



Loudoun County, Virginia

Board of Supervisors

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**BOARD OF SUPERVISORS
TRANSPORTATION AND LAND USE COMMITTEE
AGENDA SUMMARY**

Board Room, First Floor, Government Center

Wednesday, October 19, 2022

6:00 p.m.

Committee Members:

Michael Turner, Committee Chair

Tony Buffington, Committee Vice Chair

Sylvia Glass – Caleb Kershner - Phyllis Randall, Board of Supervisors Chair

6:00 p.m. Call to Order – Transportation and Land Use Committee

I. Call to Order - Supervisor Turner, Committee Chair

II. Action Items

1. Permanent Pump and Haul Request: Zakaria Islamic Academy (Blue Ridge)

The purpose of this item is for the Transport and Land Use Committee to consider the request from Zakaria Islamic Academy (ZIA) to be provided with ‘permanent’ (greater than twelve months) pump and haul services for the newly proposed facilities located at 26243 Gum Spring Road, Chantilly (PIN: 208-29-5167) The proposed facility is to be used as a place of worship five days per week for prayers, special events prayers, community events, and daycare of less than 50. ZIA is seeking permanent pump and haul due to their inability to obtain an easement to connect to public sewer located on the neighboring property.

Staff Contacts: George Khan & David Goodfriend, Health Department

2. ZMAP-2021-0007, ZMOD-2021-0025, ZMOD-2021-0026, ZMOD-2021-0027 & ZMOD-2021-0028, Innovation Multifamily (Broad Run)

The purpose of this item is to consider a Zoning Map Amendment request to convert low density residential use to the Planned Development – Town Center (PD-TC) zoning district in order to develop 415 attached multifamily units on 4.8 acres. The applicant is also requesting Zoning Modifications to permit modifications to 18 of the PD-TC zoning requirements, a parking reduction, a tree canopy reduction, and a reduction in building and parking setbacks. The subject site is located north of Innovation Avenue, east of the Route 28/Dulles Toll Road interchange, and west of Fairfax County in the Broad Run Election District.

The Planning Commission (Commission) held a public hearing on April 26, 2022. There were no public speakers. The Commission inquired about the transportation commitments and discussed the proposal’s conformance with the Loudoun County 2019 General Plan (2019 GP). The Commission forwarded the applications to a future

Work Session for discussion. On June 9, 2022, the Commission forwarded (6-3: Hayes, Kirchner, and Miller opposed) the applications to the Board of Supervisor (Board) with a recommendation of denial.

The Board held a public hearing on the item on September 14, 2022. There was one public speaker who voiced concerns with 2019 GP guidance and the development potential in the Urban Policy Area. The Board discussed the applicant’s entrance alignment along Innovation Avenue, infill policies, and the 2019 GP recommendations for the Urban Transit Center Place Type. After discussion, the Board forwarded (9-0) the applications to the October 19, 2022, Transportation and Land Use Committee for further discussion. The applicant agreed to extend the critical action date to November 15, 2022.

Staff cannot support approval of the applications. The proposal does not meet the land use, natural resources, or transportation policies of the 2019 GP. The Proffers are not approved to legal form. The critical action date is November 15, 2022.

Staff Contacts: Jacqueline Marsh & Daniel Galindo, Planning and Zoning

III. Adjourn

If you require a reasonable accommodation for any type of disability in order to participate in this meeting, please contact the Office of the County Administrator at (703) 777-0200/TTY-711. At least one business day of advance notice is requested; some accommodations may require more than one day of notice.

FM Assistive Listening System is available at the meeting.

| Land Development Application Definitions | |
|---|--|
| CMPT | Commission Permit |
| DOAM | Development Ordinance Amendment |
| SIDP | Sign Development Plan |
| SPEX | Special Exception |
| SPMI | Minor Special Exception |
| ZCPA | Zoning Concept Plan Amendment |
| ZMAP | Zoning Map Amendment |
| ZMOD | Zoning Ordinance Modification |
| ZRTD | Zoning Conversion Route 28 Tax District |
| ZOAM | Zoning Ordinance Amendment |
| Land Development Application Types and Definitions subject to the State Proffer Bill | |
| ZRES | Zoning Residential Non-Exempt |
| ZRMD | Zoning Residential Non-Exempt Modification |
| ZRAM | Zoning Residential Non-Exempt Amendment |