

**Date of Hearing:** March 28, 2017

**PLANNING COMMISSION  
PUBLIC HEARING  
STAFF REPORT**

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

**ELECTION DISTRICT:** Blue Ridge

**CRITICAL ACTION DATE:** Extended to April 14, 2017

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

**APPLICANT:** Loudoun County School Board and Board of Supervisors

**PURPOSE:** The Loudoun County School Board (LCSB) and the Board of Supervisors (Board) seek approval of a Commission Permit for a high school (HS-9), elementary school (ES-29) and 30-acre County public use site on an approximately 151.5-acre site that is located on the west side of Lightridge Farm Road (Route 705), south of Braddock Road (Route 705/Route 620) within the school system's Dulles South planning district.

The Planning Commission (Commission) will determine if the general location, character, and extent of the proposed high school, elementary school, and County public use site are substantially in accord with the County's adopted Comprehensive Plan.

**RECOMMENDATION:**

**Staff -** Staff supports the Planning Commission's approval of the Commission Permit 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.

There are no outstanding staff issues. The application is ready for Commission action.

2.

Table 1. Application Information.		
<b>APPLICANT</b> Loudoun County School Board Sam Adamo 571-252-1050 <a href="mailto:Sam.Adamo@lcps.org">Sam.Adamo@lcps.org</a>	<b>APPLICANT</b> Loudoun County Joe Kroboth, DTCI Director 703-771-5107 <a href="mailto:Joe.Kroboth@loudoun.gov">Joe.Kroboth@loudoun.gov</a>	<b>REPRESENTATIVE</b> Loudoun County School Board Sara Howard-O'Brien 571-252-1156 <a href="mailto:Sara.HowardOBrien@lcps.org">Sara.HowardOBrien@lcps.org</a>
<b>PARCELS/ACREAGE</b>		
Tax Map Number	PIN	Acreage
/99/////////20A	288-19-4044	151.5 acres
<b>ACCEPTANCE DATE</b> January 20, 2017	<b>LOCATION</b> 25077 Lightridge Farm Road, Aldie, Virginia 20105 West side of Lightridge Farm Road (Route 705), south of Braddock Road (Route705/Route 620)	
<b>ZONING ORDINANCE</b> Revised 1993	<b>EXISTING ZONING</b> TR-3 UBF (Transitional Residential-3-Upper Broad Run/Upper Foley), and partially in FOD (Floodplain Overlay District, Minor Floodplain) and AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60, aircraft noise contour	
<b>POLICY AREA</b> Transition Policy Area (Upper Foley Subarea)	<b>PLANNED LAND USE</b> Residential development at densities of 1 dwelling unit 3 acres and non-residential uses that provide a visual and spatial transition between the suburban development to the east and the rural development to the west	

**CONTEXT:**

Location/Site Access – The subject property is addressed at 25077 Lightridge Farm Road, Aldie. The 151.5 acres is located on the west side of Lightridge Farm Road, south of Braddock Road. Currently, access is provided by one driveway to Lightridge Farm Road.

Existing Conditions – The relatively flat site is mostly open fields but also contains wooded areas, minor floodplain, and wetlands to the west and southern. There are no steep slopes. The property is not adjacent to any scenic rivers and does not possess limestone conglomerate.

Surrounding Properties – The Greens at Willowsford borders the site to the north (Community Center and Recreation Area) and west (future lots). Willowsford Operations own a 12-acre parcel to the south. Remaining parcels to the south and east are farms with single family residences.

Directions – From central Leesburg, head south on South King Street/Route 15 for about 12.4 miles. Turn left onto Braddock Road (Route 705) and continue for another five miles before turning left again on to Lightridge Farm Road (Route 705). The property is on the left.

Figure 1. Vicinity Map



Background – High school (HS-9) is needed to relieve overcrowding in the Dulles South school planning area, north of Prince William County, east of the Town of Middleburg, south of Route 50, and West of Fairfax County. It is programmed to open for the 2020 school year. This site is large enough to provide for an elementary school, needed by the 2023 school year and an additional 30 acres of the site is for a County public use, as determined by the Board of Supervisors.

The Applicants held a Community Meetings, January 25, 2017, approximately 20 nearby residents attended. School District representatives listened to comments and answered questions about project specifics. The Applicants will hold another community meeting March 27. There are no public comments regarding the subject applications on Loudoun Online Land Application System (LOLA). Staff has received no comments regarding this application from the public. Documents associated with this application can be viewed online on LOLA at [www.loudoun.gov/lola](http://www.loudoun.gov/lola); search “CMPT-2017-0001.”

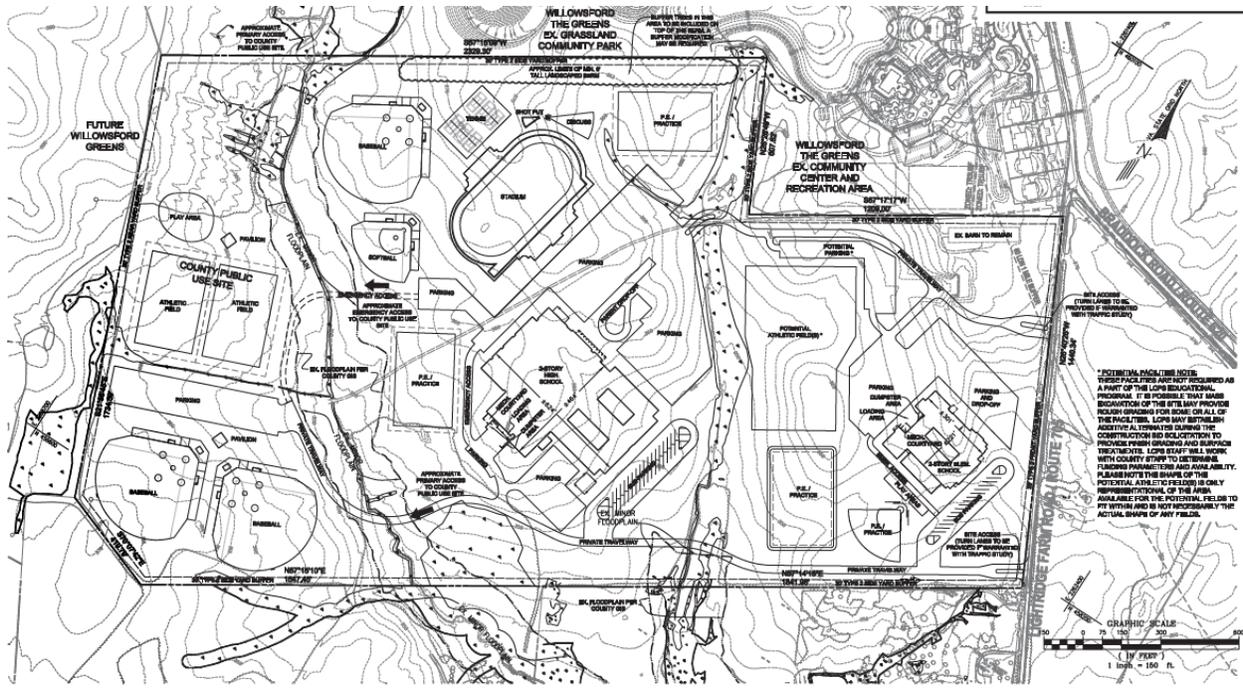
### **PROPOSAL:**

Commission Permit: This is a joint request by LCSB and Loudoun County for a future high school (HS-9), elementary school (ES-29), and 30-acre County public use site (currently shown as an active recreation park). The Revised 1993 Zoning Ordinance (Ordinance) requires a Commission Permit (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. This request is being made during the contract study period in conformance with adopted LCSB and Loudoun County land acquisition policies.

The conceptual site layout (see Figure 2, below) has been updated in response to comments from the public at the community meeting held January 25, 2017, Parks, Recreation, and Community Services (PRCS), and Zoning Administration. Key elements of this layout include separation of the elementary school, high school, and County site; separating school patrons, buses, and County site patrons; and increased buffers between the high school athletic uses and Willowsford residential community to the north. Future refinements are still possible provided the plan meets the general location, character, and extent of the Commission Permit.

**Figure 2. Conceptual Site Layout**



The schools' programmed facilities are described in Table 2, below.

**Table 2. Proposed School Development Program**

	High School	Elementary School
<b>Student Capacity</b>	1,800 students	928 students
<b>Building Size</b>	±302,000 SF	105,000 SF
<b>Building Height</b>	Two-story	Two-story
<b>Athletic Fields</b>	Lighted stadium, baseball, and softball fields; tennis courts, track facilities, and two physical education fields	Softball and all-purpose field

Source: Applicant's Statement of Justification, December 28, 2016

The site has capacity for additional athletic fields if desired in the future.

The approximately 30-acre County Public Use site is depicted as a park use, but may be developed for any other County uses as determined by the Board of Supervisors.

#### **OUTSTANDING ISSUES:**

Staff has identified no outstanding issues with this application. Commission Permits have no associated conditions or proffers. This application is ready for action.

The Commission takes action to either approve or deny a CMPT application. The Board has 60 days after the Commission has acted or failed to act to either ratify or overrule the Commission's decision (Revised 1993 Zoning Ordinance, Section 6-1104).

#### **POLICY ANALYSIS:**

*Commission Permit (CMPT) Criteria for Approval - Section 6-1103(A) of the Revised 1993 Zoning Ordinance states that when considering a Commission Permit, "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." Section 6-1101(A) further 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."*

#### **LAND USE**

**Analysis** – Staff has identified no outstanding land use issues with the proposed Commission Permit for high school, elementary school, and County public use site. Staff finds that the location, character, and extent of the proposed uses are in substantial accord with the Revised General Plan's Transition Policy Area (Upper Foley subarea) land use policies. Such land use policies anticipate schools to be located within the Transition Policy Area along major roadways that can accommodate higher traffic volumes and where they will provide a visual and spatial transition between the rural development to the west and the suburban development to the east.

#### **COMPATIBILITY**

**Analysis** – Staff has identified no compatibility issues with the Commission Permit application. The location, character, and extent of the proposed high school, elementary school, and County public use are consistent with the Comprehensive Plan. The use of this property for a school in this location helps provide a transition from the Suburban Policy Area to the Rural Policy Area. (*RGP, Chapter 11, Transition Policy Area Design Guidelines Policy 15*). The school would be located along the periphery of the Willowsford residential development with access provided to Braddock Road which is a collector road and is envisioned to handle higher traffic volumes (2010 Countywide Transportation Plan, Appendix A1, Design Guidelines for Major Roadways).

## ENVIRONMENTAL AND HERITAGE RESOURCES

**Analysis** – Staff has identified no outstanding environmental, archaeological, or historical resource issues with this Commission Permit application. The subject site includes floodplain, wetlands and forest cover that may be affected by the proposed project. In general, the Plan calls for all development within the Transition Policy Area to fully incorporate existing environmental and significant historical or archaeological resources into the site design. The CMPT Plat depicts a site layout that minimizes impacts to floodplain, wetland, and forest cover resources.

Section 5-666 of the Revised 1993 Zoning Ordinance (Ordinance), Additional Regulations for Public Schools, sets forth environmental performance standards for public schools. The purpose of the performance standards is to minimize potential adverse impacts that the school development could have upon the environment. During site plan review, the schools will be required to comply with performance standards related to wetlands, minor floodplain, stormwater management, and erosion and sediment control during construction.

## TRANSPORTATION

**Analysis** – There are no outstanding transportation issues with this Commission Permit application. Staff finds that the proposed location for the schools and county public uses is substantially in accord with the 2010 Countywide Transportation Plan (CTP). The proposed school does not conflict with any existing or planned CTP roadways. Regarding the proposed within the Transition Policy Area, schools and associated uses are to front major arterial or collector roads in order to handle the traffic volume associated with schools. Although not directly fronting Braddock Road, which the CTP classifies as a minor collector, the site is consistent with the intent of the CTP as the subject property is located approximately 150 feet south of Braddock Road. Lightridge Farm Road is not a through street; all traffic will be coming from Braddock Road.

**ZONING ANALYSIS:** Staff have identified no outstanding zoning issues associated with the applications. The application is in general compliance with the requirements of the Revised 1993 Zoning Ordinance for the TR-3UBF (Transitional Residential-3-Upper Broad Run/Upper Foley) zoning district. Specific details and requirements will be provided at Site Plan. Public schools (including high and elementary school) are permitted uses in the TR-3UBF zone.

## SUGGESTED MOTIONS:

1. I move that the Planning Commission **approve** CMPT-2017-0001, Dulles South School and County Site based on the Findings for Approval in the March 28, 2017 Planning Commission Public Hearing Staff Report, and subject to the Commission Permit Plat prepared by Urban, Ltd., dated December 28, 2016, revised through February 24, 2017, and **forward** it to the Board of Supervisors for ratification.

OR

2. I move that the Planning Commission forward CMPT-2017-0001, Dulles South School and County Site, to the April 13, 2017 **work session** for further discussion.

OR

3. I move that the Planning Commission **deny** CMPT-2017-0001, Dulles South School and County Site.

**ATTACHMENTS:**

1. Findings for Approval
2. Applicant Statement of Justification
3. Referral Comments
4. Applicant Response to Referral Comments
5. Commission Permit Plat (02-24-17)