BOARD OF SUPERVISORS
BUSINESS MEETING
ACTION ITEM

SUBJECT: CMPT-2017-0001, Dulles South School and County Site

ELECTION DISTRICT: Blue Ridge

CRITICAL ACTION DATE: May 27, 2017 (within 60 days of Planning Commission action)

STAFF CONTACTS: Richard W. Hancock, Project Manager, Planning and Zoning
Ricky Barker, AICP, Director, Planning and Zoning

PURPOSE: Consideration of a Commission Permit (CMPT) for a future high school, elementary school and 30-acre County public use site on an approximately 151.5-acre property located south of Braddock Road on the west side of Lightridge Farm Road within the Loudoun County Public School’s (LCPS) Dulles South planning district (see Attachment 1).

RECOMMENDATIONS:

Planning Commission (Commission): The Commission held a public hearing on this application on March 28, 2017, with no public comment. The Commission voted (9-0) to approve the application and to forward it to the Board of Supervisors (Board) for ratification based on the attached Findings for Approval (Attachment 2).

Staff: Staff supports the Board’s ratification of the Commission’s approval of the CMPT subject to the CMPT Plat dated December 28, 2016, and revised through February 24, 2017, for the following reasons:

1. The general location, character, and extent of the proposed high school, elementary school, and County public use site are in substantial accord with the Revised General Plan (Plan). The Plan anticipates the development of schools and public services, such as parks, in the Transition Policy Area along major roadways, such as Braddock Road, that can accommodate higher traffic volumes.

2. The Plan identifies public schools and public services as appropriate non-residential uses within the Transition Policy Area, provided they represent a visual and spatial transition from suburban to rural land uses and meet specific criteria that address the nature, scale and intensity of the use and design characteristics.
3. The subject property is well positioned to serve the population in both the Transition Policy Area and the Rural Policy Area.

Staff has identified no outstanding issues. The application is ready for Board action.

BACKGROUND: This is a joint request by LCSB (Loudoun County School Board) and Loudoun County Board for a future high school (HS-9), elementary school (ES-29), and 30-acre County public use site. The proposed high school is a 302,000 square foot, two-story building with capacity for 1,800 students. The facility will include a lighted stadium, lighted baseball and softball fields, tennis courts, track facilities, and two physical education fields. The proposed elementary school is 105,000 square foot, two-story building with capacity for 928 students. The facility will include a softball and all-purpose field. The approximately 30-acre County Public Use site is depicted as a park use (active recreation park), but may be developed for any other County uses as determined by the Board.

The Revised 1993 Zoning Ordinance (Ordinance) requires a CMPT for schools and public use sites to determine if the general location, character, and extent of the proposed uses are in substantial accord with the Comprehensive Plan. The area is governed by the policies of the Revised General Plan (Transition Policy Area – Upper Foley subarea), which anticipate schools and associated interior storage within the Transition Policy Area along major collector roads that can accommodate the anticipated traffic volume, provided the facilities represent an appropriate transition from suburban to rural land uses and meet specific criteria that address nature, design, scale and intensity. The subject parcel is located within the TR-3UBF (Transitional Residential-3 Upper Broad Run/Upper Foley) zoning district. Elementary and High schools are permitted uses in the TR-3UBF zone, subject to meeting the performance standards of Section 5-666 of the Ordinance.

The Commission held a public hearing on this application on March 28, 2017, with no public comment. The Commission’s discussion focused upon funding for the facilities and transportation improvements. The Commission verified that the high school (HS-9) is programmed to open fall 2020, the elementary school is scheduled for fall 2023, and that the County public use site is not listed in the Capital Improvement Program (CIP). The Commission also verified that the applicant would be required to submit a traffic analysis in conjunction with site plan review. The traffic analysis will determine the transportation improvements to be constructed. The Commission voted 9-0 to approve the application and to forward it to the Board for ratification based on the attached Findings for Approval (Attachment 2).

The Board has sixty (60) days after the Commission’s decision to either ratify or overrule the application by a vote of a majority of the membership thereof (Ordinance, Section 6-1104).

There are no public comments regarding this application on Loudoun Online Land Application System (LOLA). After the Commission public hearing, a letter from a neighboring property owner was received expressing concerns with the schools adjacent to a working farm. The staff reports...
and associated attachments, as well as referral agency comments, can be viewed online on LOLA at www.loudoun.gov/lola; search “CMPT-2017-0001”.

** ISSUES:** There are no outstanding issues with the proposed application. Commission Permits have no associated conditions of approval. The plat (Attachment 3) shows what is being proposed. The application is ready for Board action.

**FISCAL IMPACT:** Funding for the acquisition of the Dulles South schools (HS-9 and ES-29) and County public use site is available through prior appropriations of General Obligation (GO) bond financing and local tax revenues. According to LCSB staff, the November 2004 and November 2007 bond referendums and the County’s land acquisition fund for schools will provide funds for the purchase. On January 3, 2017, the Board voted to amend the FY17 CIP and budget to accelerate funding for HS-9. Based on student population projections the school opening advanced from Fall 2021 to Fall 2020. The total appropriations for HS-9 are $125,540,000. Partial project funding began in FY17 ($3,505,000 in General Obligation Bonds) with the balance to be funded in FY18 ($113,247,200 including $109,747,200 in General Obligation Bonds and $3,500,000 in local tax funds) and FY19 ($8,787,800 in local tax funding). The elementary school is in a future fiscal year with funding to be determined. The County public use site is not currently listed in the CIP.

**ALTERNATIVES:** The Board may ratify the Commission Permit or overrule the Commission’s approval by a vote of a majority of the membership thereof.

**DRAFT MOTIONS:**

1. I move that the Board of Supervisors **ratify** CMPT-2017-0001, Dulles South School and County Site, subject to the Commission Permit Plat dated December 28, 2016, as revised through February 24, 2017, and prepared by Urban, Ltd., and based on the Findings for Approval in Attachment 2 of the April 20, 2017, Business Meeting Action Item.

OR

2. I move an alternate motion.

**ATTACHMENTS:**

1. Vicinity Map
2. Findings for Approval
3. CMPT Plat (02-24-17)
Attachment 1: Vicinity Map

PIN 288-19-4044

Attachment 1
FINDINGS FOR APPROVAL

1. The general location, character, and extent of the proposed middle school or elementary school and associated athletic fields are in substantial accord with the Comprehensive Plan.

2. The general location, character, and extent of the proposed middle school or elementary school are in substantial accord with the land use policies of the Revised General Plan (RGP) (Transition Policy Area (Upper Foley Subarea)), which identify public schools and public services, such as parks, as appropriate non-residential uses within the Transition Policy Area, provided they represent a visual and spatial transition from suburban to rural land uses and meet specific criteria that address the nature, scale and intensity of the use and design characteristics.

3. The application is in substantial accord with the Countywide Transportation Plan, which anticipates schools to be located within the Transition Policy Area along major roadways, such as Braddock Road, planned collector road, that can accommodate higher traffic volumes. The proposal does not conflict with any existing or planned CTP roadways.

4. The application is in general compliance with the Revised 1993 Zoning Ordinance.