PLANNING COMMISSION
PUBLIC HEARING
STAFF REPORT

SUBJECT: CMPT-2021-0008, Dulles South Elementary School

ELECTION DISTRICT: Blue Ridge

CRITICAL ACTION DATE: March 31, 2022

STAFF CONTACTS: Bryce Johnson, AICP, Project Manager, Planning and Zoning
Daniel Galindo, AICP, Assistant Director, Planning and Zoning

APPLICANT: Sarah Howard-O’Brien, Loudoun County Public Schools

PURPOSE: To consider a Commission Permit (CMPT) to co-locate an additional elementary school (ES-32) on an existing 117.49-acre school site in the Loudoun County Public Schools Dulles South Planning District.

RECOMMENDATION: Staff supports Planning Commission (Commission) approval of the CMPT application based on the Findings for Approval (Attachment 1). Staff finds that the general location, character, and extent of the proposed elementary school are consistent with the Loudoun County 2019 General Plan (2019 GP). There are no outstanding issues. The application is ready for Commission action.

OUTSTANDING ISSUES: Staff has identified no outstanding issues with this application.
APPLICATION INFORMATION:

<table>
<thead>
<tr>
<th>APPLICANT:</th>
<th>REPRESENTATIVE:</th>
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<tbody>
<tr>
<td>Sarah Howard-O’Brien &amp; Beverly Tate</td>
<td>Same as applicant</td>
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<tr>
<td>Loudoun County School Board</td>
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<td>571-252-1156</td>
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<tr>
<td><a href="mailto:Sara.HowardOBrien@lcps.org">Sara.HowardOBrien@lcps.org</a></td>
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PARCELS/ACREAGE:

<table>
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<tr>
<th>PIN</th>
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<tr>
<td>288-19-4044</td>
<td>117.49</td>
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ACCEPTANCE DATE: July 29, 2021

LOCATION: 41025 Collaboration Drive, Stone Ridge, VA 20105

ZONING ORDINANCE:

- Revised 1993

EXISTING ZONING:
- Transitional Residential – 1 (Upper Broad Run and Upper Foley (TR-1(UBF));
- Transitional Residential – 3 (Upper Broad Run and Upper Foley (TR-3 (UBF));
- Airport Impact Overlay District, outside of but within one mile of the Ldn 60 aircraft noise contours;
- Floodplain Overlay District (FOD), minor floodplain

POLICY AREA:

- Transition

PLACE TYPE:
- Transition Large Lot

CONTEXT:

Location/Site Access – The subject property is located south of Braddock Road on the west side of Lightridge Farm Road. It is accessed via Collaboration Drive and Hovatter Drive.

Existing Conditions – The subject property is currently developed with two public schools. Lightridge High School occupies the western portion of the property and includes a two-story building, parking, and athletic fields. Hovatter Elementary School occupies the eastern portion of the property and includes a two-story building, parking, and athletic fields.

Surrounding Properties –

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Zoning District(s)</th>
<th>Place Type</th>
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<tr>
<td>North</td>
<td>TR-1(UBF); TR-3 (UBF)</td>
<td>Transition Large Lot Neighborhood</td>
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<tr>
<td>South</td>
<td>TR-3(UBF)</td>
<td>Transition Large Lot Neighborhood</td>
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<tr>
<td>West</td>
<td>TR-3(UBF)</td>
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<tr>
<td>East</td>
<td>TR-1(UBF); TR-3 (UBF)</td>
<td>Transition Large Lot Neighborhood</td>
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</tbody>
</table>
Directions – From Leesburg, drive west on Loudoun Street. Turn left onto South King Street (US Route 15) and continue south. After 12.4 miles, turn left onto Braddock Road (Route 705), then continue east. After 3.2 miles, take the first exit at the traffic circle to travel south on Lightridge Farm Road (Route 705). Take the first right onto Collaboration Drive to enter the subject property.

**Figure 1: Vicinity Map**

**PROPOSAL:** Loudoun County Public Schools (LCPS) requests approval of a CMPT application in order to develop an additional elementary school in the Loudoun County Public Schools Dulles South Planning District. The proposed school would occupy an 11-acre portion of an existing 117.49-acre school site. Upon full development, the proposed elementary school will include an approximately 111,500 square foot two-story building, parking, and stacking vehicle lanes for pick-up/drop-off (identified as “Kiss and Ride Stacked Cars” on the CMPT Plat). The school will share a softball field and all-purpose field with the adjacent Hovatter Elementary School. The
The proposed school is currently unnamed but designated as ES-32, as referenced in the adopted LCPS Capital Improvement Program (FY2022-2027). Figure 2 below shows the location of the proposed elementary school on the CMPT Plat.

**Figure 2: Commission Permit Plat (Annotated Excerpt)**

![Excerpt of the Commission Permit Plat showing the proposed school would be located to the northwest of the existing Hovatter Elementary School.](image)

**BACKGROUND**: The property is subject to the following legislative development approvals:

- **CMPT-2017-0001, Dulles South School and County Site** – On April 20, 2017, the Board of Supervisors (Board) ratified (9-0) a request to develop a public high school, public elementary school, and a public use site. The approved schools are now developed as Lightridge High School (HS-9) and Hovatter Elementary School (ES-29). The CMPT plat identified general building footprints, parking, and the locations of outdoor sports fields. The currently proposed elementary school is located in an area identified as “Potential Athletic Field” on the approved CMPT plat. The CMPT Plat also identified a public use site, which may develop as a park or any other County use. The public use site remains

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1. [Loudoun County Public Schools Capital Improvement Program](#).
2. [April 20, 2017, Board Business Meeting Action Item](#).
undeveloped but subdivided into a separate 34.43-acre parcel (PIN: 289-40-4854) to the west of the subject property.

- CMPT-2017-0005 & SPMI-2017-0018, School Board Public Utility Service Center – On January 10, 2018, the Board ratified (8-0-1: Higgins absent) a request to locate a Public Utility Service Center facility on the property.\(^3\) The Board also approved buffer modifications to allow changes to the required landscaping plantings, placement of landscaping along the SPMI boundaries rather than the property boundaries, and the triggers for providing the landscaping. The approved Public Utility Service Center is now installed within a repurposed barn in the northeast corner of the subject property.

The applicant held one community meeting on January 6, 2022. Staff has received zero comments on the Loudoun Online Land Applications System (LOLA). The staff reports and associated attachments can be viewed online at [www.loudoun.gov/lola](http://www.loudoun.gov/lola); search “CMPT-2021-0008.”

**POLICY ANALYSIS:**

**Commission Permit (CMPT) Criteria for Approval – Section 6-1103(A) of the Revised 1993 Zoning Ordinance** states that when considering a Commission Permit, “The Planning Commission shall review the application to determine if the feature for which approval is sought is substantially in accord with the adopted Comprehensive Plan.” Section 6-1101(A) further states, “No street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than a railroad facility, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character and extent thereof has been submitted to and approved by the Planning Commission as being substantially in accord with the adopted Comprehensive Plan.”

**A. Location:**

**Analysis** – Staff has identified no outstanding issues pertaining to the location of the proposed elementary school. The subject property is located within the Transition Large Lot Neighborhood which the 2019 GP envisions to contain low density residential neighborhoods, agricultural areas, and extensive open space. The 2019 GP specifies that public facilities, such as the proposed elementary school, are appropriate conditional uses within this Place Type. The fiscal policies of the 2019 GP anticipate that public schools are located within the vicinity of the residential communities they serve and further support the co-location of County facilities, such as the proposed location of an elementary school on an existing school site.\(^4\) Staff finds that the proposed location of the elementary school is consistent with the policies of the 2019 GP.

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\(^3\) January 10, 2018, Board Business Meeting Action Item.

\(^4\) 2019 GP, Chapter 6, Fiscal Policy, Strategy 1.3, Actions 1.3B, 1.3.1, and 1.3.J.
B. Character:

Analysis – Staff has identified no outstanding issues related to the character of the proposed elementary school. The 2019 GP envisions that development within the Transition Policy Area will maintain existing open spaces and protect the County’s environmental and heritage resources. The subject property will contain at least 50 percent open space, as envisioned for development within the Transition Large Lot Neighborhood Place Type. Staff notes that co-locating the proposed school on an existing school site allows for efficient use of public resources (e.g., sharing outdoor fields) in order to minimize additional development within the Transition Policy Area. Regarding visual character, staff notes that the subject property has existing landscape buffers on all sides, and the new building is setback nearly 300 feet from the nearest property line. Staff finds that the character of the proposed elementary school is consistent with the policies of the 2019 GP.

C: Extent:

Analysis – Staff has identified no outstanding issues related to the extent of the proposed elementary school. As noted in the applicant’s Statement of Justification (Attachment 3), the proposed elementary school would allow LCPS to accommodate an additional 960 students on the subject property. Although the full traffic impact will not be assessed until site plan review, staff notes that the proposal is consistent with the Loudoun County 2019 Countywide Transportation Plan (2019 CTP). The subject property is located south of Braddock Road, which is the nearest roadway identified by the 2019 CTP. The CMPT Plat indicates that there will be appropriate space for pick-up/drop-off, use of existing bus routes and site circulation, and internal pedestrian connections to facilitate walking to school from residential development to the north. These connections are consistent with 2019 CTP policies which encourage bicycle and pedestrian facilities. Regarding environmental impacts, staff notes that there is existing floodplain on the western portion of the subject property. However, the proposed school is located away from the floodplain and any other sensitive environmental features. Staff finds that the extent of development is consistent with the policies of the 2019 GP and 2019 CTP.

ZONING ANALYSIS: Staff has identified no outstanding zoning issues. The proposal complies with all applicable zoning requirements.

DRAFT MOTIONS:

1. I move that the Planning Commission approve CMPT-2021-0008, Dulles South Elementary School, subject to the Commission Permit Plat dated December 7, 2021, and based on the Findings for Approval provided as Attachments 1 and 2 to the January 25, 2022, Planning Commission Public Hearing Staff Report, and forward it to the Board of Supervisors for ratification.

OR

2. I move an alternate motion.

ATTACHMENTS:

1. Findings for Approval
2. Commission Permit Plat (December 7, 2021)
3. Statement of Justification
4. Review Agency Comments
5. Response to Referral Comments
FINDINGS FOR APPROVAL
CMPT-2021-0008, Dulles South Elementary School

1. The general location, character, and extent of the proposed elementary school are substantially consistent with the policies of the Loudoun County 2019 General Plan.

2. The proposed elementary school is co-located with existing public facilities to allow efficient use of public facilities, limit additional development within the Transition Policy Area, and be within the proximity of the residential neighborhoods to be served by the school.

3. The proposal is consistent with the form of development envisioned for the Transition Large Lot Neighborhood Place Type, including the provision of at least 50 percent open space and inclusion of public uses to serve the Transition Policy Area.

4. The proposal generally conforms to the requirements of the Revised 1993 Loudoun County Zoning Ordinance.
LOUDOUN COUNTY SCHOOL BOARD  
STATEMENT OF JUSTIFICATION  
Commission Permit (CMPT-2021-0008)  
Dulles South Elementary School (ES-32)  
Co-location with Lightridge High School and Hovatter Elementary School  
July 28, 2021

Proposal

The Loudoun County School Board (LCSB) seeks approval of a Commission Permit (CMPT-2021-00__) to allow a future Dulles South elementary school (ES-32) to be co-located with Lightridge High School (HS-9) and Hovatter Elementary School (ES-29) on approximately 117 acres of land situated on the west side of Lightridge Farm Road, south of Braddock Road. The Property is more particularly described as MCPI 288-19-4044 (117.49 ac.), in the Blue Ridge Election District. The Greens at Willowsford borders the site to the north (Community Center and Recreation Area and four residential homes) and to the south (open space and one house). To the west is a County owned 34-acre vacant parcel. Lightridge Farm Road is along the eastern boundary. On the site, the proposed elementary school will be northeast of HS-9 and northwest of ES-29.

The Adopted LCSB Capital Improvement Program (FY2022-2027) plans the opening of ES-32 in 2025. The elementary school will provide seats for future students in this high growth area. The intent is to utilize the new elementary school (ES-32) for kindergarten through grade 2 students and Hovatter Elementary School for grade 3-5 students. Hovatter Elementary School will open this fall (2021) and serve students K-5 until such time as ES-32 is opened. The 117-acre property is zoned TR-3UBF (Transition Residential - 3, Upper Broad Run/Upper Foley) with a small area of TR-1, UBF (Transition Residential - 1, Upper Broad Run/Upper Foley) and contains approximately 12 acres of minor floodplain, Floodplain Overlay District (FOD). A small portion property (northeast corner adjacent to Lightridge Farm Road) is located within the one-mile buffer of LDN60, Airport Impact Overlay (AIO) District. The 11-acre area to be utilized for ES-32 is outside of the AIO and only a small portion in the southwest corner is within the FOD.

The Loudoun County Public Schools program for the proposed elementary school includes a two-story building of approximately 111,500 square feet with a student capacity of 960. The two elementary schools will share recreational facilities including a softball field and an all-purpose field.

COMMISSION PERMIT FACTORS FOR CONSIDERATION:

The checklist for a Commission Permit requires a Statement of Justification that details the proposed use. Central to the review of a Commission Permit is the need to establish that the use is consistent with the applicable comprehensive plan policies.

The proposed public use site is governed under the policies of the Loudoun County 2019 Comprehensive Plan (2019 GP). The subject property is designated for Transition Large Lot Neighborhood. This place type includes low density residential communities with significant
open space and the opportunity for serving public facilities, such as schools. Policies for the Transition Area include ensuring adequate public facilities and services to meet the demands generated by new development. By 2025, when the proposed school is planned to open, nine out of the ten Dulles South elementary schools are projected to be over capacity with the tenth at 96% capacity. This site is proximate to the existing and developing residential communities it will serve.

The subject property was previously identified as appropriate for public uses through Commission Permit 2017-0001, which was approved April 20, 2017, and included the existing high school (HS-9), the elementary school (ES-29), currently under construction, and the County’s 34-acre public use parcel. Commission Permit 2017-0005, approved January 18, 2018, allowed the conversion of an existing farm building to be utilized as a public utility service center. The purpose of this Commission Permit request is to co-locate an additional elementary school with the previously approved public uses. The 2019 GP public facilities policies promote the co-location of public uses including parks and schools to effectively provide multi-purpose community facilities.

The 2019 GP foresees the Transition Policy Area as a planning area intended to include expansive open space with publicly accessible recreational opportunities. By the nature of their design, school sites provide significant open space. The 117-acre school site will include 50% open space with numerous playing fields. When the recreational fields are not in use for school purposes, they are scheduled by County Parks, Recreation and Community Services for community use.

Safe and convenient vehicular access will be available to the proposed elementary school via Lightridge Farm and Braddock Roads. The site is situated on the west side of Lightridge Farm Road, a local serving street, approximately 200 feet south of Braddock Road, a major collector. Significant transportation improvements provided as a part of the HS-9 and ES-29 site development are in place to serve the new school:

- Single lane roundabout at the intersection of Braddock Road and Lightridge Farm Road;
- Two lane Lightridge Farm Road, with turn lanes at the site entrances, from Braddock Road to Hovatter Drive, transitioning to south of the school site;
- Pave-in-place Lightridge Farm Road south of the school site to Gardenia Drive;
- Traffic signal, with associated turn lane improvements, at the intersection of Braddock Road and Northstar Boulevard; and
- All way stop condition at Braddock Road and Trailhead Drive/Grassland Grove Drive.

A preliminary traffic review has been conducted for the proposed elementary school. This analysis finds that there will be minimal increase in peak hour trip generation. With the previously constructed traffic improvements, the site entrances and surrounding road network is projected to accommodate the new elementary school. A detailed traffic study will be provided as a part of site plan submission.
The 2019 GP provides guidelines for protection and enhancement of natural, environmental and heritage resources. These features were extensively reviewed as a part of the overall site development of the larger 117-acre school site. Prior studies and delineations have been submitted to the County and the Army Corps of Engineers with HS-9 and ES-29 development plans. The proposed elementary school site contains limited environmental features. There is a small area of minor floodplain located in the southwest corner of the elementary school site, south of the existing Hovatter Drive. There is also an existing wetland situated along the western edge of the proposed development area. There are no steep or very steep slopes. The property is not adjacent to any scenic rivers and does not possess limestone conglomerate. No adverse impact to groundwater is anticipated. The project will utilize public sewer and water.

Archaeological studies have been conducted on the property and no archaeological sites of significance were discovered. Development will comply with the County’s standards for air quality, light and noise. Site lighting will be cutoff and fully shielded, directed inward and downward toward the interior of the property. Landscape buffers along the 117-acre school site boundaries have been provided as a part of the HS-9 and ES-29 site development.

School building design will incorporate features to provide an aesthetic appearance and accent materials will be incorporated to provide interest in color and texture. The Loudoun County School Board, as a goal for design, construction, renovation and operation of all LCPS public facilities strives to meet or exceed the criteria of nationally recognized programs for measuring energy efficiency such as ENERGY STAR, LEED, Collaborative for High Performance Schools (CHPS) and Green Globe.

Development will be accomplished in accord with the County regulations and development standards, including Zoning Ordinance Section 5-666, Additional Regulations, Public Schools. Overall, the physical characteristics of the site are well suited for the proposed elementary school.

Summary

The proposed elementary school is consistent with the policies of the 2019 GP. Specifically:

- The School Board has determined the need for an additional elementary school in the Dulles South area to serve the growing population.
- The 2019 GP promotes the timely availability of public facilities.
- The 2019 GP endorses the co-location of public facilities when it will improve service efficiencies.
- The proposed site is located proximate to the existing and developing residential communities it will serve.
- Safe and convenient access is available to the site. Substantial road improvements were implemented with the construction of the co-located high school (HS-9) and elementary school (ES-29). The traffic statement provided with this application finds that the
existing road network will accommodate the proposed elementary school. A detailed traffic study will be provided in conjunction with the site plan application.

- LCPS and Parks, Recreation and Community Services have a long-standing coordination policy for shared use of fields. When not in use for school purposes, school playing fields, are programmed by Parks, Recreation and Community Services for community use thereby providing recreational opportunities for both the school use and the community.

- Numerous studies have been conducted for the 117-acre school site including wetlands delineation, tree study, rare and endangered species, environmental, archaeological and traffic. Development has and will continue to take into account the natural, environmental and heritage resources of the property. The elementary school site has limited environmental features and development will comply with County and federal regulations.

- The proposed site will be served by public sewer and water and will have all utilities needed to support the proposed use.

- The proposed use is compatible with the surrounding land uses. Buffers are provided along the property boundaries. School building design will incorporate features to provide an aesthetic appearance. Proposed building, parking and security lighting will be cutoff and shielded, directed downward and toward the interior of the property.

- The proposed use will comply with the zoning standards of the TR-3 Zoning District and the zoning performance standards for public schools.

Overall, the proposed location, character, and extent of the proposed elementary school is in substantial accord with the County’s adopted comprehensive plan and will meet a critical service need. Your favorable consideration is respectfully requested.
Community Planning Staff has reviewed the Response to Referral Comments for CMPT 2021-0008 Dulles South Elementary School (ES-32) dated December 8, 2021. Community Planning Staff acknowledges that the revised site layout improves traffic circulation and provides for the shared use of athletic fields and parking with the existing school. The use of the subject property for an additional elementary school is consistent with the land use, environmental and public facilities policies of the 2019 General Plan. Community Planning Staff finds the general location, character, and extent of the proposed elementary school is in conformance with the Comprehensive Plan and supports approval of the CMPT.

Pat Giglio
Planner III, Community Planning
Loudoun County Department of Planning & Zoning
1 Harrison Street, S.E., 3rd Floor
Leesburg, Virginia 20175
703.777.0246 [Main] 703.737.8563 [Direct]
MEMORANDUM

To: Bryce Johnson, AICP, Project Manager, Land Use Review
From: Pat Giglio, Planner III, Community Planning
Date: August 30, 2021
Re: CMPT-2021-0007 Dulles South Elementary School (ES-32) Community Planning First Referral

BACKGROUND
The applicant, Loudoun County School Board (LCSB) requests a Commission Permit (CMPT), to construct an additional elementary school on a portion of the 117-acre County owned subject property located west of Lightridge Farm Road south of Braddock Road. The application proposes to construct the elementary school in an open field on the interior of the property south of Collaboration Drive, northwest of future Hovatter Elementary School (ES-29) and northeast of Light Ridge High School (HS-9). The subject property received previous approvals for the construction of an elementary school, high school, and a public use site (CMPT 2017-0001) in April 2017, and a public utility service center within an existing barn (CMPT-2017-0005) in January 2018.

The application proposes the construction of a two-story, 111,500-square-foot elementary school with a student capacity of 960 students on an approximately 11-acre site located near the center of the property. Parking is provided on the northeast side of the school and is accessed from Collaboration Drive. A bus loop is located on the west side of the school and is accessed from Hovatter Drive. The school will share playing fields (one softball and one all-purpose field) with future Hovatter Elementary School (ES-29). The proposed elementary school (ES-32) is planned to
open in 2025 as identified in the Loudoun County School Board Adopted FY 2022-2027 Capital Improvement Plan.

The subject site is zoned TR-3-UBF (Transition Residential-Upper Board Run/Upper Foley), and while the public school use is identified as a permitted by-right in the Zoning District, approval of a CMPT is required for the proposed public use site in accordance with the Revised 1993 Zoning Ordinance. A CMPT is required when a public utility or public service facility is proposed to determine if the general location, character, and extent of the use is in substantial accord with the Comprehensive Plan.

A review of County GIS data did not identify any natural, environmental and/or heritage resources that would be impacted by the proposed construction of the elementary school on the 11-acre subject site. The County will review additional documentation and analyze the site’s natural, environmental and/or heritage resources during the site plan process.

**COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The subject property is governed under the policies of the *Loudoun County 2019 General Plan* (2019 GP). The 2019 GP places the property within the Transition Policy Area (TPA) in an area identified as the Transition Large Lot Neighborhood Place Type where low-density residential neighborhoods, agricultural uses and extensive natural and manmade open space areas are envisioned (*2019 GP, Chapter 2, Transition Policy Area Place Types Map*). Public facilities, such as the proposed elementary school, are identified as conditional uses within the Transition Large Lot Neighborhood Place Type. The land use policies in Chapter 2 and the public facilities policies in Chapter 6 of the 2019 GP were used to evaluate the proposal.

**LOCATION, CHARACTER, AND EXTENT**

The application proposes the construction of an additional elementary school on an 11-acre portion of a 117-acre County-owned property occupied by future Hovatter Elementary School (ES-29) and Lightridge High School (HS-9). The property is located within the Transition Large Lot Neighborhood Place Type adjacent to existing residential lots and the community recreation facilities associated with the Greens of Willowsford. The 2019 GP anticipates that schools will be located proximate to the residential communities which they serve to minimize transportation costs and address future planned residential growth (*2019 GP, Chapter 6, Fiscal Policy, Strategy 1.3, Actions 1.3.I and 1.3.J*). The policies of the 2019 GP also support and encourage the co-location of County facilities when it improves service efficiencies (*2019 GP, Chapter 6, Fiscal Policy, Action 1.3.B*). The proposed elementary school (ES-32) is planned to be utilized for kindergarten through grade 2 in conjunction with future Hovatter Elementary School (ES-29) which is planned for grades 3-5. The School Board has determined the need for an additional elementary school in the Dulles South area to accommodate future students associated with increased residential development.
The location of the proposed school on a County-owned property within the TPA in conjunction with other schools and adjoining an existing residential development within the school area to be served is supported by the land use and location policies of the 2019 GP. The 2019 GP envisions the TPA as an area with a distinct development pattern where open spaces serve as the dominant landscape, protecting natural, environmental, and heritage resources while framing a unique built environment (2019 GP, Chapter 2, TPA, Introduction, text). The proposed two-story school has been designed to maximize the use of the acreage on the subject site, and allows for the shared use of existing playing fields which are located away from the adjoining residential uses to the north. The proposed elementary school is screened from the adjoining uses by existing landscape buffers and undeveloped natural areas that comprise the required 50-percent open space on the subject property (2019 GP, Chapter 2, Transition Large Lot Neighborhood Place Type, Design Characteristics). The subject property is located on the periphery of the Willowsford residential development with access provided to Braddock Road, which is a collector road and is envisioned to handle higher traffic volumes associated with the school uses on the property (Countywide Transportation Plan, Appendix A1, Planning Guidelines for Major Roadways Countywide). The existing onsite road network will provide site access to the proposed elementary school. In general, the proposed elementary school has been designed to minimize its impacts on the subject property, through the incorporation of existing buffers, natural area, utilities, and internal road network.

**Community Planning Staff finds the proposed elementary school use is compatible with the existing school uses on the subject property and the surrounding residential uses. The general location, character, and extent of the proposed use on the subject site is in substantial accord with the Comprehensive Plan.**

**RECOMMENDATIONS**

The land use and public facilities policies of the 2019 GP support the co-location of County facilities such as schools to increase operational efficiency and optimize the use of the land. The use of a portion of the subject property for an additional elementary school is consistent with the land use, environmental and public facilities policies of the 2019 GP. Community Planning Staff finds the general location, character, and extent of the proposed elementary school is in conformance with the Comprehensive Plan and supports approval of the CMPT.

Cc: Alaina Ray, AICP, Director, Planning and Zoning Department, Via e-mail
    Randall Farren, AICP, Program Manager, Community Planning, Via e-mail
County of Loudoun
Department of Transportation and Capital Infrastructure
MEMORANDUM

DATE: January 6, 2022

TO: Bryce Johnson, AICP, Project Manager
Department of Planning and Zoning

FROM: Deborah Miller, Transportation Planner
DTCI, Transportation Planning & Traffic Engineering Division

SUBJECT: CMPT 2021-0008 – Dulles South Elementary School (ES-32)
Second Referral

Background
This referral updates the status of comments noted in the Department of Transportation and Capital Infrastructure (DTCI) first referral for this application, dated August 30, 2021. This Commission Permit (CMPT) application propose to revise the previously approved commission permits (CMPT 2017-0001 and CMPT 2017-0005) to construct an additional public elementary school (ES-32) on the 117-acre Loudoun County Public Schools campus (PIN # 288-19-4044) which houses Lightridge High School (HS-9) and Hovatter Elementary School (ES-29) and to determine whether the location, character, and extent of this additional use is consistent with the Comprehensive Plan.

The subject property (PIN # 288-19-4044) is located along Lightridge Farm Road (VA Route 705) south of Braddock Road (VA Route 620) within the Transition Policy Area. Site Access to the LCPS campus is provided via Hovatter Drive and Collaboration Drive.

This update is based on DTCI review of materials for this application received from the Department of Planning and Zoning on December 10, 2021, including (1) an Information Sheet, dated December 10, 2021; (2) the Applicant’s letter of response to first referral comments, prepared by the Applicant, dated December 8, 2021; (3) the Applicant’s letter of submission revisions/changes to Commission Permit, prepared by Loudoun County Public Schools and dated December 8, 2021; and (4) a copy of the revised Commission Permit (CMPT) plat, prepared by Rinker Design Associates, P.C., revised through December 7, 2021.

Executive Summary
DTCI can support approval of this CMPT application as proposed with this submission.

Status of Transportation Comments and Recommendations
Staff comments from the first DTCI referral (August 30, 2021) as well as the Applicant’s responses to these comments (December 8, 2021) are provided below. Based upon review of the Applicant’s submission materials, DTCI has provided updated statuses for its outstanding first referral comments.
Traffic Statement

1. Initial Staff Comment (First Referral, August 30, 2021): No traffic study is required with a Commission Permit application. The Applicant’s submitted Traffic Memorandum, dated July 9, 2021, and prepared by Gorove/Slade, is therefore not required, and was submitted without consulting DTCl staff. For public schools, traffic studies are required by the Zoning Ordinance at Site Plan stage, and the Applicant’s Traffic Memorandum indicates that a traffic study will be provided at that time. Full review of traffic impacts will be evaluated by DTCl at site plan, and DTCl will provide further comment at that time.

Applicant’s Response (December 8, 2021): Acknowledged.

Comment Status: DTCl will evaluate any relevant traffic impacts for the proposed school (ES-32) at the time of site plan review. As such, DTCl has no further comment regarding this CMPT 2021-0008 application.

Roadway Network and Site Access

2. Initial Staff Comment (First Referral, August 30, 2021): The proposed ES-32 does not conflict with any existing or planned roadway shown on the 2019 CTP. Site access is proposed to/from existing Hovatter Drive and existing Collaboration Drive to Lightridge Farm Road. Lightridge Farm Road has been paved for its entire length, between Braddock Road and Gardenia Drive.

Applicant’s Response (December 8, 2021): Acknowledged.

Comment Status: Advisory comment only. No further comment.

Bicycle and Pedestrian Facilities

3. Initial Staff Comment (First Referral, August 30, 2021): DTCl notes there is existing pedestrian facilities constructed along one side of Hovatter Drive, one side of Collaboration Drive and along the site’s Lightridge Road frontage (PIN # 288-19-4044). The Applicant should provide and depict on (CMPT) plan set internal pedestrian connections that would connect to existing pedestrian facilities on the site (PIN # 288-19-4044). Such connections are consistent with the 2019 CTP (Chapter 2, Countywide Bicycle and Pedestrian Policies, Policy 2-2.8, Site Access, and Chapter 3, Transition Area Bicycle and Pedestrian Policies, Policy 3-3.12, Connectivity).

Applicant’s Response (December 8, 2021): The pedestrian network to the school has been delineated on the CMPT plan, reference Sheets 3 and 4.

Comment Status: DTCl notes that the Applicant now depicts a pedestrian access route to both elementary school buildings from the existing shared use path along Lightridge Farm Road, as shown on Sheet 3 of the (CMPT) plan set. Comment addressed.

Site Layout and Circulation
4. Initial Staff Comment (First Referral, August 30, 2021): On the Commission Permit Plat (Sheet 3), the Applicant demonstrates that the proposed elementary school (ES-32) shall utilize the existing bus and vehicular circulation routes, bus traffic utilizing Hovatter Drive and vehicular traffic utilizing Collaboration Drive, already established on the site. Additional review will be provided at site plan.

Applicant’s Response (December 8, 2021): Acknowledged.

Comment Status: Advisory comment only. No further comment.

cc: John Thomas, PTP, Assistant Director, DTCI
Lou Mosurak, AICP, Senior Coordinator, DTCI
Yao Lu, P.E., Loudoun Area Land Use Engineer, VDOT
County of Loudoun
Department of Transportation and Capital Infrastructure
MEMORANDUM

DATE: August 30, 2021

TO: Bryce Johnson, AICP, Project Manager
Department of Planning and Zoning

FROM: Deborah Miller, Transportation Planner
DTCI, Transportation Planning & Traffic Engineering Division

SUBJECT: CMPT 2021-0008 – Dulles South Elementary School (ES-32)
First Referral

Background
This Commission Permit (CMPT) application propose to revise the previously approved commission permits (CMPT 2017-0001 and CMPT 2017-0005) to construct an additional public elementary school (ES-32) on the 117-acre Loudoun County Public Schools campus (PIN # 288-19-4044) which houses Lightridge High School (HS-9) and Hovatter Elementary School (ES-29) and to determine whether the location, character, and extent of this additional use is consistent with the Comprehensive Plan. The subject property (PIN # 288-19-4044) is located along Lightridge Farm Road (VA Route 705) south of Braddock Road (VA Route 620) within the Transition Policy Area. Site Access to the LCPS campus is provided via Hovatter Drive and Collaboration Drive. A vicinity map is provided as Attachment 1.

Department of Transportation and Capital Infrastructure (DTCI) review of these applications is based on materials received from the Department of Planning and Zoning on July 29, 2021, including (1) an Information Sheet, dated July 29, 2021; (2) a Statement of Justification, prepared by the Applicant, dated July 28, 2021; and (3) a Commission Permit (CMPT) plat, prepared by Rinker Design Associates, P.C., dated July 28, 2021.

Executive Summary
Upon resolution of Comment 3 as noted below, DTCI could support approval of this application as proposed with this submission.

DTCI has the following general concerns regarding this application. Detailed discussion of these issues is provided in the comment section, below:

- The CMPT plat should be revised to depict additional bicycle and pedestrian connections between the site and the existing bicycle / pedestrian network serving the adjacent public schools.

Countywide Transportation Plan Arterial and Collector Roadways
The existing and planned transportation network is subject to the policies of the Loudoun County 2019 Countywide Transportation Plan (2019 CTP). There are no CTP (arterial or collector) roadways adjacent to the subject property. The nearest CTP roadway is Braddock Road (VA Route
620 / 705) which is classified as a major collector roadway and carries 5,900 vehicles per day (per 2019 VDOT Daily Traffic Volume Estimates). Site access is proposed via both Hovatter Drive and Collaboration Drive to/from Lightridge Farm Road (VA Route 705), which is a classified as a local secondary road.

**Transportation Comments and Recommendations**

Based upon review of the Applicant’s submission materials, DTCI has the following comments:

**Traffic Statement**

1. No traffic study is required with a Commission Permit application. The Applicant’s submitted Traffic Memorandum, dated July 9, 2021, and prepared by Gorove/Slade, is therefore not required, and was submitted without consulting DTCI staff. For public schools, traffic studies are required by the Zoning Ordinance at Site Plan stage, and the Applicant’s Traffic Memorandum indicates that a traffic study will be provided at that time. Full review of traffic impacts will be evaluated by DTCI at site plan, and DTCI will provide further comment at that time.

**Roadway Network and Site Access**

2. The proposed ES-32 does not conflict with any existing or planned roadway shown on the 2019 CTP. Site access is proposed to/from existing Hovatter Drive and existing Collaboration Drive to Lightridge Farm Road. Lightridge Farm Road has been paved for its entire length, between Braddock Road and Gardenia Drive.

**Bicycle and Pedestrian Facilities**

3. DTCI notes there is existing pedestrian facilities constructed along one side of Hovatter Drive, one side of Collaboration Drive and along the site’s Lightridge Road frontage (PIN # 288-19-4044). The Applicant should provide and depict on (CMPT) plan set internal pedestrian connections that would connect to existing pedestrian facilities on the site (PIN # 288-19-4044). Such connections are consistent with the 2019 CTP (Chapter 2, Countywide Bicycle and Pedestrian Policies, Policy 2-2.8, Site Access, and Chapter 3, Transition Area Bicycle and Pedestrian Policies, Policy 3-3.12, Connectivity).

**Site Layout and Circulation**

4. On the Commission Permit Plat (Sheet 3), the Applicant demonstrates that the proposed elementary school (ES-32) shall utilize the existing bus and vehicular circulation routes, bus traffic utilizing Hovatter Drive and vehicular traffic utilizing Collaboration Drive, already established on the site. Additional review will be provided at site plan.

**ATTACHMENT**

1. Site Vicinity Map

cc: John Thomas, PTP, Assistant Director, DTCI
    Lou Mosurak, AICP, Senior Coordinator, DTCI
    Yao Lu, P.E., Loudoun Area Land Use Engineer, VDOT
CMPT 2021-0008 – Dulles South Elementary School

ATTACHMENT 1
Bryce,

Zoning Administration staff have reviewed the 2nd referral submission of the plan set for CMPT-2021-0008 and find that the applicant has addressed all of the revisions requested in staff’s Memorandum dated October 14, 2021. No further review by Zoning Administration is necessary unless changes or additions affecting Zoning Ordinance requirements are made to the plan set.

Zoning Administration staff also acknowledges revisions to the plan set described in the applicant’s Response Summary dated December 8, 2021 regarding building orientation, the covered central drop off area, athletic fields, the combined bus loop and combined parking which will be reviewed for Zoning Ordinance compliance upon site plan submission.

Thank you for the opportunity to comment.

Steve Goodrich

Stephen T. Goodrich, AICP
Senior Planner, Zoning Administration
Loudoun County Department of Planning and Zoning
1 Harrison Street, S.E., 3rd floor, P.O. Box 7000
Leesburg, Virginia 20177-7000
703-777-0146
Visit Us On The Web: https://www.loudoun.gov/planning

This e-mail is not intended to be and shall not be deemed to be an official order, requirement, decision or determination made by or on behalf of the Zoning Administrator.

In keeping with the Virginia Freedom of Information Act (FOIA), emails and all attachments may be released to others upon request for inspection and copying without prior notification.
MEMORANDUM

To: Bryce Johnson, Project Manager
From: Stephen T. Goodrich, Planner III, Zoning Administration
CC: Michelle Lohr, Deputy Zoning Administrator
Teresa Miller, Principal Planner
Date: October 14, 2021
Re: CMPT-2021-0008, Dulles South Elementary School (ES-32)
PIN: 288-19-4044

The subject property of this application for a Commission Permit for an elementary school is zoned TR-1UBF (Transitional Residential-1 Upper Broad Run and Upper Foley, Section 2-1700) and TR-3UBF (Transitional Residential-3 Upper Broad Run and Upper Foley, Section 2-1500) under the Revised 1993 Loudoun County Zoning Ordinance (the Zoning Ordinance). The TR-1 district covers the northeast corner of the 117.49 acre site and involves less than 5% of the parcel. The proposed location of the Dulles South Elementary School (ES-32) is on the portion of the parcel zoned TR-3. The Applicant requests a Commission Permit pursuant to Section 6-1100 of the Zoning Ordinance wherein Section 6-1101(A) states:

“No street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than a railroad facility, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character and extent thereof has been submitted to and approved by the Planning Commission as being substantially in accord with the adopted Comprehensive Plan.”

The Applicant proposes to co-locate a new public elementary school, Dulles South Elementary School, for Grades K-2 on the subject parcel with Lightridge High School and Hovatter Elementary School (under construction) that were the subject of CMPT-2017-0001, approved 4/20/2017. CMPT-2017-0001 also included a separate 34 acre County-owned Public Use site immediately adjacent on the southwest (PIN 289-40-4854). A School Board Utility Service Center, located in an existing building on the same parcel as the schools, was determined substantially in accord with the Comprehensive Plan through CMPT 2017-0005, approved 1/18/2018. Upon construction of the Dulles South Elementary School, the Hovatter Elementary School will convert to Grades 3-5.
The parcel is also subject to the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour, Section 4-1400 of the Zoning Ordinance. The proposed location of the Dulles South Elementary School on the parcel is not within the AI district. The FOD (Floodplain Overlay District) (Minor floodplain), Section 4-1500, also affects the parcel but not the proposed elementary school location.

Public School (Elementary, Middle, or High) is a permitted use in the TR-3UBF and TR-1UBF districts pursuant to Sections 2-1502 and 2-1702 respectively. In both districts, the use is also subject to Additional Regulations for Specific Uses, Section 5-666.

The subject parcel’s current configuration was established on BLAD-2017-0051, approved 11/31/2018. The BLAD approval date subjects the site to compliance with Section 5-701 Transition (TR) Districts Lot Standards and Section 5-1403(B) Road Corridor and Setbacks Matrix, Table 5-1403(B). Lightridge High School was constructed pursuant to STPL-2017-0033, approved 7/20/2018. Hovatter Elementary School, currently under construction, received approval of STPL-2019-0023 on 8/6/2020. The School Board Public Utility Service Center, also on the parcel, exists pursuant to SPMI-2017-0018 and CMPT-2017-0005, approved 1/10/2018, SPAM-2017-0101, approved 11/21/2017 and SPAM-2019-0007, approved 10/30/2019.

Zoning Administration staff reviewed the application materials including the CMPT plat, Statement of Justification and referral memorandum dated 7/29/2021 and offers the following:

COMMENTS

1. Zoning Administration staff notes that the purpose of the Commission Permit process is to determine that the proposed public facility is “substantially in accord with the Comprehensive Plan”. The applicant addresses the subject extensively in the Statement of Justification (SOJ). Zoning Administration staff defers to the Community Planning Division for that determination.

2. The applicant has noted in the SOJ that the subject site was evaluated and complied with Zoning Ordinance requirements during the development approval process for the existing Lightridge High School and Hovatter Elementary School with acknowledgement and intention to do the same for the additional proposed elementary school. Specific requirements for lighting, noise abatement, landscape buffers, building design and all of the Section 5-666 Zoning Ordinance requirements are acknowledged on the CMPT plat in Notes 1, 3, 8, 14, 15 and 16.

3. If the Commission Permit is approved, a site plan will be required to be approved prior to development of the site. It is recommended that graphic depiction of the new school be provided with the existing yards and buffers approved and installed on the site for Lightridge High School and Hovatter Elementary School. This will allow Zoning Administration staff to accurately determine and apply any additional buffers needed due to current site conditions, the new school design and current Zoning.
Ordinance buffer requirements. Include the effects of WAIZ-2017-0014, approved 12/21/17, which modified buffer plant requirements.

REVISIONS

4. Provide a Zoning Ordinance section reference for the OPEN SPACE REQUIRED, MINIMUM YARDS AND MAXIMUM BUILDING HEIGHT included in the SITE TABULATIONS on Sheet 1.

5. Due to the approval date of BLAD-2017-0051 on 11/31/2018, Sections 2-1503(A) and 2-1703(A) require compliance with TR District Lot Standards of Section 5-701 and Section 5-1403(B), the Road Corridor and Setbacks Matrix, Table 5-1403(B). These sections should be noted on the CMPT plat in a separate note or added to Note 3.

6. Revise the label on the zoning boundary between the TR-1 and TR-3 districts on Sheet 3 of the CMPT plat as it is illegible.

7. Revise the language of Note 7 to describe the Airport Impact Overlay District component as “outside of but within 1 mile of the LDN 60 aircraft noise contour”.

8. CMPT plat Note 16 should be revised to remove reference to Section 5-1413 of the Revised 1993 Loudoun County Zoning Ordinance since that section has been removed through amendment.

9. Revise Note 20 to indicate that a separate sign zoning permit will be required.
COUNTY OF LOUDOUN
PARKS, RECREATION AND COMMUNITY SERVICES
REFERRAL MEMORANDUM

To: Bryce Johnson, Project Manager, Planning and Zoning (MSC #62)
From: Mark A. Novak, Chief Park Planner, Facilities Planning and Development (MSC #78)

CC: Steve Torpy, Director
Karen Sheets, Assistant Director
Jeremy Payne, Assistant Director
Rameir Martin, Assistant Director
Myla Neal, Assistant Director
Jefferson Miller, Park Planner
Kristen Blaylock-Reed, Chairman, PROS Board, Dulles District
Kelly Foltman, Vice Chairman, PROS Board, Blue Ridge District
James O’connor, PROS Board, Algonkian District
Tom Bellanca, PROS Board, Chair At-Large
Carrie-Anne Mosley, Open Space Member At-Large
Erik Scudder, Open Space Member At-Large

Date: August 26, 2021

Subject: Dulles South Elementary School | CMPT 2021-0008

Election District: Blue Ridge  Sub Planning Area: Dulles
MCPI # 288-19-4044

APPLICATION OVERVIEW/RECOMMENDATION:

The Loudoun County School Board (LCSB) seeks approval of a Commission Permit (CMPT) to allow a future Dulles South elementary school (ES-32) to be co-located with Lightridge High School (HS-9) and Hovatter Elementary School (ES-29) on approximately 117 acres of land situated on the west side of Lightridge Farm Road, south of Braddock Road. The Property is in the Blue Ridge Election District, Dulles Sub Planning Area. The original land acquisition of Hovatter Farm totaled 151+- acres to serve as the site of HS-9, ES-29 and 30+- acres for a County park.
The Department of Parks, Recreation and Community Services (PRCS) has enjoyed a long standing collaboration with Loudoun County Public Schools that allows the use of certain school facilities for PRCS programs. We appreciate that cooperative agreement and hope it continues since it is clearly consistent with the Loudoun County 2019 General Plan policies.

Make school-related open space and athletic fields available for joint use by PRCS; …

PRCS has no objections to the application as presented.

If you have any questions or concerns regarding these comments, please do not hesitate to contact me at 703-737-8992 or mark.novak@loudoun.gov.
DATE: August 3, 2021
TO: Bryce Johnson, Project Manager, Department of Planning and Zoning
FROM: Mary Conroy Valenta, Chief Planner, Land Development Division
THROUGH: Scott Berger, Assistant Director
APPLICATION NUMBER: CMPT-2021-0008
APPLICATION NAME: Dulles South Elementary School
PLAN SUBMISSION NUMBER: 1st
PLANNER REQUESTS TO REVIEW SUBSEQUENT SUBMISSIONS □

The Department of Building and Development, Land Development Division has completed the review of this application and has no comments at this time.

Thank you for the opportunity to review and comment on this application. Please feel free to contact me at (703) 777-0226 or via email at mary.valenta@loudoun.gov if you have any questions.

*If substantial revisions are made to this application after review Building and Development requests further review of the application.*
DATE: August 31, 2021
TO: Bryce Johnson, Project Manager, Department of Planning and Zoning
FROM: Jenn Hare, Natural Resources Engineer
THROUGH: William A. Cain, Natural Resources Program Manager
CC: Todd Taylor, Floodplain Engineer

SUBJECT: CMPT-2021-0008
Dulles Elementary School

The Natural Resources Team (NRT) and Floodplain Management Team (FMT) reviewed the commission permit application and offers the following comments:

Natural Resources:

1) *Informational Comment:* Staff notes that the proposed limits of disturbance shown on Sheet 3 extends into an area of delineated wetlands. Please be aware that a wetland permit for any impacts will be required at the time of grading permit application. (FSM 8.111.A.2)

County Urban Forester:

There are no urban forestry comments at this time.

Floodplain Management:

There are no floodplain management comments at this time.

Please ensure that any future submissions are referred to the Natural Resources Team and contact me if you have any questions or need additional information.
Memorandum

To: Bryce Johnson, Project Manager
From: Maria Figueroa Taylor, Fire-Rescue Planner
Date: September 7, 2021
Subject: Dulles South Elementary School
CMPT-2021-0008

Thank you for the opportunity to review the above captioned applications. The Fire and Rescue Planning Staff has no comments.

The Fire-Rescue GIS and Mapping coordinator offered the following information regarding estimated response times:

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<tbody>
<tr>
<td>288-19-4044</td>
<td>Travel Time 2 minutes</td>
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Travel times are determined using ESRI GIS network analyst along the county’s street centerline with distance and speed limit being the criteria. Travel time is reported in minutes. For the approximate response time two minutes is added for turnout time.

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If you have any questions or need additional information, please contact me at 703-777-0333.

c: Project file
Memorandum

DATE: August 25, 2021

TO: Bryce Johnson, Project Manager, Planning and Zoning

FROM: Kevin Federline, Fire Inspector

THRU: Linda Hale, Chief Fire Marshal

SUBJECT: CMPT-2021-0008 Dulles South Elementary School, First Submission

The Loudoun County Fire Marshal’s Office has no objections to the commission permit for the project. The Loudoun County Fire Marshal’s Office reserves the right to ensure Fire Code compliance when more detailed information is made available on the construction drawings submission. For example, but not limited to, the FMO will be looking for more information on the following: approved fire apparatus access roads located within an emergency access easement, fire lane identification for fire apparatus access roads, hydrant locations, hydrant coverage measured by 300 foot hose lay “as the hose lies” between and around obstructions from the hydrant to all portions of the building’s exterior, fire apparatus access roads to be within 150 feet of the exterior of the buildings first floor, turning radii/turning analysis using AASHTO - SU-40 on fire apparatus access roads, and immediate unobstructed access to fire department connections.

Prior to the issuance of an occupancy permit for any facility, building, or portion of a building hereafter constructed, Fire Lane Identification shall be provided, permitted, and an approved inspection along any Fire Apparatus Access Road serving such facility, building, or portion of a building.

If there are any changes to the plans include the Fire Marshal’s Office in review to ensure fire code compliance.

I. Requirements: From the current Loudoun County Facilities Standards Manual (FSM) and the current Loudoun County Fire Prevention Code (LCFPC)
   1. None.

II. Concern:
   1. None.

III. Recommendations:
   1. None.

Teamwork * Integrity * Professionalism * Service
Requirements for fire apparatus access roads:

1. Fire Apparatus Access Road is designed and maintained to a minimum of 20 feet of unobstructed width, 13.5 feet of unobstructed vertical clearance, support H-20 loading, be surfaced so as to provide all-weather driving capabilities, located within an “Emergency Access” easement, and identified as a fire lane in accordance with the FSM Chapter 4.

Information for requesting a modifications to the LCFPC:

1. 106.5 Modifications. The fire official may grant modifications to any provision of the SFPC upon application by the owner or the owner’s agent provided the spirit and intent of the SFPC are observed and public health, welfare, and safety are assured. Note: The current editions of many nationally recognized model codes and standards are referenced by the SFPC. Future amendments to such codes and standards do not automatically become part of the SFPC; however, the fire official should consider such amendments in deciding whether a modification request should be granted.

2. 106.5.1 Supporting data. The fire official shall require that sufficient technical data be submitted to substantiate the proposed use of any alternative. If it is determined that the evidence presented is satisfactory proof of performance for the use intended, the fire official shall approve the use of such alternative subject to the requirements of this code. The fire official may require and consider a statement from a professional engineer, architect or other competent person as to the equivalency of the proposed modification.

Pursuant to section 112.1 of the Fire Prevention Code:

If you have concerns about the application of the Fire Prevention Code (FPC) or to request a modification to the provisions of the FPC pursuant to section 106.5, please contact Chief Fire Marshal Linda Hale at 703/737-8600. The owner of a structure, the owner’s agent or any other person involved in the design, construction or maintenance of the structure may appeal a decision of the fire official concerning the application of FPC or the fire official’s refusal to grant modification. Persons wishing to file an appeal shall submit a written request for appeal to the Board of Building Code Appeals (BBCA), within 14 calendar days of receipt of the decision being appealed. Person’s wishing to file an appeal shall address it to Deputy Fire Marshal at DutyFm@Loudoun.gov, or send by certified mail to the Loudoun Fire Marshal’s Office at the above address. The appeal shall contain the name and address of the owner of the structure and the person appealing if not the owner. A copy of the written decision of the fire official shall be submitted along with the appeal. Failure to submit an appeal within the time limit established shall constitute acceptance of the fire official’s decision.
September 02, 2021

MEMORANDUM TO: Mr. Bryce Johnson
               MSC # 62
               Building and Development

FROM: Jason Purdy
      MSC #68
      Environmental Health Specialist
      Division of Environmental Health

SUBJECT: DULLES SOUTH ELEMENTARY SCHOOL; CMPT-2021-0008

PIN: 288-19-4044

This Department reviewed the plat prepared by John Cummings of Rinker Design Associates, P.C., dated July 28, 2021, and staff supports approval of the application for the following reasons:

1. A review of Health Department records does not indicate the presence of any active septic systems on the subject parcel.

2. Note 17 on the plan prepared by John Cummings (Page 1 of 3) states that the proposed school will be served by public water and public sewer.

3. Three (3) irrigation wells are located on the subject parcel (WWIR-2019-0107, WWIR-2019-0131, and WWIN-2019-0142) and are not depicted on the prepared plans. The proposed development does not impact the existing wells.

4. If during the process of site preparation and clearing any unmapped wells or septic systems are identified, contact the Loudoun County Health Department immediately to coordinate proper abandonment permits and procedures.

If further information or clarification on the above project is required, please contact Jason Purdy at 703-771-5248.
Bryce,

Thank you for the opportunity to comment on DULLES SOUTH ELEMENTARY SCHOOL, located at the approximate intersection of State Route 620 (Braddock Road) and State Route 705 (Lightridge Farm Road), and the proposal to develop a new elementary school there.

The Airports Authority does not object to the proposal and confirmed the site is partially within and partially beyond the 60 DNL – 1 Mile Buffer noise contour (see attached graphic). Aircraft noise will be audible at the site due to aircraft operations from Dulles International Airport’s existing Runway 12/30 and aircraft operations are projected to increase in the future. We also do not object provided that associated lighting does not project light upward into the night sky. As a reminder, outdoor facilities cannot be mitigated for aircraft noise. We recommend and encourage Loudoun County to adopt the current contours generated by the Airports Authority’s 2019 Noise Study and provided to the County in March 2019.

If you have any questions, please let me know. Thank you.

Mark Rutyna, CAPM, C.M.
Airport Planner

1 Aviation Circle, MA-32D
Washington, DC 20001-6000

T: 703-572-0262
F: 703-572-0299
Mark.Rutyna@mwaa.com
mwaa.com
IAD- Dulles South Elementary School

60 DNL - 1 Mile Buffer noise contour

Dulles South Elementary School

60 DNL noise contour
<table>
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<th>ITEM NO.</th>
<th>DWG. NO.(1)</th>
<th>COMMENTS</th>
<th>COMMENT CATEGORY</th>
<th>RESPONSE(2)</th>
<th>FINAL DISPOSITION(3)</th>
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<td>VDOT has “No Objections” to the Commission Permit Plat.</td>
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<td>Additional comments may be made at the Site Plan stage in respect to Access Management Standards and Requirements for Entrances.</td>
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</table>

(1) Indicate drawing no./page no. or use “G” for general comment.
(2) To be filled out by Applicant/Engineer. Date of Response is required.
(3) The VDOT reviewer is responsible for the final disposition of all comments.

Note: This form is to be used by the VDOT land use team to provide comments or concerns associated with the rezoning applications, site plans or any other plans when requested by the county or the applicants.
August 3, 2021

Bryce Johnson
Building and Development
1 Harrison Street, S.E.
P. O. Box 7000
Leesburg, Virginia 20177-7000

Re: Dulles South Elementary School
CMPT-2021-0008

Dear Mr. Johnson:

Loudoun Water has reviewed the referenced application and offers no objection to its approval.

However, Loudoun Water does have the following comments for consideration:

- Currently, the existing schools drain to an on-site private sanitary sewer pump station. The sizing of this pump station and associated forcemain will need to be analyzed for capacity. Upgrades may be necessary to handle additional flow from a second elementary school.
- The existing schools are on a single water feed. The water model for the site was acceptable based on the flows required to handle the high school and elementary school. The water model will be required to be updated for the addition of a second elementary school. If a second water connection is necessary, it will be the responsibility of the schools to make the connection.

Water and sanitary sewer service is available and is contingent on compliance with Loudoun Water’s Statement of Policy; Rates, Rules & Regulations; and Engineering Design Manual.

Should you have any questions, please do not hesitate to contact me at 571-291-7785 or by email at kcarswell@loudounwater.org

Sincerely,

Kevin Carswell, P.E.
Project Engineer
December 8, 2021

By EMAIL

Mr. Bryce Johnson
Department of Planning & Zoning
County of Loudoun
1 Harrison Street, S.E., 3rd Floor
Leesburg, Virginia 20177-7000

Re: Commission Permit (CMPT 2021-0008) Response to Referral Comments
LCSB Proposed Dulles South Elementary School (ES-32)
(MCPI 288-19-4044)

Dear Bryce:

I am pleased to submit the Loudoun County School Board Commission Permit response to referral comments. In addition to providing additional information requested by Zoning Administration (identify existing yards and buffers implemented with the existing elementary and high school) and Department of Capital Infrastructure and Transportation (provide a pedestrian network plan), there have been layout changes to improve the traffic circulation, especially for the arrival and dismissal periods. More specifically, the following changes have been incorporated:

- The building for ES-32 has been reoriented to face in the same direction (toward Collaboration Drive) as Hovatter Elementary School.
- The physical education fields at Hovatter Elementary School have been reconfigured. Each school will have its own small soccer field with overlapping softball field. This design has been utilized at other recent schools (Elaine E. Thompson and Waxpool Elementary Schools).
- A shared, centrally located, covered drop off plaza is proposed to serve the existing Hovatter Elementary School and the proposed new elementary school (ES-32)
- A combined bus loop is proposed for the existing Hovatter Elementary School and proposed ES-32.
- The existing bus loop at Hovatter Elementary School is proposed to be repurposed for parking, a potential reconfiguration of the adjacent stormwater facility, and/or green space.
The previously proposed parking lot for ES-32 has been reconfigured and provides 150+ parking spaces.

Based on preliminary engineering, the combined on-site parking for the two elementary schools is anticipated to provide 350+ spaces. The typical number of parking spaces provided for an elementary school is 120. The combined elementary school site will provide significant parking for the shared campus.

The central drop-off affords extensive car stacking opportunity. Drop off (and pick up) traffic can be directed to the high school parking lot located to the west of the two elementary schools. The stacking potential shown allows for 100+ cars. Elementary school start (7:30 a.m.) and dismissal (2:35 p.m.) are off set from high school start (9:15 a.m.) dismissal (4:05 pm).

We believe we have provided the additional information requested by the referral comments. If you have any questions or need additional information, please let us know. Thank you in advance for your time and review.

Sincerely,

Sara Howard-O’Brien, AICP
Land Management Supervisor

Enclosures

c: Beverly I. Tate, Director, Planning Services
   LCPS Project Team
Zoning Administration
Comments dated October 14, 2021

Comment 1: Zoning Administration staff notes that the purpose of the Commission Permit process is to determine that the proposed public facility is “substantially in accord with the Comprehensive Plan”. The applicant addresses the subject extensively in the Statement of Justification (SOJ). Zoning Administration staff defers to the Community Planning Division for that determination.

Response: Acknowledged. The August 30, 2021, Community Planning Division referral finds “the general location, character, and extent of the proposed elementary school is in conformance with the Comprehensive Plan and supports approval of the CMPT”.

Comment 2: The applicant has noted in the SOJ that the subject site was evaluated and complied with Zoning Ordinance requirements during the development approval process for the existing Lightridge High School and Hovatter Elementary School with acknowledgement and intention to do the same for the additional proposed elementary school. Specific requirements for lighting, noise abatement, landscape buffers, building design and all of the Section 5-666 Zoning Ordinance requirements are acknowledged on the CMPT plat in Notes 1, 3, 8, 14, 15 and 16.

Response: Acknowledged.

Comment 3: If the Commission Permit is approved, a site plan will be required to be approved prior to development of the site. It is recommended that graphic depiction of the new school be provided with the existing yards and buffers approved and installed on the site for Lightridge High School and Hovatter Elementary School. This will allow Zoning Administration staff to accurately determine and apply any additional buffers needed due to current site conditions, the new school design and current Zoning Ordinance buffer requirements. Include the effects of WAIZ-2017-0014, approved 12/21/17, which modified buffer plant requirements.

Response: A sheet has been added to the Commission Permit Plan set to include the yards and buffers approved (and installed) as a part of the Lightridge High School and Hovatter Elementary School development. The approved buffer Waiver 2017-0014 and modification SPMI 2017-0018 have been noted.

Comment 4: Provide a Zoning Ordinance section reference for the OPEN SPACE REQUIRED, MINIMUM YARDS AND MAXIMUM BUILDING HEIGHT included in the SITE TABULATIONS on Sheet 1.

Response: The requested Zoning Ordinance Section references have been added. Reference Site Tabulations, Sheet 1.
Comment 5: Due to the approval date of BLAD-2017-0051 on 11/31/2018, Sections 2-1503(A) and 2-1703(A) require compliance with TR District Lot Standards of Section 5-701 and Section 5-1403(B), the Road Corridor and Setbacks Matrix, Table 5-1403(B). These sections should be noted on the CMPT plat in a separate note or added to Note 3.

Response: The recommended Zoning Ordinance Section references have been added to Note 4.

Comment 6: Revise the label on the zoning boundary between the TR-1 and TR-3 districts on Sheet 3 of the CMPT plat as it is illegible.

Response: The label has been revised.

Comment 7: Revise the language of Note 7 to describe the Airport Impact Overlay District component as “outside of but within 1 mile of the LDN 60 aircraft noise contour”.

Response: The recommended language has been incorporated into Note 7.

Comment 8: CMPT plat Note 16 should be revised to remove reference to Section 5-1413 of the Revised 1993 Loudoun County Zoning Ordinance since that section has been removed through amendment.

Response: Note 16 has been revised as recommended.

Comment 9: Revise Note 20 to indicate that a separate sign zoning permit will be required.

Response: Government uses, including schools, are exempt from the sign regulations and do not require a zoning permit. As applicable, electrical permits are obtained.

Department of Transportation and Capital Infrastructure
Comments dated August 30, 2021

Comment 1: No traffic study is required with a Commission Permit application. The Applicant’s submitted Traffic Memorandum, dated July 9, 2021, and prepared by Gorove/Slade, is therefore not required, and was submitted without consulting DTCI staff. For public schools, traffic studies are required by the Zoning Ordinance at Site Plan stage, and the Applicant’s Traffic Memorandum indicates that a traffic study will be provided at that time. Full review of traffic impacts will be evaluated by DTCI at site plan, and DTCI will provide further comment at that time.

Response: Acknowledged

Comment 2: The proposed ES-32 does not conflict with any existing or planned roadway shown on the 2019 CTP. Site access is proposed to/from existing Hovatter Drive and existing
Collaboration Drive to Lightridge Farm Road. Lightridge Farm Road has been paved for its entire length, between Braddock Road and Gardenia Drive.

Response: Acknowledged.

Comment 3: DTCI notes there is existing pedestrian facilities constructed along one side of Hovatter Drive, one side of Collaboration Drive and along the site’s Lightridge Road frontage (PIN # 288-19-4044). The Applicant should provide and depict on (CMPT) plan set internal pedestrian connections that would connect to existing pedestrian facilities on the site (PIN # 288-19-4044).

Response: The pedestrian network to the school has been delineated on the CMPT plan, reference Sheets 3 and 4.

Comment 4: On the Commission Permit Plat (Sheet 3), the Applicant demonstrates that the proposed elementary school (ES-32) shall utilize the existing bus and vehicular circulation routes, bus traffic utilizing Hovatter Drive and vehicular traffic utilizing Collaboration Drive, already established on the site. Additional review will be provided at site plan.

Response: Acknowledged.

Comments provided by the following agencies indicate no objection to the proposed school use and request no additional information:

- Community Planning
- The Fire Marshall’s Office
- Building & Development Natural Resources and Floodplain Management
- Parks Recreation and Community Services
- Virginia Department of Transportation