



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING SERVICES

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June 15, 2022

Mr. Paul Wackrow
County of Loudoun
Department of Planning and Zoning
1 Harrison Street, SE
Leesburg, Virginia 20175

RE: ZMAP-2022-0006 & ZMOD-2022-0029 through ZMOD-2022-0031, Arcola Farms Residential

Dear Mr. Wackrow:

School Board staff has reviewed the referenced application for Arcola Farms Residential; comments are provided specifically for the zoning map amendment (ZMAP-2022-0006). Based on 2021 Loudoun County Public Schools (LCPS) Dulles North planning district student generation factors, the proposed 304 single-family detached residential units will generate a total of 307 school-age children upon build-out: 132 elementary school-age children (grades K-5), 74 middle school-age children (grades 6-8), and 101 high school-age children (grades 9-12). The attached assessment outlines the operational and capital impact of the project on LCPS.

LCPS student enrollment will continue to grow from approved residential projects as well as future proposed developments. Not only do student demographics within existing subdivisions change annually and over time, but additional residential development also impacts school enrollments and capacities. While Arcola Farms Residential is in the LCPS Dulles North planning district, the elementary school presently serving the property is in the LCPS Central Loudoun planning district. However, the secondary schools are in Dulles North planning district; six-year projected student enrollments for schools in both planning districts, including detail on unbuilt residential development within the same areas, are provided for County staff and policymakers to assess regarding the overall impact of the project on LCPS. The information detail is an excerpt from the ***School Board Adopted FY 2023-FY 2028 Capital Improvement Program***, dated January 11, 2022.

As calculations indicate that public schools account for a significant portion of Loudoun's capital expenditure costs, School Board staff requests that a proportionate share of the applicant's capital facility contribution be set aside specifically for public school capital projects. This designation should be noted in the proffer statement for Arcola Farms Residential. In addition to new school construction, major renovations and rehabilitation projects at existing school facilities in the Dulles North and Central Loudoun planning districts are being reviewed and initiated by the School Board. The associated costs are significant, and the proffer dollars would help offset such expenditures.

Mr. Paul Wackrow

ZMAP-2022-0006 & ZMOD-2022-0029 through ZMOD-2022-0031, Arcola Farms Residential
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And finally, safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. The provided Concept Development Plan, dated April 25, 2022, shows sidewalk construction throughout the development; this is noted and appreciated.

Thank you for the opportunity to comment on the Arcola Farms Residential application. Each approved residential project impacts capital facility expenditures and operational costs, and increased costs can be anticipated with each additional school-age child residing in Loudoun County.

Should you require further information, please contact me at your earliest convenience.

Sincerely,



Beverly I. Tate, Director

Attachments (5)

c: Scott Ziegler, Superintendent
Kevin Lewis, Chief Operations Officer

Election District: Blue Ridge



Loudoun County Public Schools

Division of Planning Services

Project Assessment

Project Name: ZMAP-2022-0006 & ZMOD-2022-0029 through ZMOD-2022-0031, Arcola Farms Residential

Loudoun County Public Schools Dulles North Planning District Student Generation Factors, 2021		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
			0.43	0.24	0.33	
Single Family Detached (SFD)	1.01	304	132	74	101	307
Single Family Attached (SFA)	0.66		0	0	0	0
Multifamily (MF)	0.32		0	0	0	0
Total Students			132	74	101	307
Capital Costs			Elementary School Cost (FY 2022 CIP)	Middle School Cost (FY 2022 CIP)	High School Cost (FY 2022 CIP)	Total Capital Expenditure
School Cost			\$54,880,000	\$90,775,000	\$155,605,000	
Capacity			960	1445	2100	
Per Pupil Cost			\$57,167	\$62,820	\$74,098	
Project's Capital Costs			\$7,547,555	\$4,629,186	\$7,507,808	\$19,684,549
Annual Operational Costs			FY 2022 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$17,120	307	\$5,256,525	
School Facility Information*			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2021-2022 School Attendance Zone			Sycolin Creek	Brambleton	Independence	
September 30, 2021 Student Enrollment			540	1630	1829	
2021-22 Base Building Capacity			812	1445	2148	

* To relieve current and projected student enrollment in the Dulles North area, additional elementary and secondary schools are planned and/or under construction.

ELEMENTARY & SECONDARY SCHOOL SUMMARY: DULLES NORTH

General Planning District Description

North of Route 50 (John Mosby Highway), East of Goose Creek, South of Route 267 (Dulles Greenway), West of Route 28 (Sully Road)/Fairfax County

FY 2023 - FY 2028 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2021-22	30-Sep-21	2022-23 SCHOOL YEAR			2023-24 SCHOOL YEAR			2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR		
	BASE CAPACITY	ACTUAL ENROLLMENT	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
CREIGHTON'S CORNER ES ^A	1006	1130	887	119	88%	879	127	87%	888	118	88%	895	111	89%	871	135	87%	842	164	84%
ELAINE E THOMPSON ES/ES-23 ^B			827	133	86%	832	128	87%	875	85	91%	895	65	93%	953	7	99%	980	(20)	102%
HILLSIDE ES	697	567	554	143	79%	535	162	77%	544	153	78%	545	152	78%	562	135	81%	563	134	81%
LEGACY ES	960	766	709	251	74%	673	287	70%	663	297	69%	670	290	70%	681	279	71%	692	268	72%
MADISON'S TRUST ES ^C	1006	1184	831	175	83%	843	163	84%	885	121	88%	902	104	90%	918	88	91%	929	77	92%
MILL RUN ES	812	697	682	130	84%	688	124	85%	692	120	85%	713	99	88%	733	79	90%	725	87	89%
MOOREFIELD STATION ES	983	875	880	103	90%	905	78	92%	931	52	95%	929	54	95%	833	150	85%	944	39	96%
ROSA LEE CARTER ES	960	841	853	107	89%	844	116	88%	848	112	88%	840	120	88%	837	123	87%	854	106	89%
WAXPOOL ES	960	732	704	256	73%	696	264	73%	712	248	74%	706	254	74%	735	225	77%	738	222	77%
	7384	6792	6927	1417		6895	1449		7038	1306		7095	1249		7123	1221		7267	1077	

SOME ELEMENTARY SCHOOL STUDENTS RESIDING IN THE DULLES NORTH PLANNING DISTRICT ARE CURRENTLY ATTENDING ELEMENTARY SCHOOL IN THE ASHBURN & CENTRAL LOUDOUN PLANNING DISTRICTS.

SOME ELEMENTARY SCHOOL STUDENTS RESIDING IN THE DULLES SOUTH PLANNING DISTRICT ARE CURRENTLY ATTENDING ELEMENTARY SCHOOL IN THE DULLES NORTH PLANNING DISTRICT.

A - THE 2021-22 BASE CAPACITY FOR CREIGHTON'S CORNER ES REFLECTS TWO (2) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT CREIGHTON'S CORNER ES WOULD BE 960.

B - THE OPENING OF ELAINE E. THOMPSON ES (ES-23) IS PLANNED FOR FALL 2022 (2022-23 SCHOOL YEAR) WITH AN ANTICIPATED BASE CAPACITY OF 960. ELAINE E. THOMPSON ES IS BEING CONSTRUCTED ON A PROFFERED SITE WITHIN THE ARCOLA CENTER COMMUNITY.

C - THE 2021-22 BASE CAPACITY FOR MADISON'S TRUST ES REFLECTS TWO (2) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT MADISON'S TRUST ES WOULD BE 960.

TBD - TO BE DETERMINED, FOLLOWING THE ADOPTION OF AN ATTENDANCE ZONE FOR THE SCHOOL

FY 2023 - FY 2028 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2021-22	30-Sep-21	2022-23 SCHOOL YEAR			2023-24 SCHOOL YEAR			2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR		
	BASE CAPACITY	ACTUAL ENROLLMENT	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
BRAMBLETON MS ^A	1445	1630	1779	(334)	123%	1988	(543)	138%	2041	(596)	141%	2006	(561)	139%	1903	(458)	132%	1929	(484)	133%
EAGLE RIDGE MS ^B	1227	1179	1158	69	94%	1176	51	96%	1100	127	90%	991	236	81%	894	465	66%	918	441	68%
STONE HILL MS	1397	1137	1107	290	79%	1092	305	78%	1061	336	76%	1045	352	75%	1035	362	74%	1014	383	73%
MS-14 ^C									TBD	1445		TBD	1445		TBD	1445		TBD	1445	
	4069	3946	4044	25		4256	(187)		4202	1312		4042	1472		3832	1814		3861	1785	

SOME MIDDLE SCHOOL STUDENTS RESIDING IN THE DULLES NORTH PLANNING DISTRICT ARE CURRENTLY ATTENDING MIDDLE SCHOOL IN THE ASHBURN PLANNING DISTRICT.

SOME MIDDLE SCHOOL STUDENTS RESIDING IN THE ASHBURN PLANNING DISTRICT ARE CURRENTLY ATTENDING MIDDLE SCHOOL IN THE DULLES NORTH PLANNING DISTRICT.

SOME MIDDLE SCHOOL STUDENTS RESIDING IN THE DULLES SOUTH PLANNING DISTRICT ARE CURRENTLY ATTENDING MIDDLE SCHOOL IN THE DULLES NORTH PLANNING DISTRICT.

A - PRIOR TO THE OPENING OF MS-14, SOME BRAMBLETON MS STUDENTS WILL BE SCHEDULED FOR CERTAIN CLASSES AT INDEPENDENCE HS.

B - A NINE (9) CLASSROOM ADDITION IS PLANNED AT EAGLE RIDGE MS, TO BE COMPLETE BY THE START OF 2026-27 SCHOOL YEAR; ANTICIPATED CAPACITY FOR EAGLE RIDGE MS IN FALL 2026 IS 1359.

C - A NEW MIDDLE SCHOOL (MS-14) IS PLANNED TO OPEN AT THE START OF THE 2024-25 SCHOOL YEAR WITH AN ANTICIPATED BASE CAPACITY OF 1445. MS-14 WILL BE CONSTRUCTED ON A PURCHASED SITE (PROXIMATE TO THE INTERSECTION OF RYAN ROAD/RED HILL ROAD/EVERGREEN MILLS ROAD).

TBD - TO BE DETERMINED, FOLLOWING THE ADOPTION OF AN ATTENDANCE ZONE FOR THE SCHOOL

FY 2023 - FY 2028 CIP PLANNING PERIOD

HIGH SCHOOLS	2021-22	30-Sep-21	2022-23 SCHOOL YEAR			2023-24 SCHOOL YEAR			2024-25 SCHOOL YEAR			2025-26 SCHOOL YEAR			2026-27 SCHOOL YEAR			2027-28 SCHOOL YEAR		
	BASE CAPACITY	ACTUAL ENROLLMENT	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
			ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
BRIAR WOODS HS ^A	1938	1800	1841	97	95%	1827	111	94%	1873	65	97%	1913	25	99%	1832	106	95%	1797	141	93%
INDEPENDENCE HS ^{B,C}	2148	1829	1961	353	85%	2030	284	88%	2199	115	95%	2402	(88)	104%	2627	(313)	114%	2744	(430)	119%
ROCK RIDGE HS	2048	1396	1444	604	71%	1494	554	73%	1555	493	76%	1572	476	77%	1539	509	75%	1519	529	74%
	6134	5025	5246	1054		5351	949		5627	673		5887	413		5998	302		6060	240	

SOME HIGH SCHOOL STUDENTS RESIDING IN THE DULLES NORTH PLANNING DISTRICT ARE CURRENTLY ATTENDING HIGH SCHOOL IN THE ASHBURN PLANNING DISTRICT.

SOME HIGH SCHOOL STUDENTS RESIDING IN THE ASHBURN PLANNING DISTRICT ARE CURRENTLY ATTENDING HIGH SCHOOL IN THE DULLES NORTH PLANNING DISTRICT.

SOME HIGH SCHOOL STUDENTS RESIDING IN THE DULLES SOUTH PLANNING DISTRICT ARE CURRENTLY ATTENDING HIGH SCHOOL IN THE DULLES NORTH PLANNING DISTRICT.

A - THE 2021-22 BASE CAPACITY FOR BRIAR WOODS HS REFLECTS TEN (10) MODULAR CLASSROOMS ON SITE; WITHOUT THE MODULAR CLASSROOMS, CAPACITY AT BRIAR WOODS HS WOULD BE 1731. A TEN (10) CLASSROOM ADDITION IS PROPOSED AT BRIAR WOODS HS, TO BE COMPLETE BY THE START OF 2023-24 SCHOOL YEAR. THE PROPOSED ADDITION WILL REPLACE THE MODULAR CLASSROOMS; CAPACITY FOR BRIAR WOODS HS IN FALL 2023 WILL REMAIN 1938.

B - PRIOR TO THE OPENING OF MS-14, SOME BRAMBLETON MS STUDENTS WILL BE SCHEDULED FOR CERTAIN CLASSES AT INDEPENDENCE HS.

C - EIGHT (8) MODULAR CLASSROOMS ARE PLANNED FOR INDEPENDENCE HS, TO BE PLACED PRIOR TO THE START OF THE 2022-23 SCHOOL YEAR; ANTICIPATED PROGRAM CAPACITY FOR INDEPENDENCE HS IN FALL 2022 IS 2314.

**DULLES NORTH PLANNING DISTRICT
RESIDENTIAL DEVELOPMENT**

LCPS Planning staff tracks residential building permit activity for Loudoun County and its incorporated towns. The monitoring includes both rezoned and by-right developments (i.e., approved, proposed, inactive) and construction status. Tracking the approved under construction and approved future "pipeline" development assists staff in estimating student growth.

Residential development detail is provided for approved, but not yet completed, residential projects in LCPS geographic planning districts. Complete, proposed, inactive, and/or age-restricted residential applications are excluded from the below provided information. Utilizing 2021 student generation factors, the number of potential LCPS students has been calculated based on the remaining number of residential units to be constructed.

**Dulles North Planning District
Approved, Unbuilt Residential Development
as of September 2021**

SFD - Single Family Detached SFA - Single Family Attached MF - Multifamily

Residential Development	Approved Residential Units				Potential LCPS Students			% Complete, as of 9/2021
	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
BRAMBLETON	2500	3070	1099	6669	411	229	315	73%
BROADLANDS	1976	1251	654	3881	26	15	20	90%
BROADLANDS ASHBURN METRO	0	89	754	843	119	67	92	0%
MOOREFIELD STATION	50	1300	4650	6000	633	353	485	27%
SILVER DISTRICT WEST	0	381	3325	3706	566	316	434	0%
Planning District Total, as of September 2021	4526	6091	10482	21099	1755	979	1347	

ELEMENTARY & SECONDARY SCHOOL SUMMARY: CENTRAL LOUDOUN

General Planning District Description

North/West of Goose Creek, East of the Catoctin Mountain Ridgeline, South of the Potomac River

FY 2023 - FY 2028 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2021-22	30-Sep-21	2022-23 SCHOOL YEAR PROJECTION			2023-24 SCHOOL YEAR PROJECTION			2024-25 SCHOOL YEAR PROJECTION			2025-26 SCHOOL YEAR PROJECTION			2026-27 SCHOOL YEAR PROJECTION			2027-28 SCHOOL YEAR PROJECTION		
	BASE CAPACITY	ACTUAL ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
BALL'S BLUFF ES	697	484	493	204	71%	464	233	67%	462	235	66%	452	245	65%	452	245	65%	451	246	65%
CATOCTIN ES ^A	697	586	633	110	85%	678	65	91%	702	41	94%	720	23	97%	750	(7)	101%	759	(16)	102%
COOL SPRING ES	674	581	575	99	85%	580	94	86%	569	105	84%	555	119	82%	553	121	82%	547	127	81%
EVERGREEN MILL ES	697	598	612	85	88%	631	66	91%	631	66	91%	624	73	90%	615	82	88%	590	107	85%
FRANCES HAZEL REID ES	812	588	562	250	69%	550	262	68%	532	280	66%	501	311	62%	507	305	62%	509	303	63%
FREDERICK DOUGLASS ES	914	604	608	306	67%	598	316	65%	582	332	64%	576	338	63%	580	334	63%	578	336	63%
JOHN W TOLBERT JR ES	812	635	631	181	78%	611	201	75%	606	206	75%	581	231	72%	581	231	72%	574	238	71%
LEESBURG ES	651	416	419	232	64%	412	239	63%	393	258	60%	396	255	61%	394	257	61%	386	265	59%
LUCKETTS ES	332	244	241	91	73%	241	91	73%	235	97	71%	225	107	68%	218	114	66%	228	104	69%
SYCOLIN CREEK ES	812	540	521	291	64%	503	309	62%	500	312	62%	489	323	60%	493	319	61%	508	304	63%
	7098	5276	5295	1849		5268	1876		5212	1932		5119	2025		5143	2001		5130	2014	

SOME ELEMENTARY SCHOOL STUDENTS RESIDING IN THE CENTRAL LOUDOUN PLANNING DISTRICT ARE CURRENTLY ATTENDING ELEMENTARY SCHOOL IN THE WESTERN LOUDOUN PLANNING DISTRICT.

SOME ELEMENTARY SCHOOL STUDENTS RESIDING IN THE DULLES NORTH PLANNING DISTRICT ARE CURRENTLY ATTENDING ELEMENTARY SCHOOL IN THE CENTRAL LOUDOUN PLANNING DISTRICT.

A - A THREE (3) CLASSROOM ADDITION IS PLANNED AT CATOCTIN ES, TO BE COMPLETE BY THE START OF THE 2022-23 SCHOOL YEAR; ANTICIPATED CAPACITY FOR CATOCTIN ES IN FALL 2022 IS 743.

FY 2023 - FY 2028 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2021-22	30-Sep-21	2022-23 SCHOOL YEAR PROJECTION			2023-24 SCHOOL YEAR PROJECTION			2024-25 SCHOOL YEAR PROJECTION			2025-26 SCHOOL YEAR PROJECTION			2026-27 SCHOOL YEAR PROJECTION			2027-28 SCHOOL YEAR PROJECTION		
	BASE CAPACITY	ACTUAL ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
HARPER PARK MS	1208	918	877	331	73%	901	307	75%	900	308	75%	898	310	74%	856	352	71%	845	363	70%
J LUPTON SIMPSON MS	1311	999	1005	306	77%	1039	272	79%	1063	248	81%	1072	239	82%	1083	228	83%	1103	208	84%
SMART'S MILL MS	1227	922	883	344	72%	843	384	69%	841	386	69%	825	402	67%	784	443	64%	738	489	60%
	3746	2839	2765	981		2783	963		2804	942		2795	951		2723	1023		2686	1060	

FY 2023 - FY 2028 CIP PLANNING PERIOD

HIGH SCHOOLS	2021-22	30-Sep-21	2022-23 SCHOOL YEAR PROJECTION			2023-24 SCHOOL YEAR PROJECTION			2024-25 SCHOOL YEAR PROJECTION			2025-26 SCHOOL YEAR PROJECTION			2026-27 SCHOOL YEAR PROJECTION			2027-28 SCHOOL YEAR PROJECTION		
	BASE CAPACITY	ACTUAL ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
HERITAGE HS	1740	1491	1530	210	88%	1537	203	88%	1497	243	86%	1501	239	86%	1455	285	84%	1457	283	84%
LOUDOUN COUNTY HS	1495	1504	1576	(81)	105%	1589	(94)	106%	1611	(116)	108%	1637	(142)	109%	1630	(135)	109%	1697	(202)	114%
TUSCARORA HS	1938	1403	1422	516	73%	1462	476	75%	1427	511	74%	1393	545	72%	1350	588	70%	1287	651	66%
	5173	4398	4528	645		4588	585		4535	638		4531	642		4435	738		4441	732	

**CENTRAL LOUDOUN PLANNING DISTRICT
RESIDENTIAL DEVELOPMENT**

LCPS Planning staff tracks residential building permit activity for Loudoun County and its incorporated towns. The monitoring includes both rezoned and by-right developments (i.e., approved, proposed, inactive) and construction status. Tracking the approved under construction and approved future "pipeline" development assists staff in estimating student growth.

Residential development detail is provided for approved, but not yet completed, residential projects in LCPS geographic planning districts. Complete, proposed, inactive, and/or age-restricted residential applications are excluded from the below provided information. Utilizing 2021 student generation factors, the number of potential LCPS students has been calculated based on the remaining number of residential units to be constructed.

**Central Loudoun Planning District
Approved, Unbuilt Residential Development
as of September 2021**

SFD - Single Family Detached SFA - Single Family Attached MF - Multifamily

Residential Development	Approved Residential Units				Potential LCPS Students			% Complete, as of 9/2021
	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
BRICKYARD	0	0	59	59	25	14	19	0%
CATTAIL RUN	192	58	0	250	61	34	47	0%
CHURCH AND MARKET	0	0	116	116	50	28	38	0%
CRESCENT PARKE	0	178	96	274	57	32	43	0%
EAST QUARTER (RIVER CREEK VILLAGE)	0	64	0	64	15	8	11	0%
HAMLET AT WULF CREST FARM	25	0	0	25	1	1	1	80%
KETOCKTIN FARM ESTATES	14	0	0	14	2	1	2	29%
LEES CROSSING	68	0	0	68	9	5	7	46%
MEADOWBROOK FARM	400	0	0	400	30	17	23	70%
OATLANDS MANOR	15	0	0	15	4	2	3	0%
POTOMAC STATION MARKETPLACE	0	61	42	103	34	19	26	0%
STONE FOX ESTATES	15	0	0	15	0	0	0	87%
TUSCARORA CROSSING	140	266	324	730	150	84	115	0%
TUSCARORA VILLAGE	0	142	326	468	54	30	42	35%
VILLAGE AT LEESBURG	0	84	479	563	10	6	8	89%
WHITE OAK	162	0	0	162	40	23	31	0%
WOODLANDS AT GOOSE CREEK	33	125	0	158	12	7	9	72%
Planning District Total, as of September 2021	1064	978	1442	3484	555	310	425	

The map on the following page depicts the approved, unbuilt developments that have 10 or more residences.