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Loudoun 2040 Comprehensive Plan

December 6, 2018 | Planning Commission Work Session

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Agenda

1. Data Centers in the Urban Transit Center Place Type
2. Public Comments and Requests Concerning Specific Properties
3. Draft Plan Revisions Based on November 10th Planning Commission Discussions:
   A. *Chapter 6*
   B. *Towns & JLMA Section of Chapter 2*
   C. *Transition Policy Area Section of Chapter 2*
4. Purchase of Development Rights and Transfer of Development Rights
5. Public Comments Related to Countywide Transportation Plan
6. Inventory of Planning Commissioner Topics to Address
7. Schedule of Work Sessions

Data Centers in the Urban Transit Center Place Type

- **Considering accommodating data center development at the northeast quadrant of the Dulles Greenway/Loudoun County Parkway interchange**
- **Property currently designated as Urban Transit Center**
- **Staff draft policy recommendation**
  - **Add Place Type-specific policy allowing data center development on parcels intersecting 65-Ldn noise contour**
  - **Provide form guidelines to maintain overall intent of Place Type**
    - **3 or more stories**
    - **Screening and buffering**

Data Centers in the Urban Transit Center Place Type

WASHINGTON D.C. DATA CENTER & COLOCATION

CoreSite's Washington, D.C. data center (DC1), is located in the K Street corridor, offering convenient proximity to government agencies and supporting partners, and supporting low-latency reporting for market data feeds and trading firms.

Data Centers in the Urban Transit Center Place Type

Madison Data Center

US Signal's Madison, Wisconsin data center offers a safe and reliable space to store data in the heart of downtown.

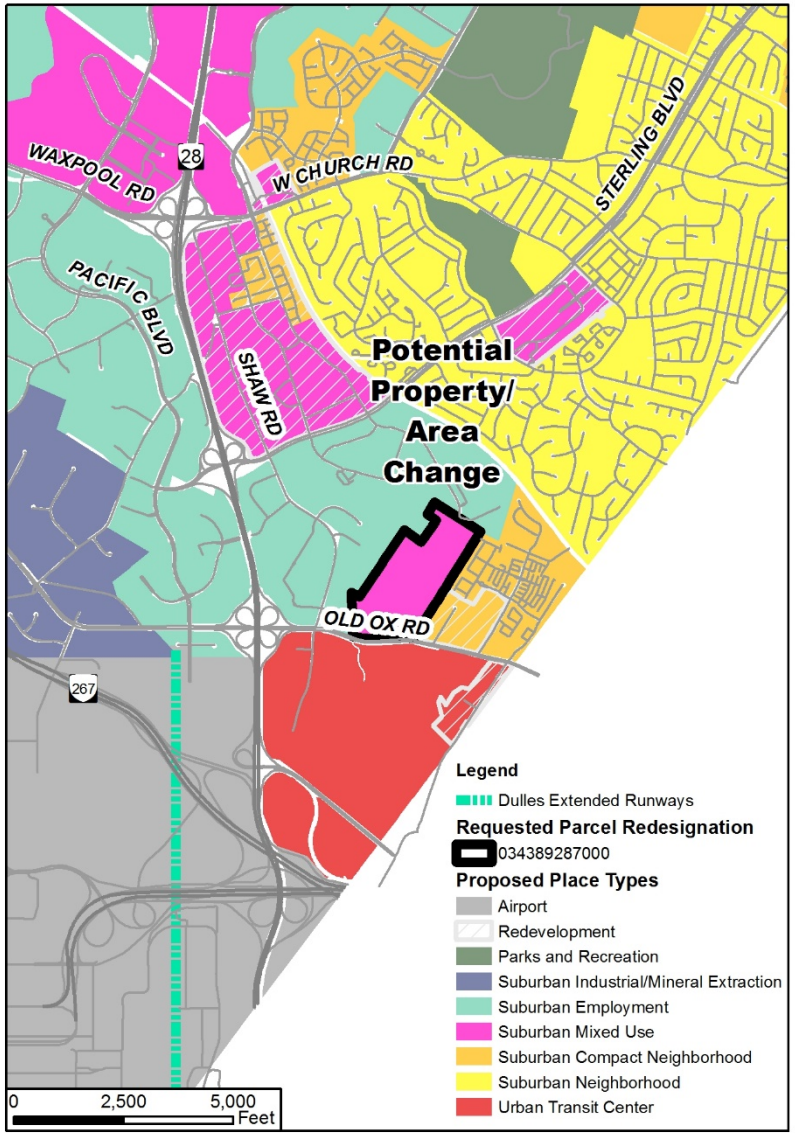
CoreSite Chicago

CoreSite CH1 data center (center) showing its proximity to the Chicago Stock Exchange.

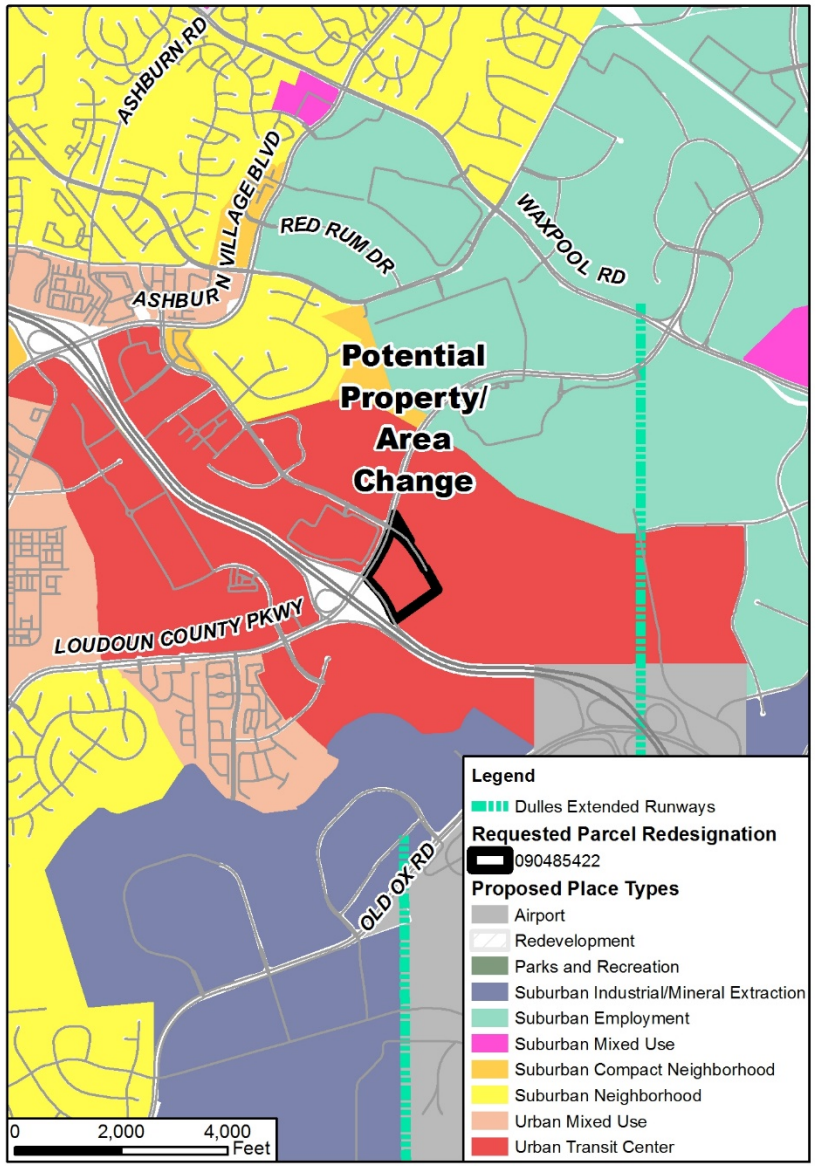
Public Comments and Requests for Specific Properties

- **Public hearing and written correspondence received regarding specific properties**
- **Ten specific requests**
  - **Maps provided for each**
  - **Staff can provide recommendations at Commission's request**

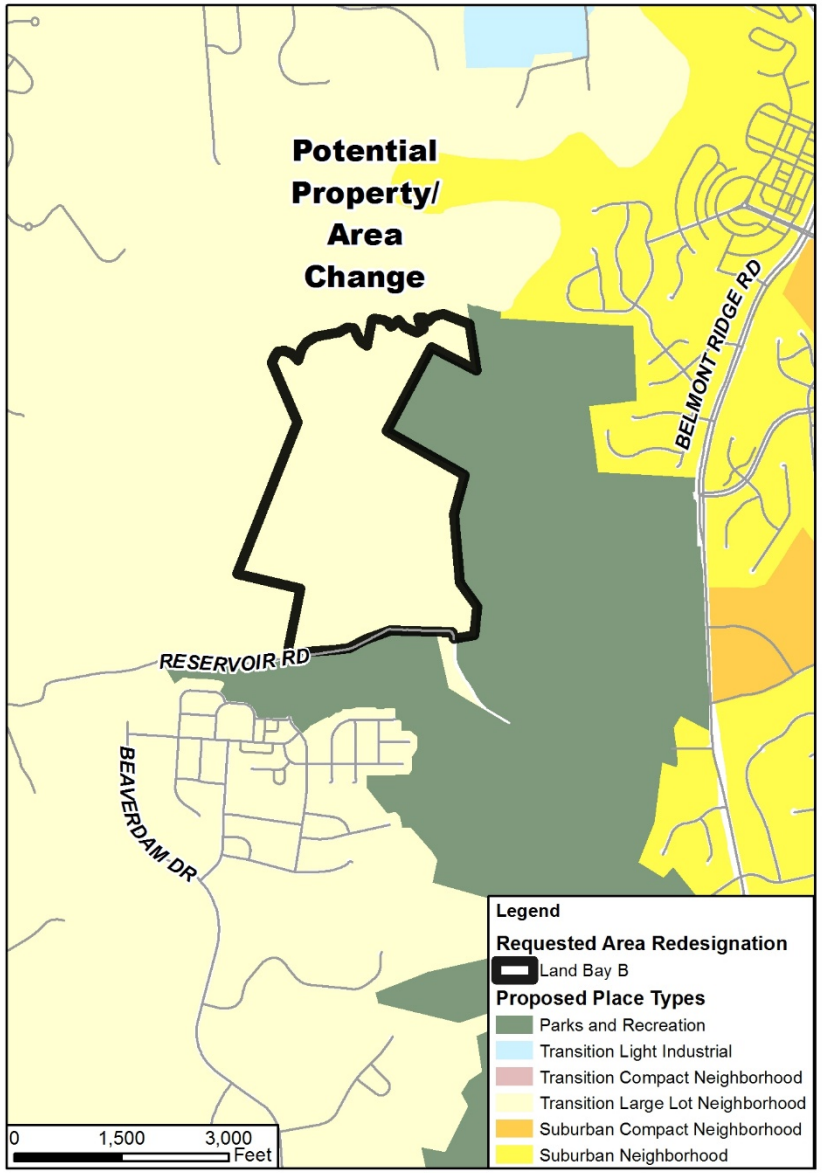
1. Request to redesignate parcel 034-38-9287 (Waterside) from the Suburban Mixed Use Place Type to Suburban Employment to allow for data center development.



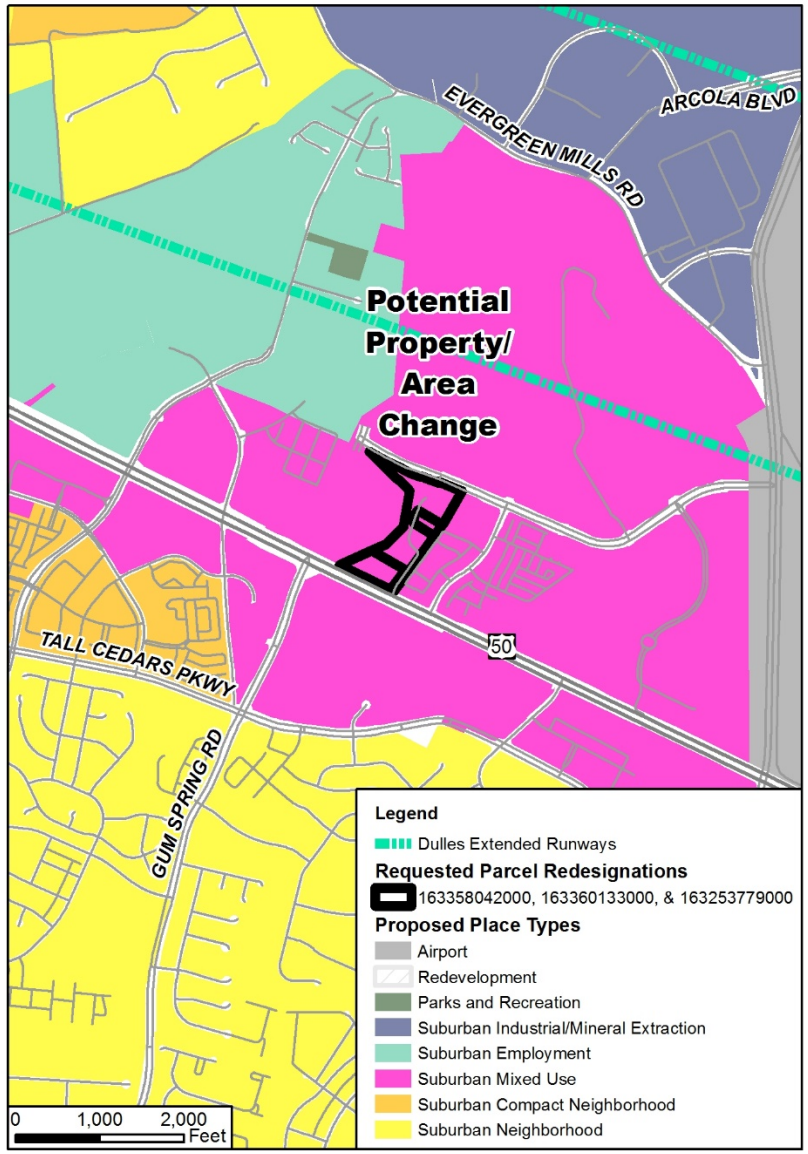
2. Request to apply a text change or overlay to allow data center development on parcel 090-48-5422 (Loudoun County Parkway at Dulles Greenway).



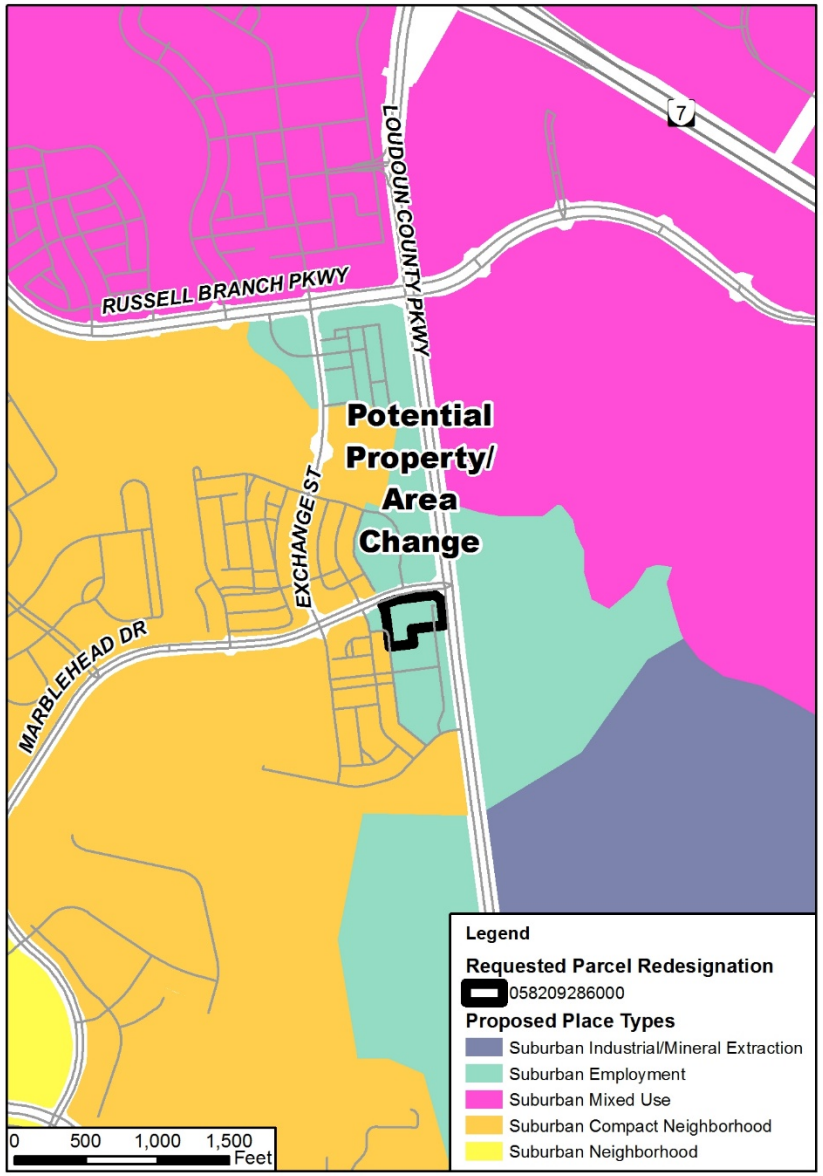
3. Request to redesignate Land Bay B of the Transition Policy Area to a Place Type allowing greater residential density than specified in latest version of the draft *Loudoun 2040 General Plan*.



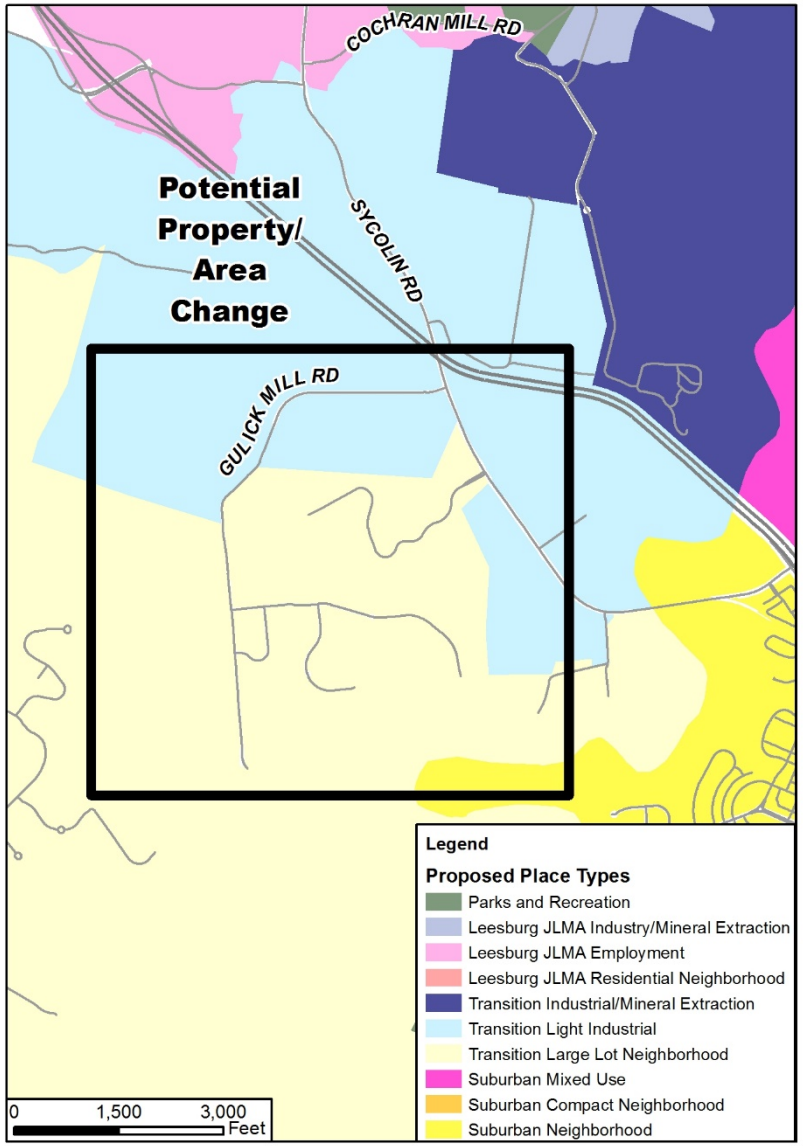
4. Request to redesignate three parcels abutting Route 50 and Dulles West Boulevard (PINS 163-35-8042, 163-36-0133, and 163-25-3779) to a Place Type that allows data center and flex industrial uses.



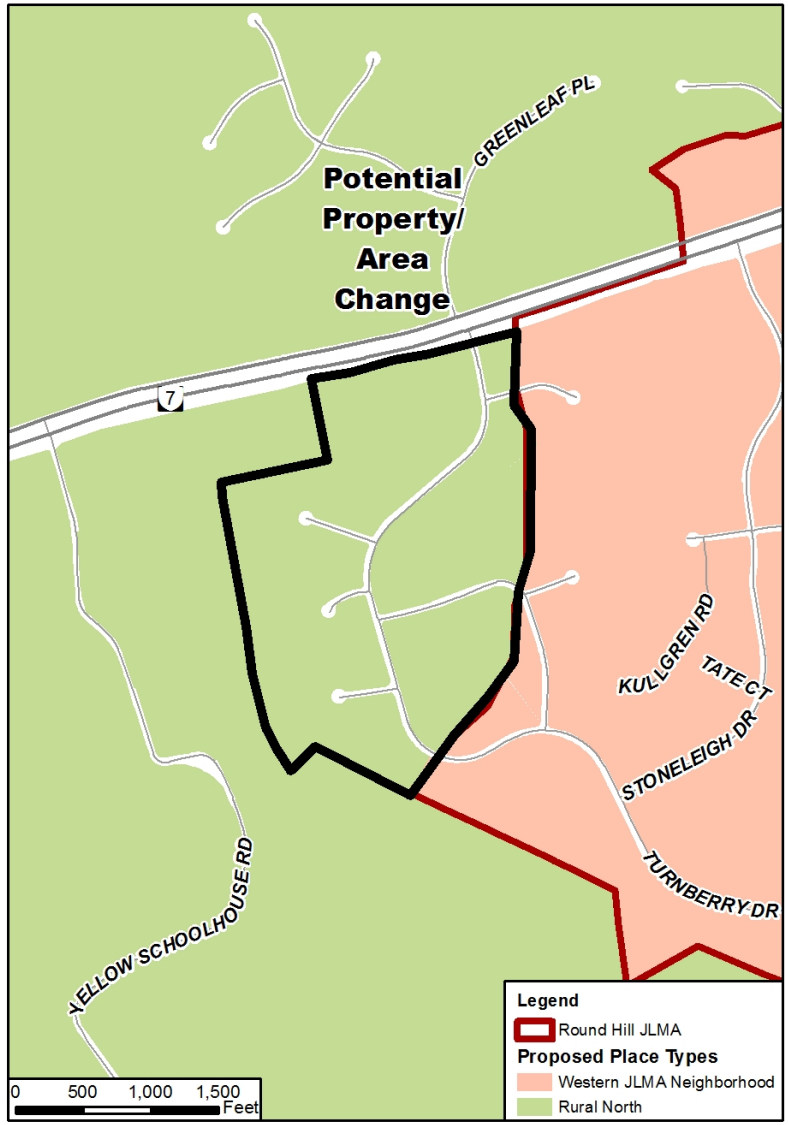
5. Request to redesignate parcel 058-20-9286 (One Loudoun Land Bay B-72) from Suburban Employment to Suburban Compact Neighborhood.

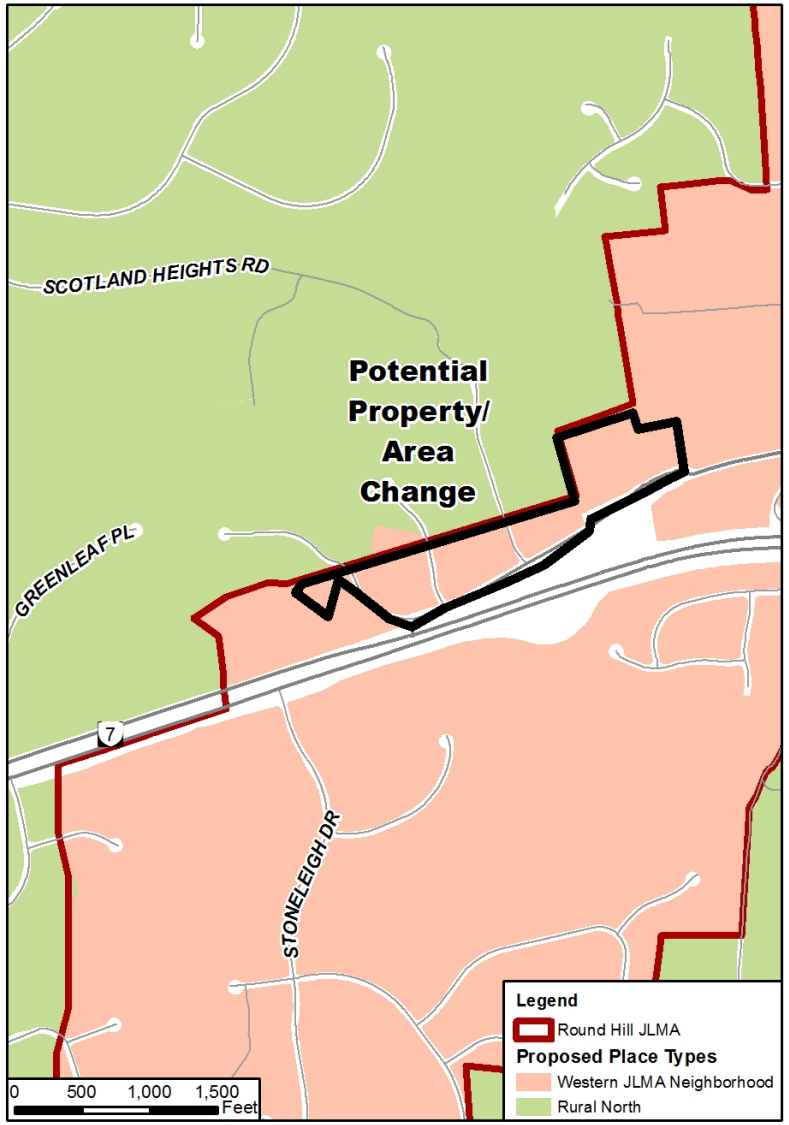


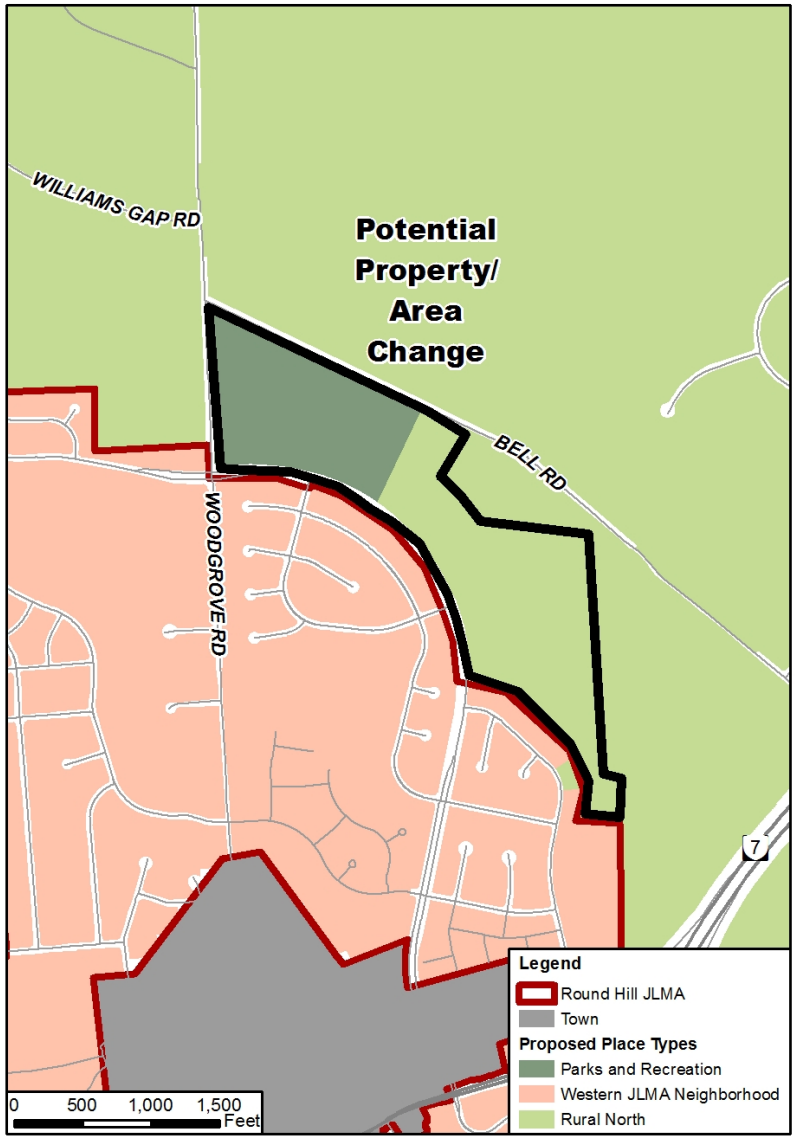
6. Request to expand the area designated for the Transition Light Industrial place type in the vicinity of Gulick Mill Road in the Lower Sycolin subarea of the TPA.



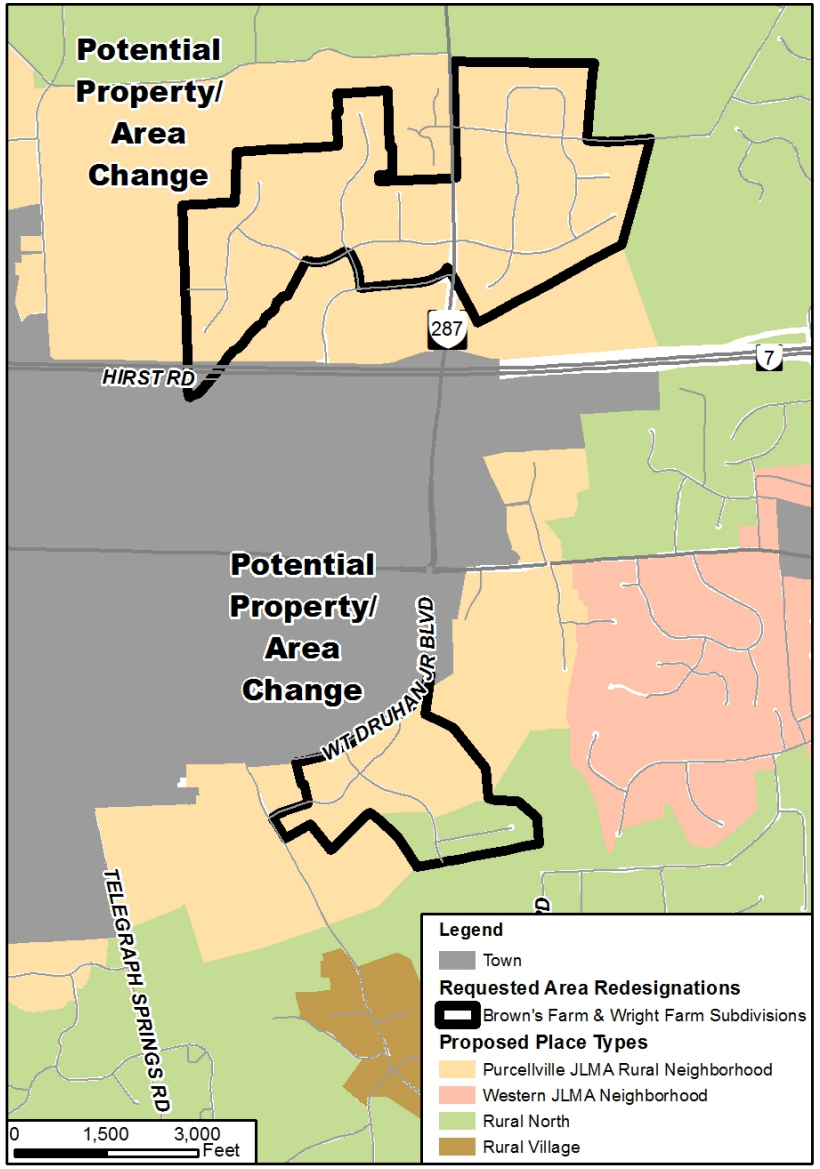
7. Request to modify the Round Hill Joint Land Management Area (JLMA) boundary to align with the Town of Round Hill utility service area.


Potential Property/ Area Change
GREENLEAF PL
7
KULLGREN RD
TATE CT
STONELEIGH DR
TURNBERRY DR
YELLOW SCHOOLHOUSE RD
Legend
Round Hill JLMA
Proposed Place Types
Western JLMA Neighborhood
Rural North
0 500 1,000 1,500 Feet

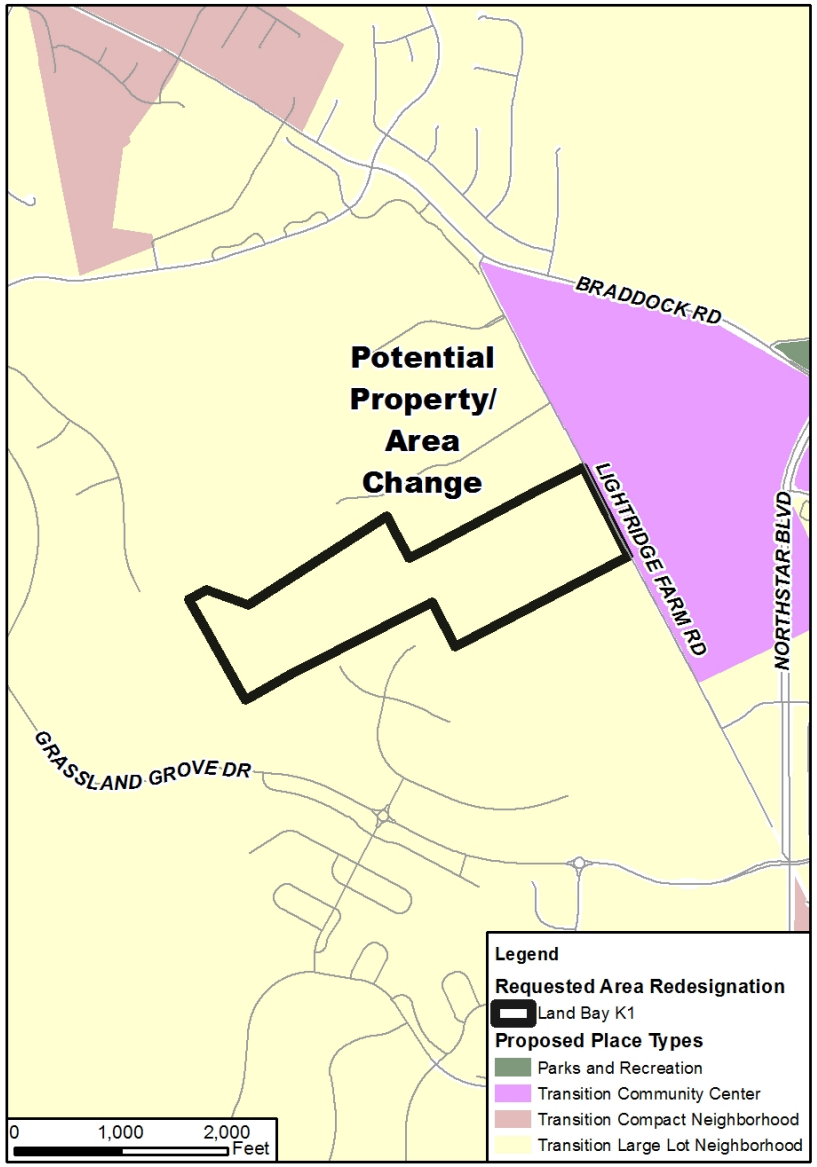

SCOTLAND HEIGHTS RD
Potential Property/ Area Change
GREENLEAF PL
7
STONELEIGH DR
Legend
Round Hill JLMA
Proposed Place Types
Western JLMA Neighborhood
Rural North
0 500 1,000 1,500 Feet


WILLIAMS GAP RD
Potential Property/ Area Change
BELL RD
WOODGROVE RD
7
Legend
Round Hill JLMA
Town
Proposed Place Types
Parks and Recreation
Western JLMA Neighborhood
Rural North
0 500 1,000 1,500 Feet

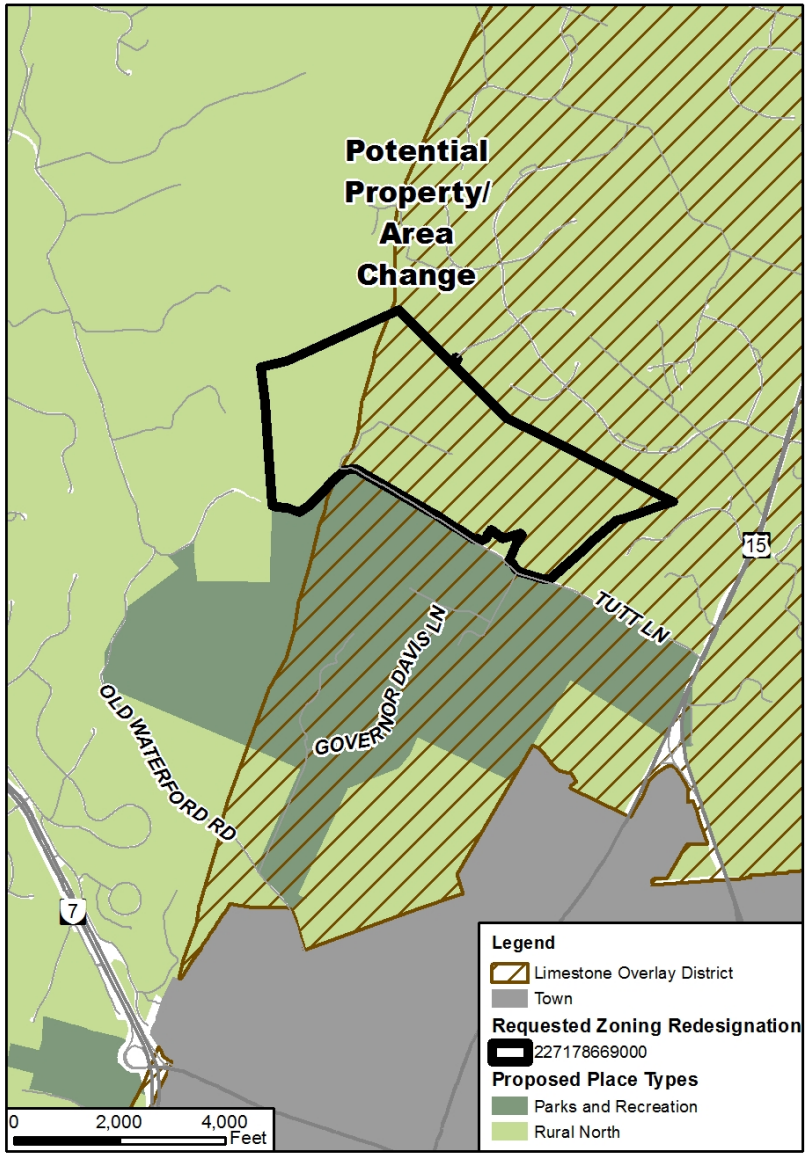
8. Request to eliminate the JLMA in areas surrounding Purcellville where development has already occurred, specifically the Wright Farm and Brown's Farm subdivisions north and south of town.



9. Request to redesignate land bay K1 of the TPA to allow greater residential density.



10. Request to allow higher density senior housing on parcel 227-17-8669 (Wright Trust property).



Draft Plan Revisions Based on November 10th Discussions

In response to the November 10th Planning Commission discussions on certain chapters and sections, staff has prepared rough revised drafts responding solely to those discussions.

- ***These drafts have not yet been formally reviewed by other County departments or partners.***
  - **However, Loudoun Water has notified staff that it does not support the inclusion of the new action 4.5.E (pg. 6-24).**
- ***These drafts have not yet incorporated comments received from members of the Staff Technical Advisory Committee.***
- ***Staff wants to determine if the Commission's initial guidance is adequately captured.***

Purchase of Development Rights

- Tool for conserving land for agricultural, historic, environmental, and/or scenic purposes
- Locality purchases development rights from voluntary landowner and extinguishes them via conservation easement
- Localities take different approaches to prioritizing properties for PDR applicability
- Wide latitude for funding mechanisms; varies significantly among localities
- Used by 22 localities in Virginia

Transfer of Development Rights

TDR Process Summary

1. Community identifies areas where limits on growth and development are desirable (“sending areas”)
2. Community identifies areas where increased growth is desirable (“receiving areas”)
3. Sending area property owners voluntarily seek to detach development rights from their property for sale and transfer
4. Developers or receiving area property owners pay for additional development rights in the form of a by-right density bonus
5. Sending area property owners are compensated for severed rights at a market rate

Transfer of Development Rights

TDR in Virginia - Requirements

- Allows transfer of DRs from “sending areas” to “receiving areas” as outlined on future land use map and zoning map
- Development rights attached to receiving areas must be greater than or equal to development rights severed from sending areas (“transfer ratio”)
- Sending properties must be bound by appropriate legal instrument (conservation easement, restrictive deed covenant, etc.)
- Participation is voluntary and can only be initiated by property owners or owners of DRs
- Localities cannot require property owners to sever or transfer DRs as a condition of development

Transfer of Development Rights

TDR in Virginia – Optional features

- DRs may be “banked” or held until needed for a particular project
- Programs may cross municipal boundaries in some cases (county-city or county-town)
- Ordinance may stipulate use restrictions on sending area lands where DRs have been severed

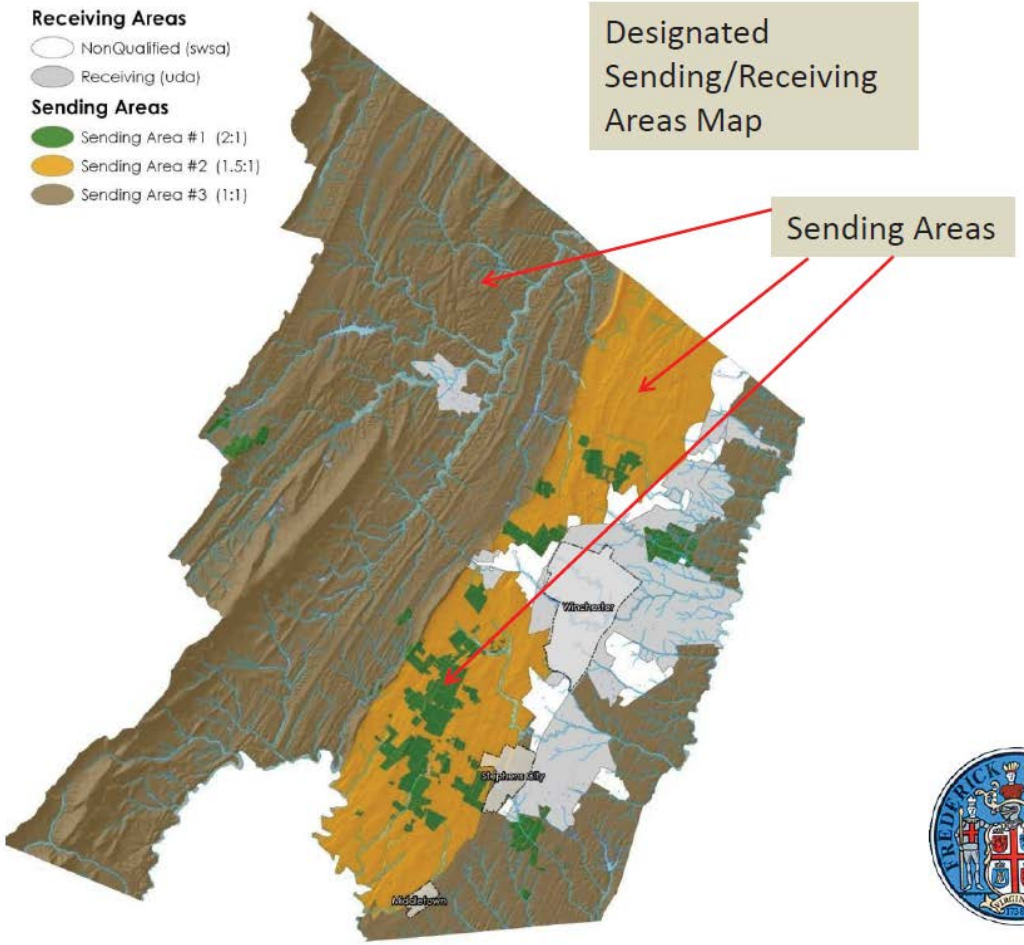
Transfer of Development Rights

Local programs – Frederick County

- 3 sending areas with different transfer ratios based on location and characteristics of property
- Receiving areas align with county's Urban Development Areas
- Detached rights extinguished via restrictive covenant
- Nine sending area applications covering 19 parcels to date
  - 15 properties have detached rights and recorded restrictive covenants
  - 64 development rights have been applied to receiving area properties; 270 remain for transfer

Transfer of Development Rights

Frederick County



Transfer of Development Rights

Local programs – Stafford County

- Sending area targeted to lots surrounding Crow's Nest Natural Area Preserve
- Receiving area located adjacent to designated growth and redevelopment areas
- 1:1 transfer ratio, or 1 DR can be transferred as 3,000 SF commercial floor area bonus
- Detached rights extinguished via conservation easement or restrictive deed covenant
- 13 sending area applications received
  - 1 processed to date; rights detached from one property
  - No DR transactions yet

Transfer of Development Rights

Stafford County

Transfer of Development Rights

The Board of Supervisors has requested that provide additional information about Transfer of Development Rights programs at its Business Meeting on February 21.

CTP Topics

Discussion of written/electronic Public Comments following November 10, 2018 Planning Commission Meeting

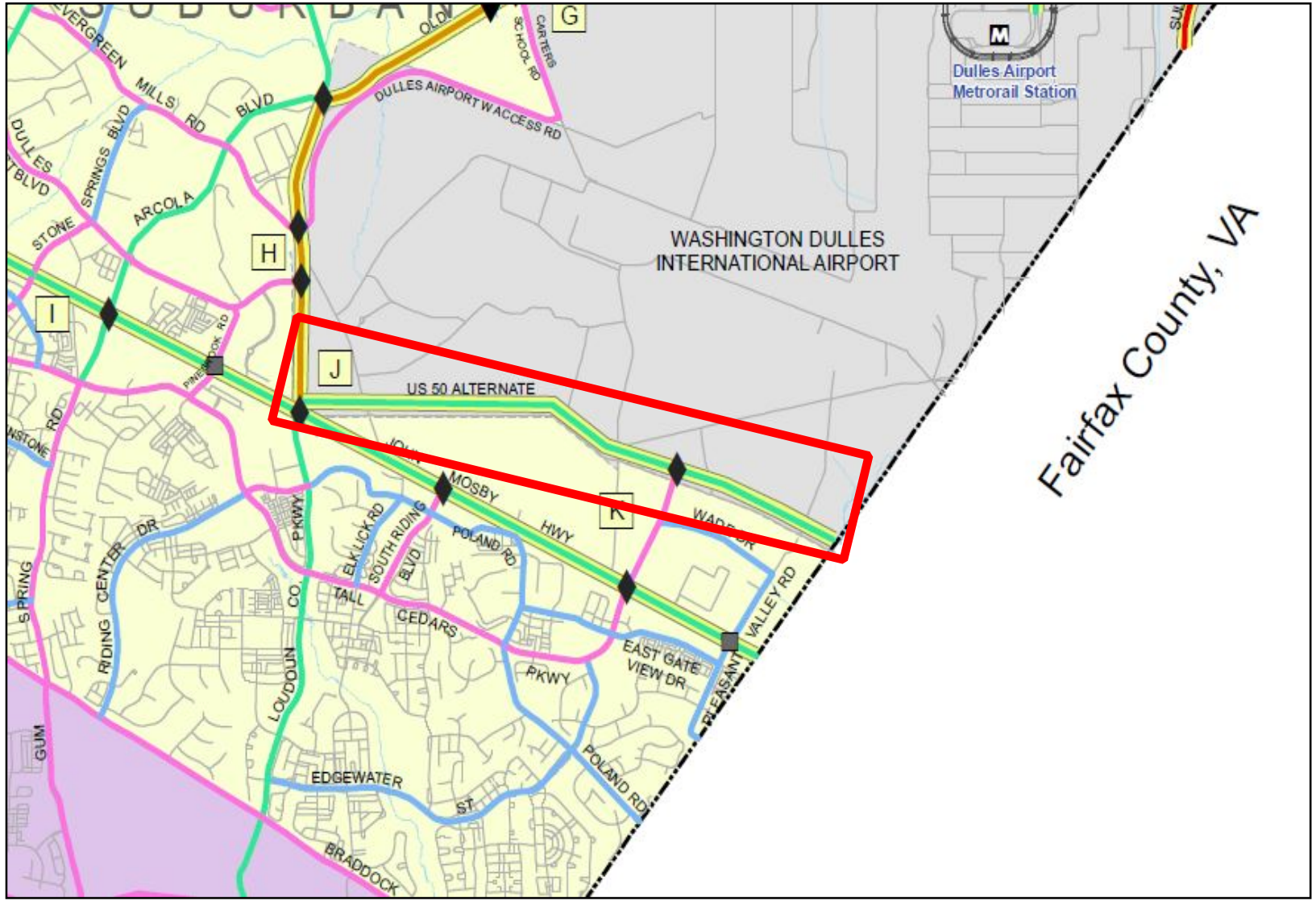
CTP Roadway Map

US 50 Alternate

- North of US Route 50
- To/From: Vicinity of Loudoun County Pkwy/US 50 -Fairfax County Line
- Principal Arterial - 6 lanes
- Potentially Limited Access – Coordinated with MWAA

Staff Recommendation

- US 50 Alternate **SHOULD NOT** be altered at this time



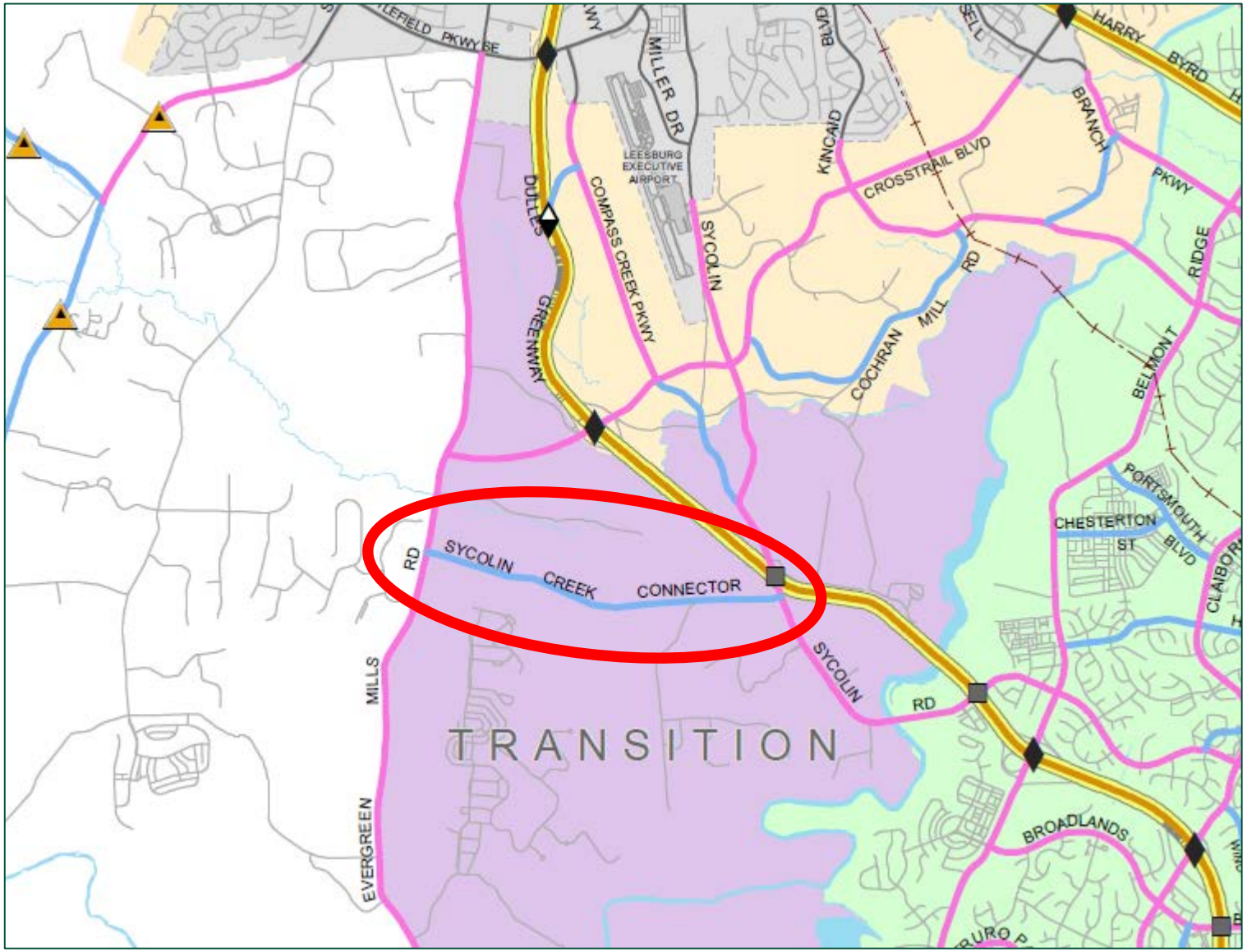
CTP Roadway Map

Sycolin Creek Connector

- Two-lane minor collector
- New East-West connection between Sycolin Road and Evergreen Mills Road
- Does not exist in the 2010 CTP

Staff Recommendation

- Sycolin Creek Connector **SHOULD NOT** be altered at this time



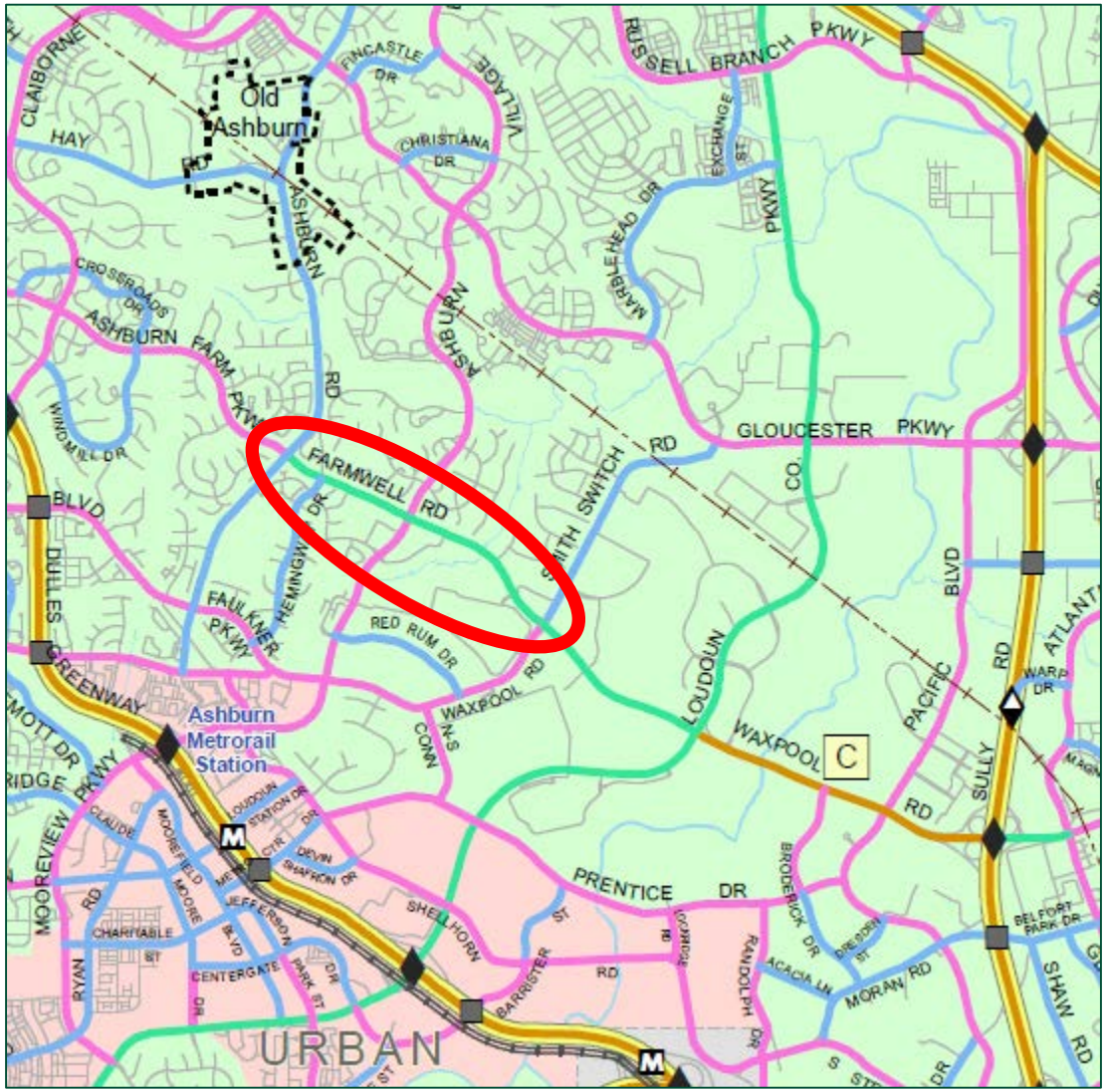
CTP Roadway Map

Farmwell Road

- Six-lane minor arterial
- East-west connection between Waxpool Road and Ashburn Farm Pkwy
- BOS direction to limit current CIP Project to intersection and turn-lane improvements only (Interim Condition)

Staff Recommendation

- Farmwell Road **SHOULD REMAIN** six lanes on CTP between Waxpool Road and Ashburn Farm Pkwy



Thank you

Remaining Items Tonight

1. Inventory of Planning Commissioner Topics to Address
2. Schedule of Work Sessions

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