

## County of Loudoun

### Department of Transportation and Capital Infrastructure

#### MEMORANDUM

**DATE:** April 14, 2016

**TO:** Richard W. Hancock, Project Manager  
Department of Planning and Zoning

**FROM:** Rory L. Toth, CZA/CTM, Senior Transportation Planner (RLT)  
DTCI, Transportation Planning & Operations Division

**SUBJECT: ZCPA 2015-0010 & SPEX 2015-0014  
Broadlands South Sections 204, 206 and 208  
Third Referral**

#### Background

This referral updates the status comments noted in the second Department of Transportation & Capital Infrastructure (DTCI) referral on these applications dated February 8, 2016. This Zoning Concept Plan Amendment (ZCPA) application under the *Revised 1993 Zoning Ordinance* (Zoning Ordinance) seeks to amend the proffer statement and concept development plan (CDP) approved with Broadlands and Broadlands South, ZCPA 2011-0004 in order to 1) remove a child care center use on an approximately 3.5-acre site in Section 208 and develop the site with an additional 45 age-restricted housing units approved in Section 208; and 2) amend the proffer statement of ZMAP 1995-0003 in order to move the existing 75 space commuter parking lot in Section 206 to Section 204 and amend the current lease agreement for the commuter lot in Section 204. In addition, the Applicant seeks approval of a Special Exception (SPEX) application under the Zoning Ordinance for an automobile service station limited to 14 gas pumps, canopy and service kiosk only in Section 206. The location of the 14 gas pumps in Broadlands Section 206 will be accessed via Wynridge Drive. The subject property is located on the east side of Mooreview Parkway (VA Route 2298), north and south side of Wynridge Drive (VA Route 2394) and north of Old Ryan Road (VA Route 772). It is important to note that Section 204 of Broadlands is located within the Route 772 Metrorail Station Service District. Section 204 is served via one full movement driveway on Old Ryan Road; the portion of Section 206 is served via one full access driveway on Wynridge Drive, one right-in/right-out access driveway on Mooreview Parkway and one full-movement driveway on Demott Drive (VA Route 2070); and the portion of Section 208 is served by one full movement access driveway on Wynridge Drive.

This update is based on DTCI review of materials received from the Department of Planning and Zoning on March 17, 2016, including (1) an information sheet, dated March 15, 2016; (2) a Statement of Justification prepared by the Applicant, dated March 15, 2016; (3) Applicant's Response Letter to DTCI Second Referral Comments dated March 15, 2016; (4) a Clean-Draft Proffer Statement and Red-Line "strike-through" version Draft Proffer Statement, including amended Exhibit B, revised through March

15, 2016; (5) Draft Conditions of Approval dated March 15, 2016; (6) Pedestrian Network Exhibit, prepared by J2 Engineers, dated March 4, 2016; and (7) a Zoning Concept Plan Amendment and Special Exception plat (plan set), prepared by J2 Engineers, dated March 2015, revised through February 24, 2016.

### **Outstanding Issues Summary**

Based on a review of the Applicant's most recent response to comment letter, draft proffer statement, draft special exception conditions and revised plan set, DTCI notes the following outstanding issues:

- Pedestrian Network Exhibit: The Applicant needs to revise the "Pedestrian Network Exhibit" to reflect the proposed segment of five-foot wide sidewalk in the ROW along the south side of Wynridge Drive.
- Term of Lease on the Commuter Lot: The Applicant needs to clarify the proffer trigger for the term of the license agreement for the commuter lot.

### **Status of Transportation Comments and Recommendations**

DTCI notes that the following comments, which were outlined in the second DTCI referral (February 8, 2016) **have** been addressed by the Applicant in the most recent submission (received March 17, 2016):

- Comment 1: This comment regarding the TIS was previously addressed with the Applicant's response at second referral.
- Comment 2: This comment regarding the type of dwelling units proposed in Section 208 was previously addressed with the Applicant's response at second referral.
- Comment 4: DTCI had no further comments at second referral regarding off-street parking spaces.
- Comment 5: DTCI notes that at a meeting with the Applicant on February 19, 2016, the Applicant stated they will not commit to providing any of the requested improvements and responded at third submission that no new development is proposed for Section 204 with this ZCPA application and prior commitments made with SPEX 2008-0032 and ZCPA 2009-0006 are already provided for. DTCI acknowledges that there will likely be future legislative applications on Section 204 where discussion of these improvements will occur. DTCI has no further comments on this matter.

DTCI notes that the following comments, which were outlined in the second DTCI referral (February 8, 2016) **have not** been addressed by the Applicant in the most recent submission (received March 17, 2016):

- Comment 3: DTCI notes that the CDP plat provided at third submission continues to show a five-foot wide section of sidewalk (within the ROW for Wynridge Drive) between an existing and a proposed 10-foot wide trail segment along the south side of Wynridge Drive. At a

February 19, 2016 meeting, the Applicant noted the environmental (i.e., wetlands and grading) and storm structure constraints which make it difficult to construct a continuous 10-foot wide trail versus a five-foot wide sidewalk in this location. DTCI acknowledged and confirmed these concerns. However, DTCI notes that the Applicant's needs to revise the "Pedestrian Network Exhibit" to reflect the proposed segment of five-foot wide sidewalk in the ROW along the south side of Wynridge Drive.

- **Comment 6:** DTCI notes that the Applicant did not clarify the number of commuter spaces in Section 204, as the proffer still states approximately 150 spaces but pointed out that the agreement states "approximately 150 parking spaces." The Applicant has committed help maintain the parking lot by proffering to provide gravel and grade the parking lot and provide an asphalt and stone binder base, in lieu of the rent abatement, for the first 24 months of the extended License Agreement. After the 24 months, the rent balance will be a \$1.00. DTCI recommends further clarification of the trigger in draft Proffer IX.F. 64. a and b regarding extension of the commuter lot lease. DTCI notes that Lines 11 and 12 of the draft proffer contain the wording "of December 31, 2020." Clarify what is meant by "of December 31, 2020."

### **Conclusion**

**Upon resolution of Comment 3 regarding clarification of the pedestrian exhibit regarding the sidewalk in the ROW along Wynridge Drive and Comment 6 regarding clarification of the proffer regarding the timing when commuter spaces will no longer be available, DTCI could support approval of these applications. DTCI staff is available to meet with the Applicant and discuss the comments noted in this referral.**

cc: Kathleen Leidich, AICP, Assistant Director, DTCI  
Lou Mosurak, AICP, Senior Coordinator, DTCI  
Scott Gross, Senior Transit Operations Manager, DTCI