



Date of Council Meeting: September 24, 2012

**TOWN OF LEESBURG
TOWN COUNCIL WORKSESSION**

Subject: Referral Request from County on ZMAP 2012-0011, Tuscarora Crossing

Staff Contact: Susan Berry Hill, Director, Department of Planning and Zoning

Recommendation: For Information Only.

Issue: What should the recommendation be from the Town to the County on the subject referral request?

Fiscal Analysis: No impact assessment has been conducted at this time. Staff expects to provide an assessment with the referral.

Background:

The purpose of this memo is to inform Council that staff has received a referral request from Loudoun County on the captioned application and to provide Council with a preliminary assessment of the key issues that will be raised in the referral from Town staff. The first submission referral comments are due to the County on October 16, 2012. Staff plans to provide a draft referral letter to the Council for review and discussion at the October 9, 2012 Council meeting. Staff will be seeking direction from Council at that meeting regarding a whether a recommendation from the Town should be made with the first referral or whether Council prefers to wait until such time as the application is better defined by the applicant during the review process.

A general description of the application is as follows. The applicant is Hunter Lee Center LLC and the property is identified as PIN 191-20-4939 and PIN 150-46-5420 and is located primarily on the north side of Crosstrail Boulevard (proposed extension) between the Village at Leesburg and Kincaid Forest. The property is approximately 250 acres and is in the Leesburg Joint Land Management Area (JLMA). It is currently zoned PD-GI, Planned Development General Industrial. The Luck Stone quarry is situated to the south and Philip Bolen Park is situated to the west and south. (See attached Context Map for project and vicinity references).

The proposal is to rezone the property from PD-GI to PD-H4, Planned Development Housing and administered as R-8 Affordable Dwelling Unit for purposes of constructing 797 residential units. There are 3 landbays planned (See attached Concept Development Plan). The units are proposed as follows:

Landbay 1: 541 units- 272 single family detached and 269 townhouse

Landbay 2: 127 units - 84 single family detached and 43 townhouse

Landbay 3: 129 units - 97 single family detached and 32 townhouse

The Town Plan designates this property for Community Office and Office/Light Industrial. The County's Revised General Plan designates the property for Business. The towns' designation does not include a residential component while the County's designation may allow for a residential component to support an office and/or industrial development concept.

The future alignment of the Crosstrail Boulevard extension bisects this property. The application states that this section of Crosstrail will be built with the development of the project and states the applicant will be "willing" to construct the crossing at Tuscarora Creek.

The property is also bisected by the W&OD Trail. The County's Quarry Overlay District covers most of the property. This overlay requires that residential properties receive notice of the proximity of the quarry operations on sale documents and other promotional materials. The Town's airport overlay also covers a portion of this property and would require a similar notification to potential purchasers of units in the development.

A note on the plan set states "The site will be supplied with public water and sanitary sewer by extension of existing systems". The Statement of Justification does not provide any additional information about who will provide utilities or how they will be provided. Staff notes that current site and utility development that is underway for property at the Village at Leesburg will impact the utility system design on the subject property. Coordination with the adjoining property developer at this time has been strongly advised.

Given preliminary review of the application at this time, comments will include, but not be limited to, the following:

- The proposal does not comply with the planned land use designations in either the Town Plan or the County's Revised General Plan. The applicant's Statement of Justification states that the current zoning, PD-GI (Planned Development General Industrial) and the approved plan under this zoning will result in industrial uses that are not compatible with the existing residential development at Kincaid Forest and that which is approved to be developed in Landbay C of the Villages at Leesburg. Little rationale is provided beyond that to discuss why an alternative land development plan could not be devised for the property which incorporates other types of employment uses such as a blend of light industrial and commercial uses.
- The Town Plan states that utilities will be provided by the Town to properties in the JLMA and that if utilities are extended into the JLMA the Town anticipates that the property will be annexed into the Town. The Town's Sewer Master Plan states how utilities should be provided in the JLMA. Given our Town policy direction on utilities and annexation, Council can decide if and when utilities should be extended to this property and if the property should be annexed. While this decision does not need to be made during the County Planning Commission's review of this application, a decision

from Council would be expected by the County at some point during the review of the application before it gets to the Board of Supervisors for their review.

- The proposal does not show the connection of Trailview with Crosstrail Boulevard as is depicted in future transportation policy maps in the Town Plan and the Countywide Transportation Plan. The applicant should provide justification for why this facility is not shown on the development proposal.
- Very little detail is provided in the application. This is due to the fact the applicant has proposed the development to be administered under the R-8 ADU provisions of the County Zoning Ordinance which does not require the same detailed submittal information as a planned development project. Despite minimum submission requirements, more information about this proposal is warranted due to the size and proximity of this proposal to existing residential and non-residential development. At a minimum staff will request receipt of additional information about the following:
 - site design;
 - how the site design will work with existing topography and other natural site features;
 - how stormwater management will be addressed;
 - phasing;
 - how open space is proposed to be used and how it will serve the development;
 - how the proposal will address provision of affordable units
 - internal access networks including bike and pedestrian networks

