



Loudoun County

VIRGINIA

WHERE TRADITION MEETS INNOVATION

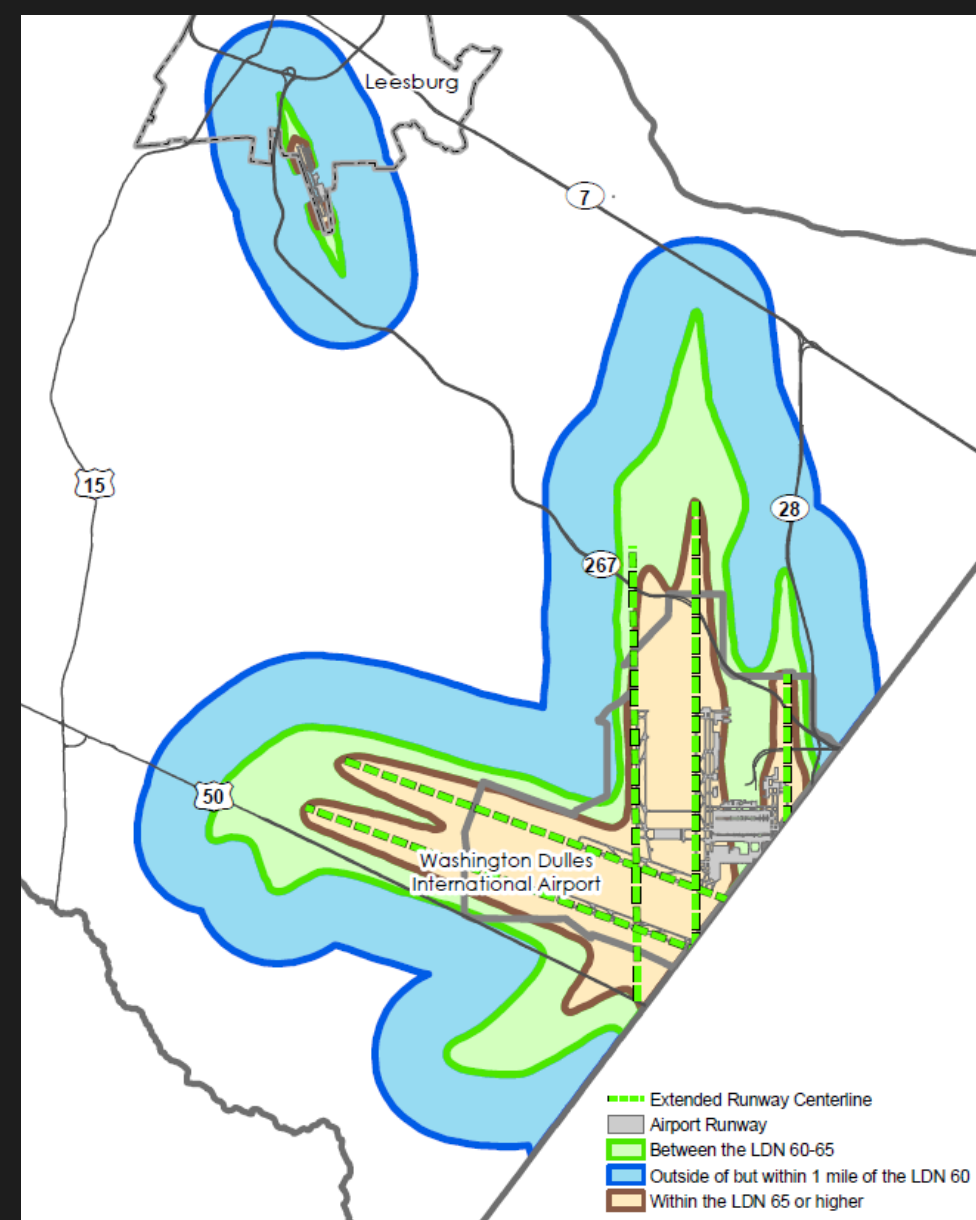
Initiation of CPAM-2021-0001, Airport Impact Overlay District Update

Board of Supervisors Business Meeting
February 2, 2021

Background

- Existing noise contours established 1985 (Leesburg) and 1992 (Dulles)
- Noise contours inform appropriate locations for noise-sensitive uses
- Updated noise study (2019) proposes new noise contours based on ultimate buildout

2019 GP: Consider new contours with legislative land applications; Consider updating AIOD map.



Projected Contours

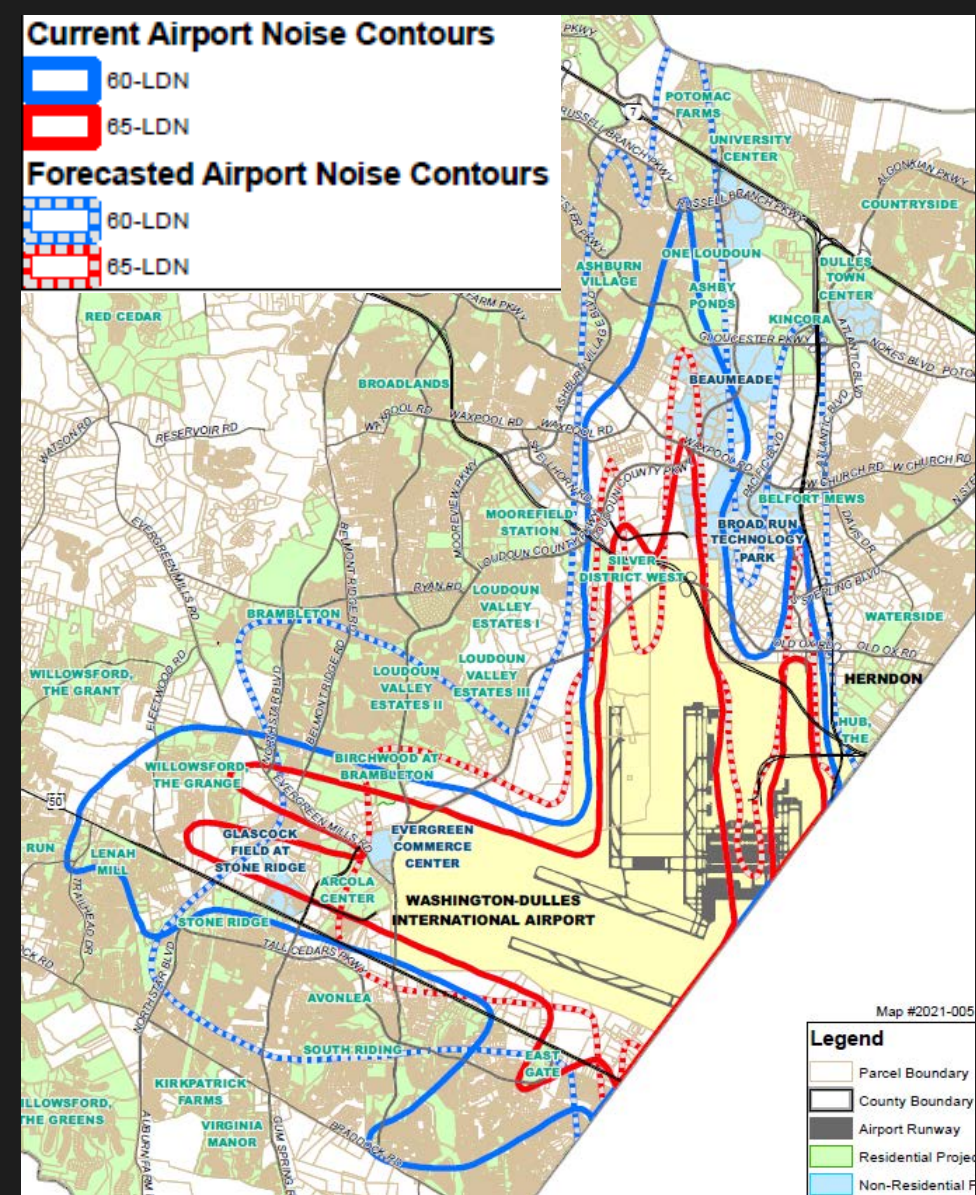
- Expansions in the north
- Contractions in the west

Net Change

Added to 65 Ldn 437 ac.

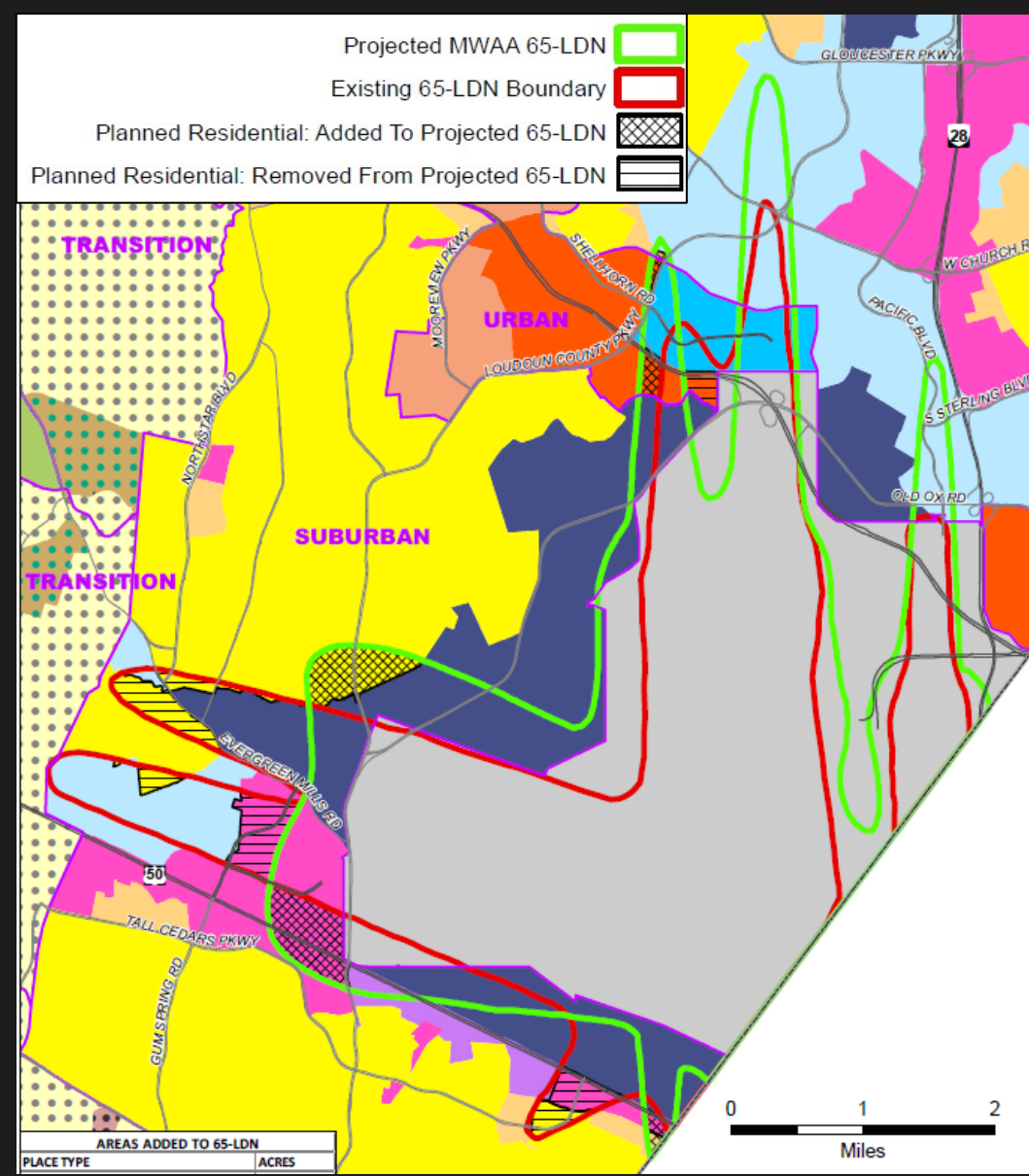
Removed from 65 Ldn 476 ac.

Net removed from 65 Ldn 39 ac.



Overview of Affected Areas

AREAS ADDED TO LDN 65	
PLACE TYPE	ACRES
URBAN TRANSIT CENTER	45.725
SUBURBAN MIXED USE	212.555
SUBURBAN NEIGHBORHOOD	164.968
SUBURBAN COMPACT NEIGHBORHOOD	13.767
TOTALS	437.015
AREAS REMOVED FROM LDN 65	
PLACE TYPE	ACRES
URBAN TRANSIT CENTER	35.536
SUBURBAN MIXED USE	209.286
SUBURBAN NEIGHBORHOOD	228.218
SUBURBAN COMPACT NEIGHBORHOOD	2.924
TOTALS	475.964



Scope, Schedule, and Budget

- Scope:
 - Board Direction: (Strategic approach, Zoning Updates)
 - Evaluation of impacts
 - Amend AIOD Map and policy statements in 2019 GP
 - Agency Comment Period
 - Citizen Engagement
 - Public hearings & Adoption
- Schedule: 16 months (adoption in May 2022)
- Budget: \$5,000 (outreach, advertising, noticing)

Recommendation

Staff recommends that the Board initiate the CPAM and requests that the Board provide direction to staff regarding how to proceed:

1. Sequential process (CPAM followed by ZOAM)
2. Concurrent process (CPAM and ZOAM processed together)

Alternative: The Board may also choose to wait to initiate updates to the AIOD (maintain status quo).