



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING SERVICES

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May 16, 2019

By Hand Delivery

Mr. Christopher Murphy, AICP
Senior Planning Project Manager
Department of Planning & Zoning
Town of Leesburg
25 West Market Street
Leesburg, VA 20176

**Re: Special Exception Application (TLSE2018-0008)
LCPS The North Star School at C.S. Monroe Property**

Dear Mr. Murphy:

LCPS is pleased to submit responses to the second Staff referral comments dated February 7, 2019. In addition to addressing the staff questions and recommendations, changes have been made to the application to incorporate a practical nursing course with a capacity of 20 students. The building square footage has increased by approximately 3,700 square feet to provide additional space for the nursing course (2400+/- square feet) and to add additional lab space (1200+/- square feet) for the Alternative School program. The building square footage is proposed at 94,700+/- square feet; The daytime student capacity is 570 (120 for the Adult Education and 450 for the Alternative School).

In response to Staff referral comments for TLSE 2018 -0008, LCPS The North Star School at C.S. Monroe Property, and additional guidance received at February 26, 2019 referral review and April 25, 2019 pre-submission meetings, we offer the following enclosed items:

1. Fifteen (15) copies of the Response to Referral Comments dated May 15, 2019;
2. Fifteen (15) copies of the Revised Statement of Justification dated May 15, 2019;
3. Three (3) copies of a Technical Memorandum/Supplemental Traffic Analysis dated April 2, 2019 prepared by Gorove/Slade Associates, Inc. addressing the combined entrance and the added nursing course capacity;
4. Fifteen (15) copies of the Revised Special Exception Plat prepared by J2 Engineers, Inc. last revised May 15, 2019, including Tree Preservation and Protection Plan prepared by Land Planning & Design and TNT Environmental Inc. also last revised May 15, 2019;
5. Five (5) sets of Building Elevations and Floorplans prepared by Stantec dated May 10, 2019.

Except for the elevations and traffic analysis, we have assembled these submission documents into sets. Please let me know if you have any questions or require additional information or copies.

LCPS will be hosting a third community information meeting on May 30, 2019.

Thank you for your continued assistance.

Sincerely,

Sara Howard-O'Brien, AICP
Land Management Supervisor

Enclosures

cc: **Beverly Tate, Director, Division of Planning (LCPS)**

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