, Land Management Supervisor
21000 Education Court, Suite 220
Ashburn, VA 20148
571-252-1156
sara.howardobrien@loudoun.k12.va.us

OWNERS:

See attached list of subject properties

PROPOSAL:

A **Zoning Map Amendment** to rezone three (3) acres of land, MCPI 248-48-6530 from PG-GI to TR1UBF, and a **Special Exception** to allow a high school (HS-7) and an elementary school on approximately 97.16 acres of land zoned TR-1UBF (including the 3 acres to be rezoned).

ADDRESS:

See attached list of subject properties

LOCATION:

East and west side of Goshen Road (Route 616) and approximately one mile south of John Mosby Highway (Route 50)

TAX MAP/PIN #:

See attached list of subject properties

CURRENT ZONING:

TR1UBF & PD-GI

NON-RES. SQ. FT.:

Up to 302,000 sq. ft High School
Up to 105,000 sq. ft. Elementary School
Up to 407,000 SF Total

SURROUNDING ZONING/LAND USES:

NORTH	TR1UBF	Stone Ridge
SOUTH	TR1UBF & PDH-4	Westport & CD Smith
EAST	PDH-4	Stone Ridge
WEST	TR1UBF	Westport

ELECTION DISTRICT:

Dulles

**List of Subject Property
HS-7 Dulles South High School & Elementary School**

Tax Map MCPI Number	Owner Name/Property Address	Zoning District	Acreage
100-54 247-28-4151	Stone Ridge Community Dev IV LLC No property address	TRIUBF	Portion 23.24
100-36A 248-48-6530	Floyd E & Sandra F Kline R/S 24866 Goshen Rd Aldie VA 20105	PD-GI	3.0
100-33 248-38-2718	Frances L Hall 24939 Goshen Rd Aldie VA 20105	TRIUBF	3.0
100((2))1 248-37-9637	Doris Mae Larsen (Dent) No property address	TRIUBF	14.04
100((2))2 248-37-9082	Robert & Frances L Hall No property address	TRIUBF	8.57
100((2))3 248-47-8234	Aldie Investments LLC No property address	TRIUBF	12.93
100-31B 248-47-8669	Aldie Investments LLC 24821 Goshen Rd Aldie VA 20105	TRIUBF	4.36
100((2))4 247-17-3577	Aldie Investments LLC No property address	TRIUBF	15.02
100((6))2 247-17-8636	Aldie Investments LLC 24751 Goshen Rd Aldie VA 20105	TRIUBF	10.74
100((6))1 248-47-9789	Atif Ihsan Shah 24797 Goshen Rd Aldie VA 20105-2523	TRIUBF	2.26
		TOTAL	97.16