

MEMORANDUM

To: Zach Pyle, Project Manager, Land Use Review
From: Paul Wackrow, Planner, Zoning Administration
CC: Michelle Lohr, Deputy Zoning Administrator
Date: September 7, 2023
Re: CMPT-2023-0006, Dulles North HS & Elementary School
PIN: 242-18-1260

The above referenced property (subject property) is zoned A-3 (Agricultural Residential) and TR-3UBF (Transitional Residential - 3 (Upper Broad Run and Upper Foley)) under the Revised 1993 Loudoun County Zoning Ordinance (Zoning Ordinance). The subject property is located partially within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60, aircraft noise contours (subject to Section 4-1400), and partially within the FOD (Floodplain Overlay District) (Minor Floodplain) subject to Section 4-1500 of the Zoning Ordinance. The subject property contains areas of steep slopes (moderately steep) and is therefore subject to the additional performance standards, *Steep Slope Standards*, in Section 5-1508 of the Zoning Ordinance.

The above referenced application is for a Commission Permit (CMPT) pursuant to Section 6-1101(A) of the Zoning Ordinance to permit construction of a high school and elementary school. Pursuant to Section 2-402(BB), a "Public School (elementary, middle or high)" is a permitted use in the A-3 zoning district, subject to additional regulations found in Section 5-666. Pursuant to Table 2-1502, "Public School (elementary, middle or high)" is a permitted use in the TR-3UBF zoning district, subject to additional regulations found in Section 5-666.

Zoning Administration staff has reviewed the 1st submission materials prepared by the Applicant and their representatives submitted with the referral memorandum, dated July 7, 2023, and offers the following comments:

GENERAL COMMENTS

1. Zoning Administration staff notes that pursuant to Section 6-1101(A) of the Zoning Ordinance the Planning Commission shall review the application to determine if the feature for which approval is sought is substantially in accord with the adopted Comprehensive Plan. The applicant addresses the accordance with the

Comprehensive Plan in the Statement of Justification (SOJ). Zoning Administration staff defers to the Department of Planning and Zoning, Community Planning Division for comment about such accordance.

2. 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 schools be provided with the existing yards and buffers approved and installed on the site for Watson Mountain Middle 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.

STATEMENT OF JUSTIFICATION ("SOJ")

3. Please provide the CPAM application number on Page 1.

CMPT PLAT

4. Please provide a high-resolution CMPT Plat. Several notes and details within the plan set are illegible, including building labels (building height, etc) and adjacent property information throughout the plan set, along with General Note #3, portions of the zoning tabulations, and the Vicinity Map on Sheet 1.
5. Please show zoning district boundaries within the plan set.
6. Section 5-666(I)(4) requires crosswalks to be provided at signalized intersections adjacent to the school site. There are no crosswalks shown on the Ryan Road/Evergreen Mills Road signalized intersections within the plan set. Please address.
7. Sheet 1: Within Note 16, please note that the site is also subject to Landscaping/Buffer/Screening requirements of Section 5-666(C).
8. Sheet 1: Within Note 17, please confirm whether the proposed schools will be served by the Central Water Supply and Sewer System.
9. Sheet 1: Please revise the Minimum Yard requirements within the Zoning Tabulations table to indicate no building shall be located within twenty five (25) feet of any property line or thirty five (35) feet from any other road right of way, private access easement, and/or prescriptive easement (Section 2-404(D)), and eliminate the Minimum Road Setbacks requirements information.
10. Sheet 1: Regarding the Maximum Lot Coverage in the Zoning Tabulations Table, please note that only 10% of the lot may be used for residential or non-residential structures excluding agricultural and horticultural structures not open to the public, per Section 2-405(A).