

MEMORANDUM
COUNTY OF LOUDOUN

DATE: May 14, 2019

TO: Department and Agency Heads

FROM: Tim Hemstreet, County Administrator

SUBJECT: Action Report of the May 1, 2019, Board of Supervisors Loudoun County 2019 Comprehensive Plan Work Session

Link to meeting video:

http://loudoun.granicus.com/MediaPlayer.php?view_id=77&clip_id=5869

Listed below is a summary report of the Board of Supervisors (Board) Loudoun County 2019 Comprehensive Plan Work Session. Please work with your staff to follow through on the action as noted.

1. Loudoun County 2019 Comprehensive Plan – Urban Policy Area (UPA)

Chairman Randall moved that the Board of Supervisors remove churches from the list of applicable civic space. (Seconded by Supervisor Saines. The motion FAILED 2-7: Supervisors Buffington, Buona, Higgins, Letourneau, Meyer, Umstattd, and Volpe opposed.)

Supervisor Letourneau moved that the Board of Supervisors amend the Draft Comprehensive Plan by removing the land areas encompassing the Westwind Crossing and Loudoun Valley Estates communities from the Urban Policy Area and returning them to the Suburban Policy Area with the Suburban Neighborhood Place Type designation. (Seconded by Supervisor Buffington. The motion passed 9-0.)

Supervisor Meyer moved that the Transition paragraph of the UPA Transit Center Place Type be revised to say that less FAR and lower building heights may be considered as part of a phased approach to parcels near existing residential neighborhoods and parcels proposed for redevelopment. (Seconded by Supervisor Volpe. The motion passed 9-0.)

Supervisor Meyer moved that the UPA Transit Center Place Type be revised to allow for pedestrian cut-throughs to be included as a marker for a block length. (Seconded by Supervisor Buffington. The motion passed 9-0.)

Supervisor Meyer moved to redefine minimum FAR in the UPA Transit Center to not include portions of land for roadways, wetlands, floodplains, and buffers. (Seconded by Supervisor Volpe. The motion passed 9-0.)

Chairman Randall moved that the Board of Supervisors change the verbiage of Chapter 2-36, 3.3 (A) *Accommodate diverse housing options in all development* to read: Achieve smaller

average unit sizes for residences within the urban policy area. (Seconded by Supervisor Volpe. The motion passed 9-0.)

Chairman Randall moved that the Board of Supervisors include “where compatible with building design” to Chapter 2-36, *Building Design*. (Seconded by Supervisor Volpe. The motion passed 9-0.)

Chairman Randall moved that the Board of Supervisors remove “While the Design Guidelines are not regulatory requirements, the County prefers that all future developments comply with these guidelines” from Chapter 2-36, *Design Guidelines*. (Seconded by Supervisor Saines. The motion passed 9-0.)

Supervisor Letourneau moved that the Board of Supervisors direct staff to bring options to the Board for the current proposed Urban Employment Area of the UPA in consultation with the Department of Economic Development and taking into account the LDN65 areas. (Seconded by Supervisor Meyer.)

Supervisor Letourneau accepted Vice Chairman Buona’s Friendly Amendment to direct staff to meet with representatives of the Metropolitan Washington Airports Authority (MWAA) to better understand their rationale for adopting MWAA’s noise contours.

(The motion, as Amended, passed 9-0.)

Chairman Randall moved that the Board of Supervisors remove “near Washington Dulles International Airport” from Chapter 1-3, *Loudoun County’s Planning Approach*. (Seconded by Supervisor Saines.)

Chairman Randall accepted Supervisor Volpe’s Friendly Amendment to remove the entire paragraph in Chapter 1-3 containing the language.

Chairman Randall withdrew her acceptance of Supervisor Volpe’s Friendly Amendment.

Chairman Randall accepted Supervisor Letourneau’s Friendly Amendment to also remove the language “and Washington, D.C.”

(Chairman Randall’s motion, as Amended, passed 9-0.)

Supervisor Umstatted moved that the Urban Policy Areas-Vision be amended to include the language “The Urban Policy Areas will be the target area for much of Loudoun’s future growth through 2040.” (Seconded by Supervisor Meyer.)

Supervisor Umstatted accepted Supervisor Meyer’s Friendly Amendment to change the language to read “The Urban Policy Areas will be the target area for much of Loudoun’s future growth in the immediate future.”

(The motion, as Amended, passed 7-2: Supervisors Buona and Volpe opposed.)

Supervisor Umstatted moved that the Vision language be amended to state “UPA communities are envisioned to support a range of residential options for all income levels.” (Seconded by Chairman Randall.)

Supervisor Umstatted withdrew her motion.

Supervisor Letourneau moved that the Board of Supervisors direct staff to move the questions outlined under Place Type Considerations to the appendix and add a paragraph under Place Type Considerations that refers the applicant to the appendix for consideration. (Seconded by Supervisor Volpe. The motion passed 9-0.)

Chairman Randall moved that the Board of Supervisors accept the staff recommendations applicable to the Urban Policy Area (UPA) as set forth in Attachment 1 to the May 1, 2019, Board of Supervisors Loudoun County 2019 Comprehensive Plan Work Session Item.

Chairman Randall further moved that the Board of Supervisors direct the revisions to the UPA section of the draft plan, and the quality development sections of the draft plan as discussed at the May 1, 2019, work session. (Seconded by Supervisor Saines.)

Chairman Randall accepted Supervisor Volpe’s Friendly Amendment to change the language in the second part of the motion to read “as amended at the May 1, 2019, work session.”

(The motion, as Amended, passed 9-0.)

Staff Contacts: Alaina Ray, Planning and Zoning; Charles Yudd, County Administration

Board Request:

Supervisor Volpe requested that staff provide options for including Affordable Dwelling Units within the Metro Tax District.