



July 24, 2019

Town of Leesburg  
Department of Plan Review  
25 West Market Street  
Leesburg, VA 20176

Attention: Mr. William R. Ackman, Jr., P.E., Director

**Re: The North Star School at CS Monroe Property (TLSE-2018-0008)  
Variation Request to SLDR Section 4.02(g)**

Dear Mr. Ackman:

Please consider this variation request to Section 4.02(g) of the *Town of Leesburg Subdivision and Land Development Regulations (SLDR)*, which states in part:

*"4.02(g) ...Subdivisions and developments that adjoin or include existing streets shall provide such improvements as are necessary to bring said streets up to the standards specified in this Article within or adjacent to the new subdivision or development"*.

The Applicant seeks a variation of the required frontage improvements along certain portions of Childrens Center Road.

The Existing Conditions / Constraints include:

1. There is an existing bridge located to the west of the C.S. Monroe Property on Childrens Center Road that goes over the Route 7 Bypass and which abuts the western property line. The bridge does not have pedestrian accommodations. This constraint makes it undesirable to divert pedestrians into the road at the existing bridge. This variation request seeks to construct the improvements to the point where the existing bridge would prohibit continuation. (Reference enclosed pictures).
2. There is an existing storm ditch channel located to the east of the C.S. Monroe site entrance which is 10 feet away from the existing Childrens Center Road curb line. In addition, there is a large tree and other above & underground utilities along Childrens Center Road in the area immediately adjacent to the existing ditch. This variation request seeks to waive the frontage improvement east of the site entrance and to construct the sidewalk improvement improvements in an alternate location. (Reference enclosed pictures).

This variation request is based on the following:

1. The Applicant proposes frontage improvements which include increased ultimate pavement width (8 feet) as well as curb and gutter, sidewalk, and storm drainage along the frontage of the site, up to a point where the existing bridge would prohibit continuation of these improvements. The curb and gutter improvements will extend across the frontage of Childrens Center Road set a distance of 38' from the existing face of curb on the north side of the road except for a distance of 125' from the bridge abutment where the curb and gutter will include a 50' transition to a road section that matches the width of the bridge deck. The sidewalk improvements will be provided except for approximately 230' east of the bridge abutment. Sidewalk improvements will also be provided on the east end of the of the street frontage as shown on the plans and as noted below.
2. A 5 foot concrete sidewalk has been proposed along the property frontage and extending up to the western side of the

Wild Turkey Way entrance located on the north side of Childrens Center Road.

3. A new handicap ramp is being proposed on the western side of the Wild Turkey Way intersection to promote pedestrian traffic at the tangent point of the curve to provide additional pedestrian safety and accessibility.
4. A crosswalk that connects the two sidewalks and handicap ramps is being proposed at the Wild Turkey Way entrance.
5. A 5 foot concrete sidewalk is also being proposed approximately 50' back from the street along the eastern portion of the site frontage that connects to the existing 8 foot asphalt trail at Foxridge Park. This trail connects to the existing crosswalk at the intersection of Childrens Center Road and Catoctin Circle and provides safe access to the proposed school and adjacent community. In addition, an alternative on-site sidewalk alignment will be provided between the east end of the street frontage and the east edge of the site's proposed entrance in coordination with Town of Leesburg staff.

We respectfully offer that this variation request to SLDR Section 4.02 is justified for the following reasons:

- The proposed frontage improvements are in keeping with the purpose and intent of the Subdivision and Land Development Regulations. The SLDR sets forth the procedures and regulations for land development and recognizes there will be situations where conditions warrant an alternate improvement.
- The improvements will be constructed to maximize the widening along the site frontage to the extent practicable and without being detrimental to adjacent properties or adversely impacting the health safety and welfare of the public;
- The proposed frontage improvements will comply with the Town of Leesburg street section construction standards.
- The existing physical constraints are unusual and not of a recurring nature for similarly situated properties within the Town;
- The Traffic Impact Study conducted for the proposed school found that all study intersections operate at acceptable levels of service in the future (2021 and 2040 (Planning Scenario) conditions) and the surrounding transportation network will accommodate the proposed project; and
- The proposed sidewalk improvements will provide appropriate connections providing continuous linkage in the pedestrian network.

The Applicant respectfully requests your favorable consideration. Should you have any questions or need additional information regarding this request, please feel free to contact me at (703) 361-1550 ext. 210.

Sincerely,  
**J2 Engineers, Inc.**



Gustavo Bravo  
Senior Associate

Attachments

cc: Sara Howard O'Brien, LCPS  
Chris Glassmoyer, LCPS

