

**BOARD OF SUPERVISORS  
TRANSPORTATION and LAND USE COMMITTEE**

**AGENDA SUMMARY**

**April 25, 2011**

**5:15 p.m.**

**Board Room**

**Committee Members:**

Kelly Burk, Chair  
Eugene Delgaudio  
Sally Kurtz  
Andrea McGimsey  
Scott York

**Call to Order**

**Items for Consideration:**

Forwarded from the March 7, 2011 Public Hearing

**1. ZMAP 2010-0004, Loudoun Valley Estates III**

*Election District: Dulles*

*Staff Contacts: Marchant Schneider, Julie Pastor – Department of Planning*

The Board of Supervisors, pursuant to a motion passed at its April 20, 2010 business meeting, has initiated an application to remap the Loudoun Valley Estates III development (also known as Overlook/Preserve) from the PD-GI (Planned Development-General Industry) zoning district to the R-1 (Single Family Residential) zoning district. The subject property was developed at a residential density of approximately 1 dwelling unit per acre. The application proposes no increase in residential density or revisions to the existing development plan. The Revised General Plan (RGP) designates the area for General Industrial uses. The area was remapped from CR-1 to PD-GI in 2003 as part of a series of comprehensive zoning ordinance amendments implementing the RGP. Subsequent record plats for residential development were approved contingent upon diligent pursuit of the project as outlined in the 2003 Vested Rights Agreement. Once constructed, homes within LVE III have become legal-nonconforming uses/structures within the PD-GI zoning district. On February 2, 2011, the Planning Commission voted 6-3 (Keirce, Maio, Bayless opposed) to recommend denial of the application. Staff concurs with the Planning Commission recommendation. Loudoun Valley Estates III has not been developed in accordance with County land use policies and is inconsistent with the planned land use designation for the area. There is a reasonable economic use of the subject property under the PD-GI zoning district designation. At the Board of Supervisors March 7, 2011 public hearing, the Board of Supervisors voted 9-0 to forward ZMAP 2010-0004, Loudoun Valley Estates III, to the Transportation and Land Use Committee for further discussion.

**2. Proposed Plan for Bicycle and Pedestrian Improvements around Metro Stations along Routes 606 and 772**

*Election District: Leesburg and Catoclin*

*Staff Contacts: Arkopal Goswami, Andrew Beacher - Office of Transportation Services*

The Board of Supervisors voted 8-0-1 (Chairman York absent) to direct staff to prepare a multi-modal access plan for the Route 606 and 772 metro stations in preparation for seeking federal

funding to be used to expand Bicycle and Pedestrian facilities that will connect communities to the upcoming metro stations at Routes 606 & 772, and that staff identify potential funding opportunities for bicycle and pedestrian projects; and further that staff provide a report to the Transportation and Land Use Committee that includes a work plan and project schedule.

**3A. Update/Compliance of Transportation Needs Assessment for Persons with Disabilities**

*Election District: Countywide*

*Staff Contacts: Julie Withrow, Candy deButts - Office of the County Administrator*

On February 16, 2011, the Transportation and Land Use Committee considered staff recommendations with respect to transportation services for those with disabilities. One of the recommendations acted upon by the Committee was to direct staff to work with the Disability Services Board and County human services agencies to assess resource requirements and funding options to conduct an assessment of transit needs of disabled persons in the County. On February 17th, staff met with the Disability Services Board to discuss the project assessment. In early March, representatives of the Disability Services Board, Virginia Regional Transit, and County staff (list of members is in Attachment 1) met to discuss the needs assessment and to identify specific short and long-term action steps. The purpose of this item is to update the Committee on this project.

**3B. ADA Compliance Presentation by the Virginia Department of Transportation**

*Election District: Countywide*

*Staff Contacts: Arkopal Goswami, Andrew Beacher - Office of Transportation Services*

At its February 16, 2011 meeting, the Transportation and Land Use Committee (TLUC), staff provided an overview of the County's compliance with the provisions of the Americans with Disabilities Act (ADA) of 1990 and recommended several actions to address current and potential issues regarding provision of services for residents with disabilities, some of which will require an assessment of estimated costs and available funding sources. The Committee directed staff to request that a representative from the Virginia Department of Transportation (VDOT) be scheduled as soon as practicable to brief the Committee with regards to the ADA compliance requirements used by VDOT for sidewalks in Loudoun County. The Committee also requested that VDOT present a summary of its current remediation ADA program policy and to outline their procedures for the installation of Accessible Pedestrian Signals to the Board members in attendance.

Forwarded from the March 7, 2011 Public Hearing

**4. ZMAP 2008-0001 & SPEX 2008-0001, Schmitz Industrial Park**

*Election District:*

*Staff Contacts: Joe Gorney, Julie Pastor - Department of Planning*

Albert G. Schmitz, Jr. of Great Falls, Virginia seeks approval to rezone approximately 7.9 acres from the R-1 (Single Family Residential) under the Revised 1993 Zoning Ordinance and PD-IP (Planned Development – Industrial Park) under the 1972 Zoning Ordinance to PD-IP (Planned Development – Industrial Park) under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-IP zoning district. The applicant has also submitted an application for a Special Exception to permit office, administrative, business, or

professional uses (1 story); outdoor accessory storage up to 25 percent of the gross floor area of the principal use; motor vehicle rental (outdoor storage only); and a parking lot/valet service, long-term in the proposed PD-IP zoning district. The Planning Commission recommended approval after changes were made to the application to address concerns of an adjacent resident, primarily regarding construction-related impacts, and after assurances were made regarding landscaping and the construction of Glenn Drive. Staff supports approval of the rezoning and the Special Exception for office, administrative, business, or professional uses (1 story). Staff recommends denial of the Special Exception for outdoor accessory storage up to 25 percent of the gross floor area of the principal use. Staff does not support the requested Special Exceptions for motor vehicle rental (outdoor vehicle storage only) and long-term parking lot/valet service uses as such uses are not anticipated in the Route 28 Business area. On March 7, 2011 the Board of Supervisors held a public hearing regarding this application and voted 9-0 to forward the application to the Transportation/Land Use Committee for further discussion of outdoor storage and to review the proffer updates.