

**Loudoun County School Board  
Dulles South Elementary School – ES-32  
CMPT 2021-0008  
Response to Referral Comments  
December 8, 2021**

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**Zoning Administration**

**Comments dated October 14, 2021**

**Comment 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.

**Response:** Acknowledged. The August 30, 2021, Community Planning Division referral finds “*the general location, character, and extent of the proposed elementary school is in conformance with the Comprehensive Plan and supports approval of the CMPT*”.

**Comment 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.

**Response:** Acknowledged.

**Comment 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.

**Response:** A sheet has been added to the Commission Permit Plan set to include the yards and buffers approved (and installed) as a part of the Lightridge High School and Hovatter Elementary School development. The approved buffer Waiver 2017-0014 and modification SPMI 2017-0018 have been noted.

**Comment 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.

**Response:** The requested Zoning Ordinance Section references have been added. Reference Site Tabulations, Sheet 1.

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**Comment 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.

**Response:** The recommended Zoning Ordinance Section references have been added to Note 4.

**Comment 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.

**Response:** The label has been revised.

**Comment 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”.

**Response:** The recommended language has been incorporated into Note 7.

**Comment 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.

**Response:** Note 16 has been revised as recommended.

**Comment 9:** Revise Note 20 to indicate that a separate sign zoning permit will be required.

**Response:** Government uses, including schools, are exempt from the sign regulations and do not require a zoning permit. As applicable, electrical permits are obtained.

## **Department of Transportation and Capital Infrastructure**

**Comments dated August 30, 2021**

**Comment 1:** No traffic study is required with a Commission Permit application. The Applicant’s submitted Traffic Memorandum, dated July 9, 2021, and prepared by Gorove/Slade, is therefore not required, and was submitted without consulting DTCI staff. For public schools, traffic studies are required by the Zoning Ordinance at Site Plan stage, and the Applicant’s Traffic Memorandum indicates that a traffic study will be provided at that time. Full review of traffic impacts will be evaluated by DTCI at site plan, and DTCI will provide further comment at that time.

**Response:** Acknowledged

**Comment 2:** The proposed ES-32 does not conflict with any existing or planned roadway shown on the 2019 CTP. Site access is proposed to/from existing Hovatter Drive and existing

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**Collaboration Drive to Lightridge Farm Road. Lightridge Farm Road has been paved for its entire length, between Braddock Road and Gardenia Drive.**

**Response:** Acknowledged.

**Comment 3: DTCI notes there is existing pedestrian facilities constructed along one side of Hovatter Drive, one side of Collaboration Drive and along the site's Lightridge Road frontage (PIN # 288-19-4044). The Applicant should provide and depict on (CMPT) plan set internal pedestrian connections that would connect to existing pedestrian facilities on the site (PIN # 288-19-4044).**

**Response:** The pedestrian network to the school has been delineated on the CMPT plan, reference Sheets 3 and 4.

**Comment 4: On the Commission Permit Plat (Sheet 3), the Applicant demonstrates that the proposed elementary school (ES-32) shall utilize the existing bus and vehicular circulation routes, bus traffic utilizing Hovatter Drive and vehicular traffic utilizing Collaboration Drive, already established on the site. Additional review will be provided at site plan.**

**Response:** Acknowledged.

**Comments provided by the following agencies indicate no objection to the proposed school use and request no additional information:**

- **Community Planning**
- **The Fire Marshall's Office**
- **Building & Development Natural Resources and Floodplain Management**
- **Parks Recreation and Community Services**
- **Virginia Department of Transportation**

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