

County of Loudoun
Department of Planning
MEMORANDUM

DATE: August 25, 2010

TO: (CHANTILLY) Virginia Department of Transportation

Tom Van Poole
(John Bassett)

MS 00

FROM: Marchant Schneider, Project Manager

SUBJECT: ZMAP 2010-0001, SPEX 2010-0003
HS-7, DULLES SOUTH HIGH SCHOOL AND FUTURE ELEMENTARY
SCHOOL SITE, GOSHEN ROAD ASSEMBLAGE

**(THIRD SUBMISSION) &
(PROFFER - SPEX CONDITIONS OF APPROVAL REVIEW)**

DUE DATE: **SEPTEMBER 7, 2010**

COMMENT:

John, please review the attached documents against your last response to the above-mentioned applications. They include the requested response to first submission comments as well as draft proffer and SPEX Conditions of Approval language. I will be contacting you individually to discuss the content of these documents (the application is scheduled for Planning Commission Public Hearing on September 15, 2010). Please provide one paper copy of your comments to the Project Manager by the comment due date as well as one electronic copy of referral comments to marchant.schneider@loudoun.gov. If you have any questions, please contact me at 703-771-5669. Thank you for your assistance!

Please find the enclosed information for your review:

1. Information Sheet
2. Draft Conditions of Approval dated August 24, 2010
3. Draft Proffer Statement dated August 2010
4. Applicant Response Letter dated July 22, 2010 (w/ attachments)
5. Plat dated March 8, 2010, and revised through August 18, 2010

NOTE: Please see LMIS application documents for additional information. 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
Goshen Road Assemblage

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: Loudoun County School Board / Stone Ridge Community

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 292,000 sq. ft High School
Up to 105,000 sq. ft. Elementary School
Up to 397,000 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