September 9, 2019

Sara Howard-O’Brien, AICP, Land Management Supervisor
Loudoun County Public Schools, Division of Planning Services
21000 Education Court, Suite 210
Ashburn, VA 20148

RE: North Star School – Variation Request
Approval Notification
LMIS # THSV-2019-0001

Dear Ms. Howard-O’Brien:

The purpose of this letter is to inform you that on September 5, 2019, the Town of Leesburg Planning Commission acted on the variation request related to the frontage improvements associated with special exception application (TLSE-2018-0008) for the North Star School with the following motion:

- I move to approve THSV-2019-0001, a variation request of SLDR Section 4.02(g) which states: “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 development” along the Childrens Center Road SW frontage for a parcel of land identified in the Loudoun County Land Records as PIN: 271-39-2180 subject to the “Option B” Conditions of Approval contained in this report because the evaluation criteria of SLDR Sec. 6.03 have been satisfied.

The motion passed by the Planning Commission with a vote of 4-2-1. Please do not hesitate to contact me at 703-737-7038 or at emeske@leesburgva.gov should you have any questions.

Sincerely,

Eric S. Meske, PE, CFM
Senior Project Manager / Section Chief

Attachment: Option B Conditions of Approval

cc: Chris Glassmoyer, Loudoun County Public Schools, Planning Services
    Gustavo Bravo, J2 Engineers, Inc.
    Susan Berry-Hill, Director of Planning & Zoning
    Renee LaFollette, P.E., Director of Public Works
    William R. Ackman, Jr., P.E., Director of Plan Review

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Option “B” Conditions of Approval:

1. The applicant shall provide curb and gutter improvements along the frontage of Childrens Center Road set at a minimum distance of 38 feet from the existing face of curb on the north side of the road to the proposed curb and gutter along the site frontage as shown in the exhibit prepared by J2 Engineers titled “Frontage Improvements Option B” dated August 2019. Exact road alignment and transitions to be determined at time of final site plan;

2. The applicant shall provide a cash in lieu for all required frontage improvements not being constructed by the applicant at this time:
   a) For the portion of sidewalk improvements from the western most parallel parking space to the east end of the bridge abutment (reference exhibit labeled Option B);
   b) For a future pedestrian crosswalk across Childrens Center Road.
   c) For the portion of full width road widening improvements, currently shown as a taper, from the western most parallel parking space to the east end of the bridge abutment (reference exhibit labeled Option B);

3. The applicant shall provide an alternative public sidewalk alignment as shown on the Option B exhibit in lieu of constructing a sidewalk completely within the Childrens Center Road right-of-way between the east end of the street frontage and the east edge of the site’s proposed entrance.

4. Prior to Site Plan approval for the North Star School, the applicant shall prepare an engineered plan exhibit of all required ultimate full frontage improvement requirements. This plan shall be used as the basis for determining the applicant’s cash in lieu contribution.

5. All cash in lieu contributions shall be paid to the Town prior to Site Plan approval for the North Star School.

6. Cash in lieu contributions shall be used by the Town for future improvements or widening of Childrens Center Road or other future capital improvement projects to improve public facility needs in this area.

7. Approval of this Variation is subject to the Planning Commission taking action and ultimate approval of the associated North Star School special exception application by the Town Council.