

MEMORANDUM

To: Bryce Johnson, Project Manager

From: Stephen T. Goodrich, Planner III, Zoning Administration

CC: Michelle Lohr, Deputy Zoning Administrator
Teresa Miller, Principal Planner

Date: October 14, 2021

Re: CMPT-2021-0008, Dulles South Elementary School (ES-32)

PIN: 288-19-4044

The subject property of this application for a Commission Permit for an elementary school is zoned TR-1UBF (Transitional Residential-1 Upper Broad Run and Upper Foley, Section 2-1700) and TR-3UBF (Transitional Residential-3 Upper Broad Run and Upper Foley, Section 2-1500) under the Revised 1993 Loudoun County Zoning Ordinance (the Zoning Ordinance). The TR-1 district covers the northeast corner of the 117.49 acre site and involves less than 5% of the parcel. The proposed location of the Dulles South Elementary School (ES-32) is on the portion of the parcel zoned TR-3. The Applicant requests a Commission Permit pursuant to Section 6-1100 of the Zoning Ordinance wherein Section 6-1101(A) states:

“No street or connection to an existing street, park or other public area, public building or public structure, **public utility facility** or public service corporation facility other than a railroad facility, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character and extent thereof has been submitted to and approved by the Planning Commission as being **substantially in accord with the adopted Comprehensive Plan.**”

The Applicant proposes to co-locate a new public elementary school, Dulles South Elementary School, for Grades K-2 on the subject parcel with Lightridge High School and Hovatter Elementary School (under construction) that were the subject of CMPT-2017-0001, approved 4/20/2017. CMPT-2017-0001 also included a separate 34 acre County-owned Public Use site immediately adjacent on the southwest (PIN 289-40-4854). A School Board Utility Service Center, located in an existing building on the same parcel as the schools, was determined substantially in accord with the Comprehensive Plan through CMPT 2017-0005, approved 1/18/2018. Upon construction of the Dulles South Elementary School, the Hovatter Elementary School will convert to Grades 3-5.

The parcel is also subject to the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour, Section 4-1400 of the Zoning Ordinance. The proposed location of the Dulles South Elementary School on the parcel is not within the AI district. The FOD (Floodplain Overlay District) (Minor floodplain), Section 4-1500, also affects the parcel but not the proposed elementary school location.

Public School (Elementary, Middle, or High) is a permitted use in the TR-3UBF and TR-1UBF districts pursuant to Sections 2-1502 and 2-1702 respectively. In both districts, the use is also subject to Additional Regulations for Specific Uses, Section 5-666.

The subject parcel's current configuration was established on BLAD-2017-0051, approved 11/31/2018. The BLAD approval date subjects the site to compliance with Section 5-701 Transition (TR) Districts Lot Standards and Section 5-1403(B) Road Corridor and Setbacks Matrix, Table 5-1403(B). Lightridge High School was constructed pursuant to STPL-2017-0033, approved 7/20/2018. Hovatter Elementary School, currently under construction, received approval of STPL-2019-0023 on 8/6/2020. The School Board Public Utility Service Center, also on the parcel, exists pursuant to SPMI-2017-0018 and CMPT-2017-0005, approved 1/10/2018, SPAM-2017-0101, approved 11/21/2017 and SPAM-2019-0007, approved 10/30/2019.

Zoning Administration staff reviewed the application materials including the CMPT plat, Statement of Justification and referral memorandum dated 7/29/2021 and offers the following:

COMMENTS

1. Zoning Administration staff notes that the purpose of the Commission Permit process is to determine that the proposed public facility is "substantially in accord with the Comprehensive Plan". The applicant addresses the subject extensively in the Statement of Justification (SOJ). Zoning Administration staff defers to the Community Planning Division for that determination.
2. The applicant has noted in the SOJ that the subject site was evaluated and complied with Zoning Ordinance requirements during the development approval process for the existing Lightridge High School and Hovatter Elementary School with acknowledgement and intention to do the same for the additional proposed elementary school. Specific requirements for lighting, noise abatement, landscape buffers, building design and all of the Section 5-666 Zoning Ordinance requirements are acknowledged on the CMPT plat in Notes 1, 3, 8, 14, 15 and 16.
3. If the Commission Permit is approved, a site plan will be required to be approved prior to development of the site. It is recommended that graphic depiction of the new school be provided with the existing yards and buffers approved and installed on the site for Lightridge High School and Hovatter Elementary School. This will allow Zoning Administration staff to accurately determine and apply any additional buffers needed due to current site conditions, the new school design and current Zoning

Ordinance buffer requirements. Include the effects of WAIZ-2017-0014, approved 12/21/17, which modified buffer plant requirements.

REVISIONS

4. Provide a Zoning Ordinance section reference for the OPEN SPACE REQUIRED, MINIMUM YARDS AND MAXIMUM BUILDING HEIGHT included in the SITE TABULATIONS on Sheet 1.
5. Due to the approval date of BLAD-2017-0051 on 11/31/2018, Sections 2-1503(A) and 2-1703(A) require compliance with TR District Lot Standards of Section 5-701 and Section 5-1403(B), the Road Corridor and Setbacks Matrix, Table 5-1403(B). These sections should be noted on the CMPT plat in a separate note or added to Note 3.
6. Revise the label on the zoning boundary between the TR-1 and TR-3 districts on Sheet 3 of the CMPT plat as it is illegible.
7. Revise the language of Note 7 to describe the Airport Impact Overlay District component as "outside of but within 1 mile of the LDN 60 aircraft noise contour".
8. CMPT plat Note 16 should be revised to remove reference to Section 5-1413 of the Revised 1993 Loudoun County Zoning Ordinance since that section has been removed through amendment.
9. Revise Note 20 to indicate that a separate sign zoning permit will be required.