

**BOARD OF SUPERVISORS
BUSINESS MEETING
ACTION ITEM**

SUBJECT: **Initiation of CPAM-2020-0001 to Allow Certain Public Facilities in the Rural Policy Area to Connect to Central Water and Wastewater and to Identify the Sites of Future Schools**

ELECTION DISTRICTS: Blue Ridge and Catoctin

CRITICAL ACTION DATE: At the pleasure of the Board

STAFF CONTACTS: Pat Giglio, Planner III, Planning and Zoning
Dan Galindo, AICP, Planning Manager, Planning and Zoning
Alaina Ray, AICP, Director, Planning and Zoning

PURPOSE: The purpose of this item is to seek Board initiation of CPAM-2020-0001, a Comprehensive Plan Amendment (CPAM) to the *Loudoun County 2019 General Plan (2019 GP)* to support the extension of central water and wastewater service to serve County-owned public facilities located in the Rural Policy Area (RPA) on property that is adjacent to the Transition Policy Area (TPA) and to identify future Loudoun County Public School (LCPS) sites.

RECOMMENDATION: Staff recommends that the Board of Supervisors (Board) initiate CPAM-2020-0001 and approve a workplan to complete the CPAM within a six month timeframe.

BACKGROUND: Continued residential growth in the County has led to the need for the planning and construction of additional public schools to address growing student enrollment. LCPS has identified and initiated a contract for the purchase of land located on the eastern edge of the RPA bordering the TPA to accommodate potential school sites within the LCPS Dulles North Planning District. Recognizing that vacant land suitable for schools sites has become significantly more difficult to acquire and that most school sites obtained by dedication from developers have already been developed, LCPS has identified land on the edge of the RPA for potential school sites. The policies of the 2019 GP permit the establishment of institutional uses such as schools within the RPA as a conditional use (2019 GP, Chapter 2, Rural North and Rural South Place Type). The proposed CPAM will update the 2019 GP to depict the location of future LCPS school sites within the RPA to expedite the County's review process and amend the water and wastewater policies to permit the extension of the central system (i.e., Loudoun Water) to more efficiently serve public facilities. The policies of the 2019 GP support LCPS acquisition of needed sites through the fiscal planning and land development process (2019 GP, Chapter 6, Action 1.1.A). The location of the possible school sites in the RPA near existing and planned communities in the TPA and Suburban Policy Area makes it ideally located to serve the growing school population.

ISSUES: The water and wastewater policies of the 2019 GP currently preclude extension of the central system (i.e., Loudoun Water) into the RPA, except where needed to address a public health threat to an existing rural community (2019 GP, Chapter 6, Action 4.5.A). This policy differs from other 2019 GP policy statements concerning municipal (i.e., Town) water and sewer extensions into the RPA, which permit serving public facilities in addition to the exception for public health risks (2019 GP, Chapter 6, Action 4.6.F). The proposed CPAM will partially reconcile the 2019 GP's treatment of municipal and central systems with regard to public sewer and water extensions into the RPA to serve public facilities, such as schools, through minor text amendments. Department of Planning and Zoning staff recommend that the proposed CPAM policy language specify that extensions of the central system would only be allowed to serve public facilities on contiguous parcels directly adjacent to the western boundary of the TPA, which serves as the limit of the central system's existing sewer and water service. This would help ensure that such extensions are limited in size and scope as well as minimize pressure to extend central utilities to serve other users in the RPA.

Workplan: The proposed workplan anticipates that the legislative process for the proposed CPAM will take approximately six months to complete once initiated. The proposed workplan outlines the typical steps for a CPAM: policy drafting, citizen engagement/public outreach, and a formal public review process including review and action by the Planning Commission (Commission) and Board. Due to the limited scope of the CPAM, staff does not anticipate the need for independent public outreach meetings beyond the standard public hearing process.

June-July 2020: Staff will begin work on the CPAM following initiation of CPAM-2020-0001 by the Board. Staff will prepare a draft amendment to the 2019 GP to implement the intent of the CPAM as previously described. The amendment may revise chapter text, policy statements, and maps within the 2019 GP. The draft amendment will be sent to County agencies such as the County Attorney's Office, the Department of Transportation and Capital Infrastructure and LCPS for review and comment as part of a typical referral process.

August 2020: Commission and Board Summer Recess (no meetings).

September-November 2020: The Commission will hold its public hearing on the draft amendment in September and convene subsequent work sessions if needed. After action by the Commission, the CPAM will go before the Board for public hearing and final action as early as November.

FISCAL IMPACT: Staff has identified no fiscal impacts associated with this item.

DRAFT MOTIONS:

1. I move that the Board of Supervisors initiate CPAM-2020-0001 to allow certain public facilities in the Rural Policy Area to connect to central water and wastewater and to identify the sites of future schools.

I further move the Board of Supervisors approve the workplan for CPAM-2020-0001 as proposed in the June 16, 2020, Board of Supervisors Business Meeting Action Item.

OR

2. I move an alternative motion.