COUNTY OF LOUDOUN

DEPARTMENT OF BUILDING AND DEVELOPMENT

MEMORANDUM

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MAR 29 2010
LOUDOUN COUNTY
DEPARTMENT OF PLANNING

DATE: March 29, 2010

TO: Marchant Schneider, Project Manager, Department of Planning

FROM: Theresa M. Stein, Planner, Zoning Administration

CASE NUMBER AND NAME: ZMAP 2010-0001/SPEX 2010-0003, Loudoun County Public Schools (Dulles South HS 7 and ES)

TAX/MAP PARCEL NUMBER: 100////////54/ (portion), 100////////36A, 100///2/////4/, 100///6/////2/, 100///6/////1/, 100////////31B, 100///2/////3/, 100///2/////2/, 100///2/////1/, 100////////33/ ("Properties")

MCPI: 247-28-4151 (portion), 248-48-6530, 247-17-3577, 247-17-8636, 248-47-9789, 248-47-8669, 248-47-8234, 248-37-9082, 248-37-9637, 248-38-2718 ("Properties")

The Applicant proposes to rezone a 3 acre parcel from Planned Development – General Industry (PD-GI) to Transitional Residential -1 (TR-1) while the other 9 parcels will remain zoned TR-1, governed under the *Revised 1993 Loudoun County Zoning Ordinance* ("Ordinance"). The Properties are within the major Floodplain Overlay District and within the Ldn 60 – 1 mile Airport Impact Overlay District. According to County maps, the Properties also have moderately steep and very steep slopes at the northernmost boundary. The Applicant seeks special exception approval for a "school (elementary, middle, or high), for more than 15 pupils," per Section 2-1702 of the Ordinance. The proposal anticipates a 2-story elementary school totaling approximately 105,000 square feet, serving 875 students, with accessory recreational facilities, such as a softball and multi-purpose field. The application also proposes a 2-story high school, totaling approximately 302,000 square feet, serving 1,800 students, with approximately 10,000 square feet in accessory recreational structures, such as a storage building and concession stand. The high school also proposes accessory recreational facilities such as a football stadium, ticket booth, baseball and softballs fields, etc.

As the lots will be consolidated after the January 7, 2003 deadline for exemption of the 2-1703(B) provisions, the Transition District Lot Standards found in Section 5-701 apply. Staff recommends that lot consolidation be a condition of approval. Staff has reviewed the Special Exception Plat (Plat), dated March 8, 2010, Statement of Justification (SOJ), dated March 18, 2010, elementary school (ES#20) floor plans and elevations dated April 14, 2009, and the HS#7 elevation and floor plan, revised through March 1, 2010, and has the following comments:

I. CRITICAL ISSUES: none.

II. CONFORMANCE WITH AIOD REGULATIONS (§4-1400):

1. A disclosure statement must be placed on all plats, site plans, deeds, etc clearly identifying that the parcels are located within the Ldn 60 – 1 mile buffer Airport Impact Overlay District. (§4-1405)
2. Revise General Note 3 and 4 on sheet 1 of the Plat to further identify the AIOD as "within 1-mile of the Ldn 60".

III. CONFORMANCE WITH FOD DISTRICT REGULATIONS (§4-1500):

3. Revise General Note 3 on sheet 1 of the Plat to further identify the FOD as "major".

IV. CONFORMANCE WITH TRANSITION DISTRICT REGULATIONS (§5-700):

4. Remove Minimum Lot Width and Gross Density on sheet 3 as it does not apply to this site.
5. Because the PD-GI lot requirements are not relevant to this proposal, remove reference to it on sheet 3.

V. CONFORMANCE WITH SCENIC CREEK VALLEY BUFFER (§5-1000):

6. The Scenic Creek Valley Buffer (SCVB) applies to waterways draining greater than 640 acres. A 150' buffer is required on each side of the creek measured along the slope of the ground from the channel scar line of each creek or stream where the watershed is greater than 640 acres. Major floodplain is defined as a stream that drains more than 640 acres. Therefore, a 150' SCVB is required on both sides of the major floodplain. Show and label the buffer on sheet 3 as measured along the slope of the ground from the channel scar line. There appears to be sufficient area for the full 150' buffer, however, if the applicant seeks to reduce the setback, a letter must be submitted to the Zoning Administrator demonstrating that one of the 2 criteria in 5-1002(D) can be met.
7. Construction of parking lots or other impermeable surfaces are prohibited within the SCVB. There is a note regarding the basketball court. Describe the "50' GI buffer" shown on sheet 3. There is a note regarding an encroachment and the 50' buffer. Explain the encroachment mentioned. If the "encroachment" is in the SCVB and is limited to grading, then there is no encroachment of impermeable surfaces and the note should be removed. See also comment 10 below.

VI. CONFORMANCE WITH BUFFERING AND SCREENING REGULATIONS (§5-1400):

8. Sheet 3 states that the enhanced buffer will be along the side and rear buffer yard. Label the rear (or western boundary) as enhanced.

VII. CONFORMANCE WITH STEEP SLOPE REGULATIONS (§5-1508):

9. Any development or grading in the steep slope areas must be as permitted in 5-1508(D). A locational clearance may be required.

VIII. CONFORMANCE WITH SPECIAL EXCEPTION REGULATIONS (§6-1300):

10. The SOJ references that the proposed elementary school could be used to satisfy the need for a school projected in the FY11-16 budget. Be advised that the period of validity for a special exception is 5 years from the date of approval. If the elementary school does not obtain a building permit and diligently pursue construction and/or an occupancy permit is not obtained and the use commenced, there is potential that the SPEX for the elementary school

may expire. Pursuant to Section 6-1313(A), the period of validity may be extended as part of the special exception approval. If the applicant wishes to extend the period beyond 5 years, they should amend their SOJ and request an alternate period of validity. If not approved as part of this application, the period of validity may be extended post approval, but must be done in writing 30 days before the expiration. Staff recommends that any extension requested be included in the conditions of approval.

IX. OTHER:

11. Revise the number of existing lots on sheet 3 as there are 10 lots that will comprise the 97 acres after lot consolidation
12. Add to the Total Site Area tabulation, under Zoning Requirements on sheet 3 that the acreage is based on Loudoun County Assessment Records after the lots are consolidated.
13. Revise the maximum floor area of the high school as it is 292,000 sf and 10,000 sf is accessory structures.
14. The Tree Save Narrative states that 80% of the canopy is being saved; however, there is no amount of canopy provided, therefore, there is no way to measure 80% of the existing canopy. State an amount of canopy existing in order to be able to measure the savings.
15. Revise the first and second paragraphs of the Tree Save Narrative to state that trees may be removed "upon consultation with the County's Urban Forester."