PLANNING COMMISSION  
PUBLIC HEARING  
STAFF REPORT  

SUBJECT: CPAM-2020-0001, Public Facilities in the Rural Policy Area  

ELECTION DISTRICTS: Blue Ridge and Catoctin  

CRITICAL ACTION DATE: At the pleasure of the Board of Supervisors  

STAFF CONTACTS:  
Pat Giglio, Planner III, Planning and Zoning  
Dan Galindo, AICP, Planning Manager, Planning and Zoning  
James David, Deputy Director, Planning and Zoning  

APPLICANT: County of Loudoun (Board of Supervisors)  

PURPOSE: The purpose of the Comprehensive Plan Amendment (CPAM) is to amend the Loudoun County 2019 General Plan (2019 GP) to add text and policies to permit the extension of central water and wastewater to serve public facilities located on contiguous parcels in the Rural Policy Area (RPA) located immediately adjacent to the western boundary of the Transition Policy Area (TPA). The CPAM also amends the 2019 GP Existing Facilities Map to add a future middle school site as a feature shown on a potential 172.9-acre County-owned public use property located near the far eastern edge of the RPA where it adjoins the TPA. The 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 and expedites the approval process for the future middle school site which has a planned opening in the fall of 2024.  

RECOMMENDATION: Staff supports a Planning Commission (Commission) recommendation of approval to the Board of Supervisors. Action on the application is time sensitive as the County’s study period on the future middle school site expires in December 2020 with a scheduled closing date in January 2021. The application is ready of Commission action.  

OUTSTANDING ISSUES: Staff has identified no issues with the proposed Comprehensive Plan Amendment.
Figure 1. CPAM-2020-0001 Policy Area Map
EXECUTIVE SUMMARY: At the Board Business Meeting on June 16, 2020, the Board unanimously voted (9-0) to initiate a CPAM to the 2019 GP to permit the extension of central water and wastewater (i.e., Loudoun Water) to serve public facilities located on contiguous parcels in the RPA located immediately adjacent to the western boundary of the TPA. The 2019 GP currently includes provisions for the extension of municipal water and wastewater originating from the Towns to serve public facilities located in the RPA but does not provide for the extension of central water and wastewater to serve public facilities within the RPA. The 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.

The CPAM proposes minor text amendments to fiscal management and public infrastructure policies in Chapter 6 of the 2019 GP and in Chapter 7 within the Implementation Matrix for the 2019 GP. The CPAM also amends the Existing Facilities Map in Chapter 6 of the 2019 GP to add a future middle school as a feature shown on a potential County-owned public use property located near the far eastern edge of the RPA where it adjoins the TPA. The potential future public middle school site is approximately 172.9 acres in size and is located on the west side of Evergreen Mills Road (Route 621), on the south side of Red Hill Road (Route 617), and southwest of Ryan Road (Route 772). This site consists of two properties more particularly identified as PIN: 242-18-1260 and PIN: 242-28-8988. The addition of the future school site as a feature shown will expedite the approval process for the future middle school which has a planned opening in the fall of 2024.

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. Loudoun County Public Schools (LCPS) has identified and initiated a contract for the purchase of land located near the eastern edge of the RPA bordering the TPA to accommodate a planned future middle school site within the LCPS Dulles North Planning District. Recognizing that vacant land suitable for school 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 western edge of the RPA for a potential middle school site. The policies of the 2019 GP identify 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 Types). The proposed CPAM will update the 2019 GP to depict the location of a planned future middle school site 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 potential middle school site 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.

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 municipal systems to serve public facilities located in the RPA in addition to the exception for public health risks (2019 GP, Chapter 6, Action 4.6.F). The CPAM will partially reconcile the 2019 GP’s treatment of municipal and central systems with regards to public sewer and water extensions into the RPA to serve public facilities, such as schools, through a minor text amendment. Aside from the policy discussion, the extension of central water and wastewater to serve public facilities in the RPA also provides other long-term benefits to the County that include reduced land requirements for public facilities, better efficiency for the service of larger public facilities, lower maintenance and operations costs, and the provision of adequate water pressure and storage capacity for fire protection for public facilities.

The proposed CPAM policy language specifies that extensions of the central system into the RPA 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. The western boundary of the TPA also marks a distinct shift in land use, density and development characteristics envisioned by the 2019 GP as it gives way to the RPA. The proposed text amendment and geographic limits of the CPAM were specifically developed to ensure that such water and sewer extensions were limited in size and scope to target only public facilities to eliminate pressure to extend central utilities to serve other users in the RPA.

**SUMMARY OF PROPOSED TEXT CHANGES:** CPAM-2020-0001 Public Facilities in the Rural Policy proposes amendments to the following Chapters and provisions of the *Loudoun County 2019 General Plan* (see Attachment 1).

**Amendments to Chapter 6 - Fiscal Management & Public Infrastructure:**

- Establish new and/or revise certain existing policy language in regard to the extension of central water and wastewater to serve public facilities located on contiguous parcels within the RPA and immediately adjacent to the western boundary of the TPA.
- Revise certain existing policy language in regard to the definition of utility system service areas.

**Amendments to Chapter 6 - Fiscal Management & Public Infrastructure, Loudoun County Existing Facilities Map (Map Number 2018-147):**

- Revise the existing map in regard to the identification of a future middle school as a feature shown on a property located along the eastern edge of the RPA where it adjoins the TPA.

**Amendments to Chapter 7 - Implementation, Implementation Matrix, Chapter 6, Fiscal Management & Public Infrastructure:**

- Establish new and/or revise certain existing policy language in regard to the extension of central water and wastewater to serve public facilities located on contiguous parcels within the RPA and immediately adjacent to the western boundary of the TPA.
- Revise certain existing policy language in regard to the definition of utility system service areas.
AGENCY INPUT: The proposed draft amendments to the 2019 GP were provided to various County departments and external agencies for review and comment (Attachment 2):

1. LCPS gave an overview of the acquisition and potential development schedule for the proposed Middle School site identified in the CPAM.

2. Loudoun Water presented technical information and scenarios on how central water and wastewater may be extended to future public facilities in the RPA from existing utility lines located within the TPA. The Loudoun Water referral also described a scenario where water and wastewater lines may be required to possibly cross properties within the RPA that are not public use properties to provide the most effective and efficient alignment. In this scenario the 2019 GP already includes provisions which prohibit connection of water distribution and wastewater collection systems outside a defined water and wastewater service area (2019 GP, Chapter 6, Sewer and Water, Countywide Strategies, Action 4.2.B). As part of the CPAM, this language will be amended to clarify that other policies in the 2019 GP may include exceptions to this prohibition—such as the exception for public facilities in the RPA being added by this CPAM. This is being done in lieu of expanding Loudoun Water’s service area to ensure that the western boundary of the TPA remains the hard edge of the County’s growth boundary. In the case of the proposed future middle school site, the property boundaries abut properties located in the TPA already served by Loudoun Water and would not require utility crossings on intervening properties.

3. Zoning Administration acknowledged that public facilities, such as parks and schools, are permitted by-right or by legislative approval in all rural zoning districts that are contiguous to the TPA. The referral noted that the potential County-owned public use property proposed for a future middle school site is located in the A3 zoning district where schools are a permitted by-right use and central utilities are allowed.

4. The Department of Transportation and Capital Infrastructure (DTCI) recognized that current and planned transportation networks in the TPA proximate to the RPA could be used to accommodate traffic associated with the development of public facilities and that potential traffic impacts associated with future proposals would be evaluated on case by case basis.

5. The County Attorney’s Office reviewed the draft amendments and suggested a minor text amendment which was incorporated into the draft language.

DRAFT MOTIONS:

1. I move that the Planning Commission forward CPAM 2020-0001 Public Facilities in the Rural Policy Area to the Board of Supervisors with a recommendation of approval.

OR
2. I move that the Planning Commission forward CPAM 2020-0001 Public Facilities in the Rural Policy Area to a Work Session for further discussion.

OR

3. I move an alternate motion.

**ATTACHMENTS:**
1. Draft Revisions to the Text and Policies of the *Loudoun County 2019 General Plan*
2. Review Agency Comments
Attachment 1

CPAM-2020-0001, Public Facilities in the Rural Policy Area

New proposed language for the Loudoun County 2019 General Plan is shown underlined in red below. Proposed existing language to be struck is shown in red strike-through. In addition, the Plan’s Existing Facilities Map (Map Number 2018-147) is also proposed to be revised as an Existing and Planned Facilities Map depicting the location of a future middle school site on the eastern edge of the RPA bordering the TPA within the area of the circle as shown on the map.

Chapter 6 - Fiscal Management & Public Infrastructure

Countywide Strategies

Strategy

4.2 Define specific service areas for utility systems to protect the viability of County land use goals.

Actions

A. Establish the geographic limits of standards-based utility service, and ensure adequate capacity and supply safeguards through the Commission Permit process prior to expanding existing service boundaries, or adding new boundaries in the case of the Rural Policy Area.

B. Prohibit connection to water distribution and wastewater collection systems when such requires crossing land outside a defined water or sewer service area, except as allowed herein.

Rural Policy Area – On site and Community Systems

Strategy

4.5 Protect the rural character of western Loudoun by considering the ability of an area to support onsite or community water and wastewater systems for any areas proposed for development.

Actions

A. Prohibit extension of central water and wastewater service into the Rural Policy Area, except as allowed herein to address a public health threat to an existing rural community or to serve public facilities on contiguous parcels immediately adjacent to the western boundary of the Transition Policy Area.
Chapter 7 - Implementation

Implementation Matrix

The ability to monitor and evaluate the progress of the *Loudoun County 2019 General Plan* is crucial to determining whether the Plan is achieving the community’s vision and goals. The implementation matrix that follows summarizes all action items found in the Plan that require subsequent County action, such as studies, analyses, program development, and regulatory changes. The implementation matrix is provided as a tool for the Board to use as the framework for developing a work program to implement the Plan.

### IMPLEMENTATION MATRIX

<table>
<thead>
<tr>
<th>Chapter 6</th>
<th>Fiscal Management and Public Infrastructure</th>
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<tr>
<td><strong>Action</strong></td>
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<tr>
<td>4.2.B.</td>
<td>Prohibit connection to water distribution and wastewater collection systems when such requires crossing land outside a defined water or sewer service area, <em>except as allowed herein</em>.</td>
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<td>4.5.A.</td>
<td>Prohibit extension of central water and wastewater service into the Rural Policy Area, <em>except as allowed herein</em> to address a public health threat to an existing rural community or to serve public facilities on contiguous parcels immediately adjacent to the western boundary of the Transition Policy Area.</td>
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</table>
July 31, 2020

Mr. Patrick Giglio, Project Manager  
County of Loudoun  
Department of Planning and Zoning  
1 Harrison Street, SE  
Leesburg, VA 20175

RE: CPAM-2020-0001, Public Facilities in the Rural Policy Area

Dear Mr. Giglio:

Loudoun County Public Schools (LCPS) appreciates the opportunity to provide comment on CPAM-2020-0001 and respectfully requests the Board of Supervisors approve the proposed amendments to:

1) allow the extension of central water and wastewater to serve public facilities located on contiguous parcels in the Rural Policy Area (RPA) located immediately adjacent to the western boundary of the Transition Policy Area (TPA); and

2) identify a future middle school on a potential County-owned public use property located on the far eastern edge of the RPA where it adjoins the TPA.

The School Board Adopted FY2021-FY2026 Capital Improvement Program (CIP) identifies the need for a Dulles North area middle school/MS-14 (page 29, attached) with a planned opening of fall, 2024. The LCPS Dulles North Planning District is one of the fastest growing areas in the County; the scarcity of developable land, with utilities, makes locating schools near the population they will serve challenging.

The Loudoun County Board of Supervisors and the Loudoun County School Board executed a Contract of Sale with Timber Ridge at Hartland, LLC in December 2019, for the purchase of 172.9 acres of land (MCPI 242-18-1260 (171.0 ac.) and MCPI 242-28-8988 (1.9 ac.) located on the west side of Evergreen Mills Road, southwest of the intersection of Evergreen Mills Road with Red Hill Road/Ryan Road. The contract is conditioned upon the proposed comprehensive plan amendment, as well as a due diligence study to determine the suitability of the property for the proposed development – including a planned middle school. Currently, LCPS is conducting feasibility studies for the property including archaeological, environmental, traffic, geotechnical, and similar preliminary assessments to ensure the property may be developed for the intended use. The study period ends in December 2020, with closing on the property to occur by the end of January 2021.
The 172.9-acre property is the proposed location for MS-14. It is intended that the property will accommodate additional public facilities, including schools, in the future. However, LCPS understands that only MS-14 will be considered as a part of CPAM-2020-0001. Additional public facilities would be reviewed separately under the Commission Permit application process.

Identification of MS-14 as a feature on the public facilities map of the **Loudoun County 2019 General Plan** (2019 General Plan), as a part of CPAM-2020-0001, allows the school to be open by the planned 2024-2025 academic year. In addition to the legislative approval (CPAM-2020-0001), the site will need to be designed and engineered; a site plan must also be reviewed and approved. The general time frame for design, site plan review, the construction bid process, and construction of the school is approximately four (4) years. Thus, identification of the site with the comprehensive plan amendment, which has a projected action by December 2020, provides 3.5 years to open this needed facility.

CPAM-2020-0001 is the first step in the review of MS-14. If adopted, and the property acquired, the next step involves additional detailed studies and site engineering. The zoning of the property is A-3, Agricultural Residential, which allows public schools by-right. The development of the site would be regulated by the A-3 Zoning District requirements as well as the public school performance standards contained in Section 5-666 of the Zoning Ordinance. These performance standards dictate the development standards for public schools and address all aspects of development including utilities, lighting, landscaping, setbacks, noise, stormwater management, building design, environmental aspects, and transportation. A site plan typically includes conditions for development as a part of the review process.

The property is situated at the eastern edge of the RPA, immediately adjacent to the TPA. Currently the 2019 General Plan policies do not permit the extension of central utilities into the RPA. The ability to serve the proposed school site with central utilities has multiple benefits including the overall efficiency of the service, long term maintenance responsibility, reduced land requirements, anticipated lower cost, and central water for fire protection.

Loudoun Water is the established service provider for the County’s central water and sewer system. As such, Loudoun Water has the established infrastructure, resources, and experience to operate efficient and effective water and sewer service. In addition to the efficiency of the central system, extending existing water and sewer lines, as compared to providing on-site water and wastewater treatment facilities, is expected to cost less. While studies to quantify the comparative costs have not been conducted, it is expensive to conduct the required testing, construct on-site water and sewer treatment facilities, and set aside the land areas necessary to operate such facilities. Extending existing water and sewer lines will consume less land area (i.e., extension of existing service lines versus provision of land area for on-site treatment plants and drainfields) and, overall, will be more efficient to maintain than on-site treatment plants. Of the 17 schools located in the rural area of the County, 6 are served by on-site treatment facilities. The majority are connected to municipal systems provided by the western towns.
Water and sewer lines currently exist to the east and south of the proposed MS-14 school site. LCPS respectfully submits that connection to central facilities promotes the general public health, safety, and welfare and will be a better utilization of public funds.

Should you require further information, please contact myself or Sara Howard-O’Brien, Land Management Supervisor.

Sincerely,

Beverly I. Tate, Director

Attachment

  c: Eric, Williams, Superintendent
      Kevin Lewis, Assistant Superintendent, Department of Support Services
      Sara Howard-O’Brien, Land Management Supervisor, Division of Planning Services
The middle school will be built using a two-story middle school design. The estimated 184,593 square foot building that will serve students in grades six through eight. With an anticipated capacity of 1,445, the middle school design will utilize the “house” concept for each grade and will include classrooms, a media center, cafeteria, auditorium, gymnasium, auxiliary gymnasium, and unlighted outdoor physical education fields.

A site will need to be acquired for MS-14 in the Dulles North Planning District.

### Project Details

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<td>Base Capacity</td>
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<td>School Year Opening</td>
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### Project Funding

- **MS-14, Dulles North**
  - **Design** Funding: $8,460
  - **Construction and FFE** Funding: $80,310
  - **Total Appropriations**: $88,770

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<td>Design</td>
<td>LAND USE</td>
<td>Q1</td>
<td>Q2</td>
<td>Q3</td>
<td>Q4</td>
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<td>Q2</td>
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<tr>
<td>MS-14, Dulles North</td>
<td>Construction and FFE</td>
<td>DESIGN</td>
<td>Q1</td>
<td>Q2</td>
<td>Q3</td>
<td>Q4</td>
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<td>Q2</td>
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<tr>
<td>MS-14, Dulles North</td>
<td>Total Appropriations</td>
<td>CONSTRUCTION</td>
<td>Q1</td>
<td>Q2</td>
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<td>Q4</td>
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</tbody>
</table>

![Map of Dulles North Planning District]
July 31, 2020

Pat Giglio
Department of Planning & Zoning
1 Harrison Street SE
PO Box 7000
Leesburg, VA 20175

RE: PUBLIC FACILITIES IN THE RURAL POLICY AREA
CPAM 2020-0001

Dear Mr. Giglio:

Loudoun Water has reviewed the proposed amendment and offers the following:

1. A school, or other public facility, will require a robust, preferably looped water system that can supply adequate (3,000 gallons per minute) fire flow. In order to provide this level-of-service appropriate for a school, or any other potential public facility, outside of Loudoun Water’s existing planning area, additional system upgrades (storage, upgraded pumping and/or upgraded transmission piping) in our existing system could be required.

2. The most efficient looped water system may require crossing additional parcels in the RPA (that may not be contiguous or intended to be served). Language should be considered to allow crossing of additional RPA parcels to serve any public facilities site in the most effective and efficient manner. Please see example illustration below.

3. In order to provide an appropriate wastewater level-of-service for a school, or any other public facility, outside of Loudoun Water’s existing planning area,
additional wastewater system upgrades (upgraded pumping and/or upgraded conveyance piping) in our existing system could be required.

4. Effective and efficient wastewater collection via a gravity connection could potentially require crossing additional parcels in the RPA (that may not be contiguous or intended to be served). Language should be considered to allow crossing of additional RPA parcels to serve any public facilities site, such that it could allow for the most effective and efficient alignment. Please see example illustrations below.

5. Would extension of central water and wastewater into the RPA to serve public facilities or address a public health need necessitate a redefinition of Loudoun Water’s service area? (See Strategy 4.2 - Define specific service areas for utility systems to protect the viability of County land use goals)

6. Does Strategy 4.2 Action B (Prohibit connection to water distribution and wastewater collection systems when such requires crossing land outside a defined water or sewer service area) preclude the requirement of parcels to be ‘immediately adjacent to the western boundary of the Transition Policy Area’? Please clarify.

Should you have any questions please do not hesitate to contact me.

Sincerely,

Andrew Beatty, PE
Project Engineer

Cc: Avril Andrews
DATE: September 2, 2020

TO: Pat Giglio, Project Manager

FROM: Stephen Goodrich, Planner

CC: Michelle Lohr, Deputy Zoning Administrator

CASE NUMBER AND NAME: CPAM-2020-0001
Public Facilities in the Rural Policy Area

The Loudoun County Board of Supervisors has initiated an amendment to the Loudoun County 2019 General Plan (2019 GP) (CPAM-2020-0001). The purpose of the amendment is two-fold. First, the text of the 2019 GP will be amended to allow the extension of central water and wastewater service into the Rural Policy Area to serve public facilities under certain conditions. Secondly, Comprehensive Plan Map Number 2018-147 is proposed to be renamed Existing and Planned Facilities and depict the location of a future middle school within the Rural Policy Area (RPA), adjacent to the Transition Policy Area (TPA) as a feature shown. Evaluation and comment from the zoning perspective is appropriate since zoning is an important implementation tool for policies of the General Plan.

1. Amendment to Comprehensive Plan, Chapter 6 – Fiscal Management & Public Infrastructure, Strategy 4.5.

Currently, Strategy 4.5 states that the extension of central water and wastewater service into the Rural Policy Area (RPA) should be prohibited except in cases where there is a public health threat to an existing rural community. The strategy is proposed to be amended to add the phrase “or to serve public facilities on contiguous parcels immediately adjacent to the western boundary of the Transition Policy Area.” Public Facilities are defined in the Comprehensive Plan Glossary as “Public works supplied, owned, managed and/or maintained generally by a government organization or public authority. Examples include public roads, schools, water and sewer facilities, community centers, fire and rescue stations, public parks and recreation facilities, and libraries.” The proposed amendment is necessarily very specific to conditions and location to maintain the integrity of the affected policy areas and their intended purposes. Only a select group of properties will be included in an area that would be permitted to receive central water and wastewater service, those in the RPA that are immediately adjacent to the western edge of the Transition Policy Area (TPA), and then only for a very narrow category of uses, public facilities.
Affected Zoning Districts. There are four zoning districts administered under the Revised 1993 Loudoun County Zoning Ordinance in the RPA immediately adjacent to the western edge of the TPA, subject to CPAM-2020-0001: AR-1 (Agricultural Rural-1), AR-2 (Agricultural Rural-2), A-3 (Agricultural Residential) and PD-RV (Planned Development-Rural Village). Of these four zoning districts, only the A-3 district permits the extension of central water and sewer service as summarized in the table below.

<table>
<thead>
<tr>
<th>AR-1 (Section 2-100)</th>
<th>AR-2 (Section 2-200)</th>
<th>A-3 (Section 2-400)</th>
<th>PD-RV* (Section 4-1200)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Individual systems on lot; Cluster Subdivision may use communal.</td>
<td>Individual systems on lot; Cluster Subdivision may use communal.</td>
<td>Except as expressly allowed, no municipal or communal water or wastewater system shall be extended or established. Central system permitted within Loudoun Water service area.</td>
<td>Each village will be serviced by its own public water and sewer facility. Lots in Conservancy sub-districts that are not adjacent to Village Center may use on-lot private well and septic.</td>
</tr>
</tbody>
</table>

If CPAM-2020-0001 is adopted, to permit central water and sewer service within the other districts to serve future public facilities, a Zoning Ordinance Amendment would be required.

Permitted Uses. Article 8 of the Zoning Ordinance defines the following terms that are applicable to the proposed CPAM:

“Public Utilities/Facilities: Public parks, playgrounds, trails, paths and other recreational areas and other public open spaces; scenic and historic sites; schools and other public buildings and structures. Any water or sewer system serving more than two (2) lots, and any building or structure owned by a public utility as defined in Section 56-232 of the Virginia State Code, all building and facilities owned by a public service corporation as defined in Section 56-1 of the Virginia State Code.”

“Public Use: Any area, building or structure held, used or controlled exclusively for public purposes by any department or branch of the Federal Government, Commonwealth of Virginia, or the Loudoun County government.”

It is important to note that the Zoning Ordinance definitions vary slightly from the “Public Facility” term in the Comprehensive Plan Glossary.

The types of public facilities that are permitted or special exception uses within the four zoning districts subject to CPAM-2020-0001 include, but are not limited to, public schools; public parks; fire,
rescue, and police stations; structures or uses for federal, state, county or local governmental purposes; libraries and post offices. For example, public school is a permitted use in A-3, a special exception use in AR-1 and AR-2 and either a permitted or minor special exception use in PD-RV, depending on the individual subdistrict.

Additional Zoning Requirements. The Zoning Ordinance requires certain approvals prior to establishing a use. In accordance with Section 6-1100 Commission Permit, certain public facility uses must be identified on the Comprehensive Plan. If not deemed a feature shown on the Comprehensive Plan, approval of a Commission Permit by the Planning Commission is required. If the use is a special exception use, special exception approval by the Board of Supervisors is also required. Further, in accordance with Sections 6-700 and Section 6-1000, site plan approval and zoning permit issuance are required.


The Comprehensive Plan Map is proposed to be modified by adding “and Planned” to its current title Existing Facilities and to include the site of a future middle school as a feature shown on the far eastern edge of the RPA immediately adjacent to the western edge of the TPA.

The future Middle School site is zoned A-3 (Section 2-400) where a “Public School (elementary, middle or high), pursuant to Section 5-666” is a permitted use (Section 2-402 (BB)). Section 5-666 requires all public schools be served by central or municipal sewer and public utilities. Central water and sewer are permitted in the A-3 zoning district within the Loudoun Water service area. Therefore, if the Loudoun Water service area is expanded to include the proposed Middle School site, it may be served by central water and sewer without the need for a Zoning Ordinance Amendment. If CPAM-2020-0001 is approved to include the site on the Comprehensive Plan Map, to commence the Middle School use, site plan approval and zoning permit issuance will be required.

Thank you for the opportunity to provide this information.
MEMORANDUM

DATE: July 30, 2020

TO: Pat Giglio, Project Manager
Department of Planning and Zoning (DPZ)

FROM: Juliane Dixon-Crump, Senior Transportation Planner
DTCI, Transportation Planning & Traffic Engineering Division

SUBJECT: CPAM 2020-0001 – Public Facilities in the Rural Policy Area
First Referral

Background

This Comprehensive Plan Amendment (CPAM) proposes to permit the extension of central water and wastewater service to serve County-owned public facilities located in the Rural Policy Area (RPA) on property adjacent to the Transition Policy Area (TPA). The CPAM also proposes to amend the Loudoun County 2019 General Plan Facilities Map to identify future Loudoun County Public School (LCPS) sites, specifically to address the potential use of a ±173-acre contract property for a Middle School and/or other future public uses. This property is located in the southwest quadrant of the intersection of Evergreen Mills Road (VA Route 621) and Red Hill Road (VA Route 617) / Ryan Road (VA Route 772) in the Rural Policy Area.

Department of Transportation and Capital Infrastructure (DTCI) review of this CPAM is based on materials received from the Department of Planning and Zoning on July 6, 2020, including (1) Board of Supervisors Copy Teste initiating this CPAM process and related materials, all dated June 16, 2020; and (2) DPZ Referral Letter with the amended Loudoun County 2019 General Plan proposed text amendment and Facilities Map.

Transportation Comments

1. Per Chapter 3 of the Loudoun County 2019 Countywide Transportation Plan (2019 CTP), the planned roadway network in the TPA is intended to reflect the transitional character of the area between the Suburban and Rural Policy Areas. Given that the potential development site is located in the RPA immediately adjacent to the western boundary of the TPA, current transportation facilities in the TPA proximate to the site could in part be utilized to accommodate the increase in vehicle trips that would occur as a result of public facility development in this vicinity.

2. Evergreen Mills Road (VA Route 621) is one of the main roadways that runs along the boundary of the RPA and the TPA in this vicinity and is currently constructed as a two-lane undivided major collector roadway. Per the 2019 CTP, in its ultimate condition, Evergreen
Mills Road is planned as a four-lane median divided major collector roadway with a 10-foot shared use path along both sides of the roadway. If this site is developed as a public school, a comprehensive Traffic Impact Study would be required at the initial Site Plan application submission stage to address specific traffic impacts and necessary mitigation / transportation improvements.

cc: John Thomas, PTP, Assistant Director, DTCI
    Lou Mosurak, AICP, Senior Coordinator, DTCI
MEMORANDUM

DATE: July 30, 2020
TO: Pat Giglio, Project Manager
FROM: Courtney R. Sydnor, Sr. Deputy County Attorney
SUBJECT: CPAM 2020-0001, Public Facilities in the Rural Policy Area
Referral Comments

I suggest the following edit to the proposed amendment of Chapter 6, Strategy 4.5, Action A, as shown in red:

A. Prohibit extension of central water and wastewater service into the Rural Policy Area, except as allowed herein to address a public health threat to an existing rural community or to serve public facilities on contiguous parcels immediately adjacent to the western boundary of the Transition Policy Area.

The purpose of this edit would be for clarity and consistency with similar policy language elsewhere in the 2019 General Plan.

In addition, I suggest that you update the corresponding provision of the Implementation Matrix to reflect the amended policy (see page 7-35 of the 2019 General Plan).

cc: Avril Andrews, Planning and Zoning