

PRESENTED December 9, 2014

RESOLUTION NO. _____

ADOPTED _____

A RESOLUTION: TUSCARORA CROSSING

WHEREAS, the Loudoun County Board of Supervisors is reviewing the Tuscarora Crossing (ZMAP 2012-0011) Rezoning Application to rezone 250 acres from the PD-GI (Planned Development-General Industry) zoning district to the PD-H3 (Planned Development Housing) zoning district administered R-8 ADU (Single Family Residential), PD-IP (Planned Development-Industrial Park) and PD-CC (Planned Development-Commercial Center); and to the PD-GI and PD-IP zoning districts; and

WHEREAS, the Tuscarora Crossing rezoning application currently proposes a development mix of 140 Single Family Detached, 436 Single Family Attached, and 1,516,000 square feet of non-residential representing a mix of approximately 45% non-residential; 31% residential, and 24% open and civic space; and

WHEREAS, the subject property of the Tuscarora Crossing rezoning application is within the Leesburg Joint Land Management Area (JLMA) as identified in both the Loudoun County General Plan and the Leesburg Town Plan; and

WHEREAS, the Loudoun County General Plan designation for this property is Business Use-Light Industrial Policies with non-residential FAR up to 0.30-0.40 and High Density Residential 8-16 units per acre; and

WHEREAS, the Leesburg Town Plan designation for this property is “Community Office” and “Office/Light Industrial”; and

WHEREAS, the Loudoun County General Plan contemplates residential uses for this property, and the Leesburg Town Plan does not contemplate residential uses; and

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WHEREAS, Loudoun County has land use authority over the subject property; and

WHEREAS, the current zoning of the property is PD-GI (Planned Development General Industry) defined in the Loudoun County Zoning Ordinance as “Purpose: This district is established primarily for medium industrial uses with a public nuisance potential, and necessary accessory uses and facilities, built in a well-coordinated and attractive manner to be compatible with surrounding land uses”; and

WHEREAS, the current zoning designation for the property does not align with the planning designations in either the Loudoun County General Plan or the Leesburg Town Plan; and

WHEREAS, the Property is governed by a proffered rezoning that can only be changed by an Applicant-initiated rezoning; and

WHEREAS, the connection of Crosstrail Boulevard is identified in the Loudoun Countywide Transportation Plan and in the Leesburg Town Plan as a needed transportation connection; and

WHEREAS, Loudoun County currently has an identified Capital Improvement Project that will construct a portion of Crosstrail Boulevard across this property on or about the year 2017; and

WHEREAS, the proffers for the Tuscarora Crossing rezoning, call for the applicant to bond and/or construct the 4-Lane section of Crosstrail Boulevard through the property to connect with the current terminus south of Route 7; and

WHEREAS, more transportation connections through and around Leesburg provide for better functioning traffic patterns and offer Leesburg residents of Kincaid Forest, Tavistock Farms and Beauregard Estates direct access to the commercial center that is the Village at Leesburg; and

WHEREAS, the adjacent property to the southwest of the proposed rezoning contains the

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residential community of Kincaid Forest, within the Town of Leesburg; and

WHEREAS, representatives of the Homeowner's Association of Kincaid Forest have written to the Town Council (July 2014) and spoken before the Town Council expressing their support of the application, and further supported the application at the Board of Supervisors Public Hearing; and

WHEREAS, representatives of the Loudoun County Board of Supervisors have requested the Leesburg Town Council clarify their position on issues related to the application.

NOW, THEREFORE RESOLVED by the Mayor and Council of the Town of Leesburg in Virginia, as follows:

- 1) The Mayor and Town Council reaffirm that the Town of Leesburg is the sole provider of Water and Sewer utilities for the subject property of the Tuscarora Crossing Rezoning, and;
- 2) The Mayor and Town Council acknowledge that the proposed land use mix of the Tuscarora Crossing Rezoning Application (ZMAP 2012-0011) more closely aligns to the desired land use mix of the adjacent community, the Loudoun County Revised General Plan, and the Leesburg Town Plan than the current zoning designation of PD-GI (Planned Development-General Industry), and;
- 3) The Mayor and Town Council encourage the Loudoun County Board of Supervisors to ensure the Applicant has fully committed to:
 - a. A mix of uses, including civic and open space, being maintained throughout the phasing (in order to ensure the non-residential uses that are desired by both the Town and County plans are constructed)

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- b. The proffer language related to the provision of water/sewer utilities clearly states the Town of the Leesburg as the provider
- c. The timing and responsibility for the construction of Crosstrail Boulevard are clear so that the proffered improvements are constructed timely and prior to the halfway point of the residential development.

PASSED this _____ day of December, 2014.

Kristen C. Umstattd, Mayor
Town of Leesburg

ATTEST:

Clerk of Council