

## **SYNOPSIS OF PRE-APPLICATION CONFERENCE**

### **PRAP-2021-0098, Academies of Loudoun Service Center Special Exception (SPEX) Monday, January 10, 2022**

#### **1. SUMMARY FROM APPLICANT:**

Seeking to establish a Public Utility Service Center on Academies Site 117 acres in size. The Academies facility sits on the front portion and this proposal is for the rear of the property. This use exists in other locations in the County. The purpose is for inclement weather materials storage as well. The purpose is after a storm stops to clean facilities. This facility is shared with the County Government to also come get materials. There would also be a small engine repair shop such as lawn maintenance equipment or other materials associated with a school site. 20 employees on this site for daily operations.

#### **2. COMMUNITY PLANNING:**

- Subject to the policies of the 2019 General Plan.
- Place Type: Transition Policy Area in an area identified as the Transition Large Lot Neighborhood Place Type where low-density residential communities and agricultural related uses are envisioned (2019 GP, Chapter 2, TPA Place Types Map).
- Public facilities, such as the proposed Loudoun County Public Schools (LCPS) service center are identified as a Conditional Use with the Transition Large Lot Neighborhood Place Type (2019 GP, Chapter 2, TPA, Transition Large Lot Neighborhood Place Type). Extensive open space comprising 50 percent of the site should conceal views of development from perimeter roadways and adjacent development (2019 GP, Chapter 2, TPA, Transition Large Lot Neighborhood Place Type, Design Characteristics).
- Loudoun County School Board (LCSB) proposes a Commission Permit (CMPT) and Special Exception (SPEX) to establish a public utility service center, with outdoor storage, on the subject property located at 42075 Loudoun Academy Drive in Leesburg. The subject property is currently occupied by the Academies of Loudoun a 320,000 square foot specialty school for STEM education that opened in 2018 (CMPT 2015-0002). The proposed public utility service center use was not considered during the review of the school application, and thus a separate CMPT is required to establish the additional use on the subject property

- The public facilities policies of the 2019 GP support the co-location of County facilities to increase operational efficiency and optimize the use of the land (2019 GP, Chapter 6, Fiscal Policy, Strategy 1.1, Action B). The use of a portion of the subject property for a public utility service center is consistent with the land use and public facilities policies of the 2019 GP. However, additional information on the required provision of 50 percent open space, screening and buffer of the facility, and the incorporation of environmental features should be provided with future applications.

### 3. ZONING ADMINISTRATION:

- This property is zoned Transitional Residential – 10 (TR-10) (Section 2-1400).
- This property is additionally located in the Airport Impact (AI) Overlay District within 1 mile of LDN 60 (Section 4-1400), Steep Slopes (Section 5-1508), Floodplain Overlay District (FOD) – Major Floodplain (Section 4-1500).
- Public Utility Service Center listed as permitted subject to 5-621.
- Staff to follow up if the small engine shop would be considered accessory as a subordinate use.

#### Section 5-701 TR-10 Yard Requirements

- Development Standards in Section 5-701
  - ◆ Front- 20 feet
  - ◆ Side- 10 feet
  - ◆ Rear- 25 feet
- Building Requirements (Section 5-701)
  - ◆ Building Height- 40 feet maximum
- Additional Regulations (Section 5-621)
  - ◆ Landscaping/Buffering/Screening
    - All utility facilities, except Water well, municipal, shall have a minimum Buffer Yard Type C.
- Buffers (Section 5-1400)
  - ◆ Pursuant to Section 5-621, Buffer Yard Type C is required
  - ◆ A 6-foot-high fence, wall, and/or berm, providing a minimum opacity of 95% is required to run the length of the required Buffer Yard between the proposed use and the required plant units
  - ◆ Along Gulick Mill Road, will require a Type 1 Buffer (Comp Plan policies may request more, maintaining existing trees etc.)

- Screening
  - ◆ Need to follow requirements of Section 5-1406
- Parking- Section 5-1100
  - ◆ Communication and Private Utility
  - ◆ 1/1.5 employees on the major shift. 1/25,000 sq. ft. GFA up to 500,000 sq. ft. plus one for the next 50,000 sq. ft. plus one/100,000 sq. ft. thereafter.

#### 4. **TRANSPORTATION:**

\* To scope a traffic study, contact Enrique Gonzalez, Department of Transportation and Capital Infrastructure, at 703-737-8514.

- Subject to the Countywide Transportation Plan (CTP)
- Sycolin Rd is a CTP major collector rd.
- Gulick Mill Rd appears to be gated access and emergency access only. If applicant proposes to utilize that as an access please note that on application. Gulick Mill Rd is not up to CTP standards and would need to be brought up to standards in order to be primary access for use.
- A trip generation analysis is required as part of Traffic Impact Study as part of SPEX application. See contact information above to set up a scoping meeting.
- Access should be shown on application Plat and any future availability for Gulick Mill.

#### 5. **OTHER NOTES:**

##### **NATURAL RESOURCES:**

- The property is located in the Goose Creek Reservoir Protection Area and is subject to the Reservoir Protection Requirements in Facilities Standards Manual (FSM) 5.230.B.4.b.
- Information regarding the stormwater management (SWM)/best management practices (BMP) approach must be included with the application to address impacts on water quality. River and Stream Corridor Resources Strategy 2.3 in the 2019 General Plan (2019 GP) encourages low impact development (LID). The property drains directly to the Goose Creek Reservoir. The segment of Goose Creek, downstream of the dam, has been listed by the Virginia Department of Environmental Quality (DEQ) as impaired for aquatic life (aquatic insects and other small organisms that live on the stream bottom). In addition,

the County's 2009 Stream Assessment Project found the reservoir to be "suboptimal" for habitat. (R93ZO 6-1309(4))

- The Loudoun County Predictive Wetlands Model identifies potential wetlands associated with the minor floodplain and drainageways on the property. In addition, previous wetland data submitted to the County identifies wetland areas on the property. Staff recommends that the applicant conduct a wetland delineation and pursue a jurisdictional determination (JD) with the legislative application. The information will help to determine the project's impact on wetlands and water quality. A JD will be required at the time of grading permit. (R93ZO 6-1309(4))
- Minor floodplain is located in the western portion of the subject property. The property is subject to the Floodplain Overlay District (FOD) requirements in R93ZO 4-1500. Staff also supports providing the 50-foot River and Stream Corridor Management Buffer around the floodplain, as described in River and Stream Corridor Resources Strategy 2.2 in the 2019 GP.
- Very steep slopes (greater than 25 percent) and moderately steep slopes (15 to 25 percent) are present on the property. The property is subject to the Steep Slope Standards in R93ZO 5-1508. (RZO 5-1508)
- Staff recommends incorporating existing tree cover into the proposed layout, particularly along the floodplain, steep slope areas, and drainageways. Review of historical aerial photographs indicates that tree cover was present on the site in 1937 and 1957. A tree survey is required with the SPEX application. SPEX Checklist Item J outlines the information that shall be included in the survey. (SPEX Checklist Item J)
- Endangered species habitat information is required with the legislative application. (SPEX Checklist Item L.2)

## 6. REVIEW AND PROCESSING:

Application Fee: County Project fees generally waived.

Public Hearings Required:  Planning Commission  Board of Supervisors

Approximate Time between Official Acceptance & Final Action:

3-6 months  6-9 months  9-12 months  12+ months

**If you have questions about the application process or these notes, please contact the Planning and Zoning Customer Service Center at 703-777-0246, option 5 or [dpz@loudoun.gov](mailto:dpz@loudoun.gov).**