



Loudoun County

VIRGINIA

WHERE TRADITION MEETS INNOVATION

**ZMAP-2021-0007, ZMOD-2021-0025,
ZMOD-2021-0026, ZMOD-2021-0027 &
ZMOD-2021-0028**

Innovation Multifamily

Transportation and Land Use Committee

October 19, 2022



WATERSIDE

INNOVATION AVE

28

SITE

**RIVANA AT INNOVATION STATION
(ACTIVE)**

**DULLES WORLD CENTER
(APPROVED)**

DULLES

267

ROCK HILL RD

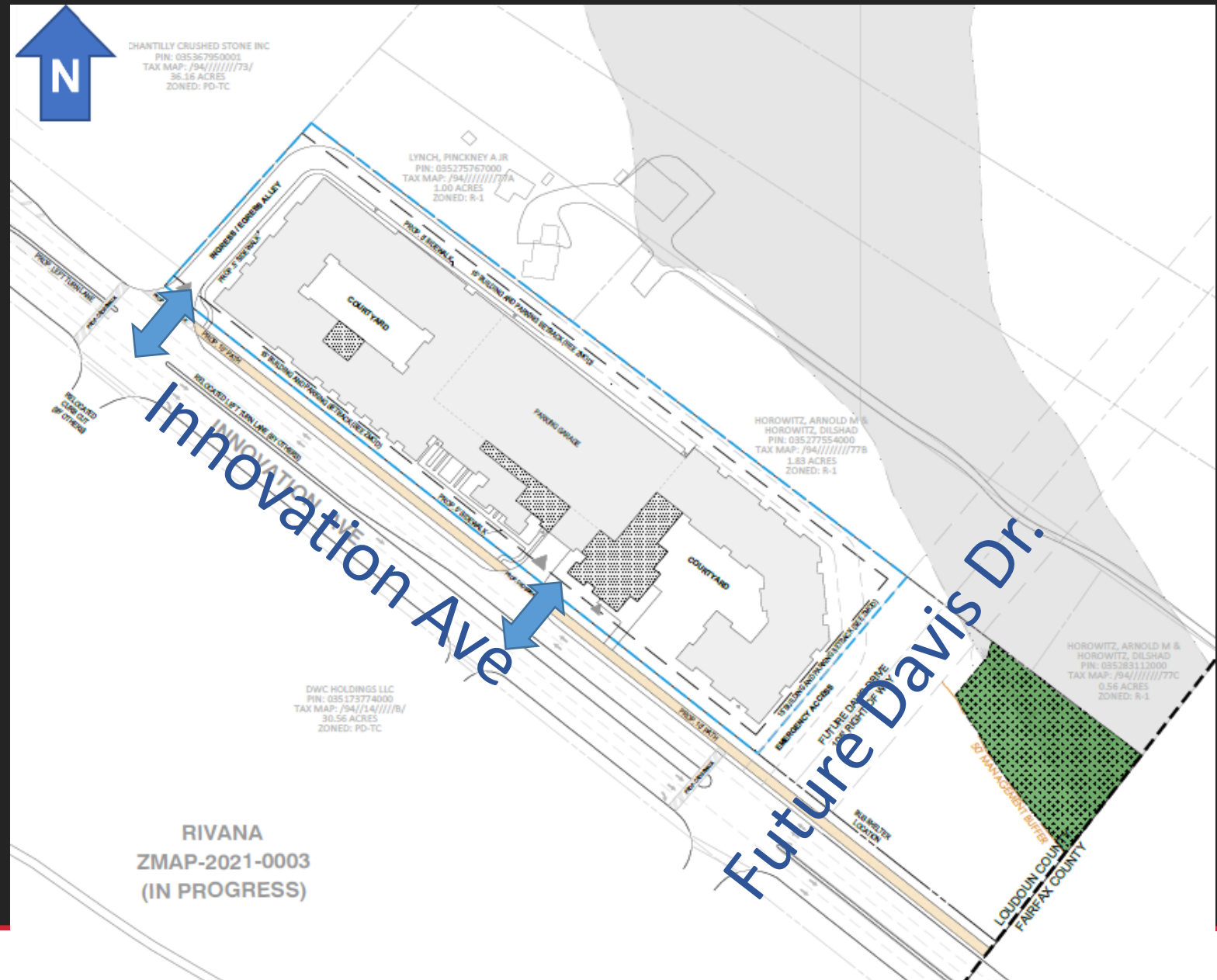
**FAIRFAX
COUNTY**



Development Proposal

- ZMAP-2021-0007 – Rezoning 4.8 acres of a 7.1 acre parcel to the Planned Development – Town Center (PD-TC) zoning district in order to develop 415 multifamily attached dwelling units
 - Six live/work units that will require a minimum 200 square feet of nonresidential use per unit.
 - Applicant is committing to 10 percent Affordable Dwelling Units.
- Zoning Modifications
 - Modify eighteen requirements for development in the PD-TC zoning district,
 - A reduction in parking requirements,
 - Allow the tree canopy requirements to be based on property not subject to the rezoning, and
 - Reduce building and parking setbacks, and reduce/eliminate buffer requirements.

Concept Development Plan



Mix of Uses Needed

- Site is designated Urban Transit Center (UTC) Place Type and located in the Urban Policy Area
 - *Loudoun County 2019 General Plan (2019 GP)* guidance anticipates these areas will provide a mix of uses in vertically integrated buildings that are accessible and should offer a wide array of transportation mode choices
 - PD-TC zoning district: “This district is established to provide for a compatible mixture of commercial, cultural, institutional, civic, governmental, and residential uses in compact, pedestrian oriented urban activity centers consistent with the 2019 GP serving substantial residential areas.”
 - New proposal for live/work units provides minimal nonresidential component; adequate service/retail should be provided to support residents
 - Planning Commission did not review live/work unit concept

Application Updates

- Commitment for the installation of streetlights, subject to Virginia Department Of Transportation (VDOT) approval
- Commitments to no more than 220 two/three-bedroom units
- Neighborhood Park area added to east side of the property, in the future Davis Drive right-of-way (ROW) and additional property not subject to the application
 - Staff does support park improvements in the Davis Drive ROW

Infill Policy

- Infill definition: “Establishment of a new use on a site that may be undeveloped but is located in an area of *established, stable development* where roads, water, sewer, and general service are available ...” (2019 GP, Chapter 2, Pages 17-26)

Outstanding Issues – Land Use

- Proposal to develop site as a predominately residential use/site is not consistent with UTC policies.
- The proposal does not meet the definition of “infill” per 2019 GP policies
- The application fails to meet the minimum area of onsite open space as recommended in the 2019 GP.
- Natural resource protection concerns based on site design/expansive amount of impervious surface
- Issues relating to applicant’s site design, not the size of the property

Outstanding Issues – Transportation

- Proposed realignment of western entrance does not match current construction plans for Innovation Avenue
 - The subject application and the Rivana application show different alignments
- Applicant is unable to provide adequate space/location for bus shelter
- Davis Drive right-of-way/dedication language
- Regional road/transit contributions



Outstanding Issues - ZMODs

- Staff cannot support:
 - Deviations to the PD-TC zoning district
 - Tree Canopy Reductions
 - Building/Parking Setback Reductions
 - Buffer Reductions
 - Parking Reductions

Recommendations

- The Planning Commission forwarded (6-3: Hayes, Kirchner, & Miller opposed) the applications to the Board with a recommendation of denial.
- Staff cannot support approval.
 - Staff recommends the Board take no action on the Concept Development Plan until the applicant has addressed access alignment along Innovation Avenue.
 - Unprecedented issue never encountered in the County