



Date of Council Meeting: February 23-24, 2015

**TOWN OF LEESBURG
TOWN COUNCIL INFORMATION MEMO**

Subject: Joint Land Management Area (JLMA) Land Use Planning with Loudoun County

Staff Contact: Susan Berry Hill, Director, DPZ

Council Action Requested: Information Memo. No action required.

Staff Recommendation: None

Commission Recommendation: Not applicable

Fiscal Impact: Undetermined amount of staff time would be required for a joint planning effort with the County.

Executive Summary: Town Resolution 2015-021 recommended denial of the Tuscarora Crossing application that was under review by the County of Loudoun. Also within the resolution, Council requested a joint planning session regarding the JLMA with the County (Attachment 1).

Background: As requested by Councilmember Hammler, this memorandum provides Town Council with information on a potential process for a joint land use planning effort between the Town and the County for the JLMA. The respective resolution notes three land uses which are objectionable to the Town: residential, power plant, and heavy industrial.

If a joint planning session is held with the County, Town staff recommends the following:

1. Town Council work session with staff - Town Council and Town staff would discuss Resolution 2015-021 in more detail to identify specifics on what the Town wishes to achieve in a joint planning effort with the County. Upon receipt of this direction from Council, staff would contact County Planning staff to discuss the proposed changes.
2. Town Council/Board of Supervisors Joint Planning Committee - As part of previous joint land planning in the JLMA, an annexation committee consisting of

two members of the Town Council and two members of the Board of Supervisors was established per the now-expired Annexation Area Development Policy (AADP). When the committee last met to discuss annexation in 2007, this committee also invited two members each from the Town Planning Commission and the County Planning Commission to join in the effort. It is anticipated that this annexation committee would be convened as a means to discuss Resolution 2015-021, and more specifically, what Leesburg would like to see changed in the County's Comprehensive Plan, and the Town Plan.

3. Initiation of Work by Town Council and Board of Supervisors - The Joint Planning Committee would make recommendations to the full Council and Board, who would then initiate respective work for which staff would follow through. The County would initiate work on a Comprehensive Plan Amendment (CPAM) process.
4. Staff Work - County and Town Staff would develop a work plan and schedule, provide these respective plans to the Council and Board as an information item, and then begin work on the research and plan changes as directed by the Joint Committee.
5. Committee Review and Action - The Joint Committee would review the work by staff, make changes as necessary, and make a recommendation to the Board of Supervisors to adopt the changes.
6. Public Hearing Process - A public hearing would be scheduled at the County Planning Commission and upon receiving a recommendation by the Planning Commission, a public hearing at the Board of Supervisors would be scheduled. Final action by the Board on the CPAM would conclude work on this effort.

Attachment: *Town Council Resolution 2015-0021*

The Town of
**Leesburg,
Virginia**

PRESENTED: January 26, 2015

RESOLUTION NO: 2015-021

ADOPTED: January 26, 2015

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-H4, Planned Development-Housing 4 zoning district, (with portions administered as R-8 Single Family Residential (ADU) ("R-8 ADU"), PD-CC(CC) Planned Development- Commercial Center-Community Center ("PD-CC(CC)") and PD-IP Planned Development-Industrial Park) to the Planned Development-Industrial Park ("PD-IP") zoning district and to the Planned Development-General Industry ("PD-GI") zoning district; and,

WHEREAS, this subject area is presently located in close proximity to a utility plant, sewer plant, a quarry plant; and,

WHEREAS, this is one of the last large vacant PD-GI zoned properties left in Loudoun County and provides both Loudoun County and the Town of Leesburg an area to situate staging and manufacturing of materials to support economic growth;

WHEREAS, the addition of more residential housing adds significant costs to services provided by the Town of Leesburg and Loudoun County, while, also, foregoing the much needed commercial revenues and,

A RESOLUTION: TUSCARORA CROSSING

WHEREAS, in the proposed rezoning only 150,000 square feet or ten percent of the 1.5 million square feet of retail/commercial uses are actually proffered to be completed by the end of this project; and,

WHEREAS, the proposed increase in housing of 576 units (comprised of 436 multi-family and 140 single family) will require the road to carry an additional 5,149 car trips daily; 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 Mayor and Town Council acknowledge that the proposed Tuscarora Creek application, as presented to date, does not accurately reflect either the County's or the Town's desired land use mix in their respective comprehensive plans; and

WHEREAS The total JLMA area, including built and unbuilt portions, is about 4330 acres, the Tuscarora Crossing proposal is 251 acres; thus the Tuscarora Application comprises only about 5.7% of the total JLMA; and

WHEREAS, the Mayor and Town Council acknowledge and support the County's commitment as evidenced in their Capital Improvement Project C00046 that they have prepared and have necessary funding to begin the construction of Crosstrail Boulevard Connection from Russell Branch to Kincaid Boulevard as of 2017 with an anticipated completion in 2019 to help facilitate business development on this property; and,

A RESOLUTION: TUSCARORA CROSSING

WHEREAS, the representatives of the Loudoun County Board of Supervisors have requested the Leesburg Town Council to 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 ask that the Loudoun County Board of Supervisors deny Tuscarora Crossing rezoning ZMAP 2012-0011; and
- 2) The Mayor and Town Council request the Board of Supervisors conduct joint planning of the JLMA, with the town, initially by their respective staffs working on this joint plan, with the goal to initiate a Comprehensive Planning Amendment (CPAM) and rezonings to eliminate residential, power plant and heavy industrial uses; and
- 3) The Mayor and Town Council request a significant buffer between any development and the Kincaid Forest and Village of Leesburg developments.

PASSED this 27th day of January, 2015.


Kristen C. Umstatt, Mayor
Town of Leesburg

ATTEST:

Clerk of Council