

Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

RECORD OF PRE-APPLICATION CONFERENCE

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP-2013-0081 APPLICANT: LOUDOUN COUNTY SANITATION AUTHORITY	CMPT or SPEX
DATE OF CONFERENCE	DATE: 11-19-13 10 AM	

ATTENDANCE LISTING

NAME	AFFILIATION
VAN ARMSTRONG	LOUDOUN COUNTY PLANNING DEPT.
BOB BROWN	URBAN, LTD.
KAREN ARNOLD	LOUDOUN WATER
LORI GREENLIEF	MCGUIREWOODS LLP
MICAH VIEUX	LOUDOUN WATER
Shevaun Conner	Supervisor Clark's office
Kelly Williams	Community Planning
Mark Peterson	LOUDOUN WATER

I verify that a pre-application conference on the above-referenced proposal has been conducted in accordance with *Article VI* of the Loudoun County Zoning Ordinance. No matters discussed shall be binding on either the applicant or the County. A copy of this form shall be submitted by the applicant with the official application for checklist review. A summary of issues discussed is not required to be submitted with the official application.

Director, Department of Planning or Designee:

Date:

Van Olt

11/19/2013

Application Fee: Loudoun Water: NO FEE REQUIRED



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SYNOPSIS OF PRE-APPLICATION CONFERENCE ISSUES DISCUSSED

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1. ISSUES RAISED BY THE APPLICANT

PROPOSAL FOR NEW WATER STORAGE TANKS IN THE TRANSITION
POLICY AREA TO MEET WATER SERVICE AND PRESSURE STANDARDS
FOR EASTERN LOUDOUN AREA. SITE OF 5.2 ACRES TO CONTAIN
2 - 1 MILLION GALLON TANKS. ~~ACROSS~~ ^{ACROSS} RED HILL ROAD, STONE SCHOOL
ROAD. WILL PROVIDE A TYPE 4 BUFFER. LOCATED IN OPEN FIELD.
~ 1/2 MILE TO WATSON HISTORIC DISTRICT. MAXIMUM HEIGHT UP TO
189' INCLUDING HANDRAIL. BALLOON TEST COMPLETED, TO BE SUBMITTED.
COMMUNITY MEETINGS PLANNED.

2. COMPREHENSIVE PLANNING ISSUES DISCUSSED

REVISED GENERAL PLAN - CHECK DSAMP APPLICABILITY.
IN TRANSITION POLICY AREA WHICH SUPPORTS PUBLIC UTILITIES.
SITE LOCATION MAY HAVE VISUAL IMPACT TO VICINITY. PROVIDE
PHOTO-SIMULATIONS FOR REVIEW. NO LAND USE ISSUES NOTED.
CONSIDER TELECOMM. LOCATION, IF DESIRED.

3. ZONING ISSUES DISCUSSED ___ 1972 ___ 1993 ☒ Revised 1993 Zoning Ordinance

Zoned TR-3 UBF.

CHECK MEASUREMENT OF SETBACK FROM ^{PEDESTAL} BASE VS TANK PROJECTION?

4. TRANSPORTATION ISSUES DISCUSSED

PROVIDE TRAFFIC STATEMENT FOR TRIP GENERATION OF MAINTENANCE VEHICLES. (~~ONE~~ ONCE A WEEK VISITS).

To scope traffic study, contact Aaron Zimmerman, Department of Transportation and Capital Infrastructure
703-737-8624.

5. OTHER ISSUES DISCUSSED

SEE ERT NOTES ATTACHED - WATERLINE EXTENSIONS WILL EVOLVE WITH DEVELOPMENT IN AREA.

PHOTO SIMULATIONS NOT A SUBMISSION REQUIREMENT, BUT REQUESTED FOR FIRST REFERRAL.

6. REVIEW AND PROCESSING PROCEDURES DISCUSSED

CMPT + SPEX PROCESS ~ 3-6 MONTHS, W/ 2 PUBLIC HEARINGS TO P.C. & BOS.

Conference Coordinator:

Van Q

Date:

11/19/2013

Relationship to Other County Planning Documents

The County's Comprehensive Plan consists of several related documents, including the *Revised General Plan* and amendments thereto, specific area plans, strategic plans, and the *Revised Countywide Transportation Plan* (Revised CTP). The transportation plan, which superseded previous transportation policies embedded in earlier County documents, was adopted in 1995 and has undergone concurrent revision during the Comprehensive Plan Review and update.

The 1991 *General Plan* replaced the County's 1979 *Resource Management Plan* (RMP) and the 1984 *Rural Land Management Plan* (RLMP) as the "umbrella" document for the County's planning efforts. The 2000-2001 Comprehensive Plan revision process reinforced and refined countywide goals and policies not only for the *General Plan*, but also for subsequent area plans. Area plans supplement the *Revised General Plan* with customized planning policies for particular areas or communities. The existing area plans are: *Eastern Loudoun Area Management Plan* (ELAMP, 1980); *Leesburg Area Management Plan* (LAMP, 1982); *Dulles North Area Management Plan* (DNAMP, 1985); *Waterford Area Management Plan* (WAMP, 1988); *Cub Run Area Management Plan* (CRAMP, 1989); *Round Hill Area Management Plan* (RHAMP, 1990); *Dulles South Area Management Plan* (DSAMP, 1993); *Toll Road Plan* (TRP, 1995); *Purcellville Urban Growth Area Management Plan* (PUGAMP, 1995 amended 1999 and superseded in 2013) and the *Comprehensive Plan for the Town of Hamilton and Urban Growth Area*, 1995. The County's strategic plans contain policies affecting specific land use categories. The three strategic plans include the *Countywide Retail Policy Amendment* (1997), the *Strategic Land Use Plan for Telecommunication Facilities* (1996) and the *Greenways and Trails Policies* (1994).

Many of the policies included in these area and strategic plans coincide with the *Revised General Plan* policies. However, as with any update or revision of a major planning document, conflicts may arise between previously adopted policies and new policies. The policies and guidelines in the *Revised General Plan* will supersede any conflicting policies and/or guidelines contained in any of the plans mentioned above. At a future date, some of the area plans will be replaced by community plans or area plans for new subareas established within the major policy areas defined in this Plan. In 2013, the *Purcellville Urban Growth Area Management Plan* (PUGAMP) was superseded by revisions included with CPAM 2012-0002.

Comprehensive Plan Review and Update Process

The Revised Comprehensive Plan process was conducted during 2000 and 2001 and is the product of citizens, the Planning Commission, the Board of Supervisors, County staff and consultants. The *General Plan* and the *County-wide Transportation Plan* were reviewed concurrently by the Planning Commission over two months. The Commission identified concerns in addition to those initially raised by the Board of Supervisors and also received public input in several forums. The County staff produced a Framework Report for the comprehensive plan review categorizing the issues that had been identified through the public process. At the end of March 2000, the Planning Commission endorsed the scope of the Plan revision and provided guidance for the preparation of "issue papers" on the eleven categories identified in the Framework Report.

The priority areas identified for policy revision were Smart Growth, Environmental Resources and Policy Implementation, Historic/Archaeological Preservation, Rural Residential, Rural Economy, Community Identification, Transition Areas, Town Urban Growth Areas, Fiscal Impact, Major Transportation Policies, and Economic Development. The papers framed the policy choices for addressing the issues, and the Planning Commission set the desired direction through the review process.

ERT - PRAP Comments/Notes

PRAP Number: PRAP-2013-0081

Applicant: Loudoun County Sanitation Authority d/b/a
Loudoun Water

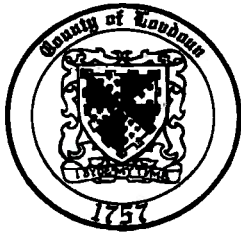
Application Type: SPEX & CMPT

Meeting Date: 11/19/13

Meeting Time: 10:00 AM

ERT Reviewer: Todd Taylor

- 1) Information should be provided with the application describing the location of anticipated supply and distribution lines to and from the proposed water storage tanks. Will the existing 12-inch water line along Stone School Lane be utilized? Staff notes that a sizable wetland system is located on the adjacent property, west of the project site. [Revised 1993 Loudoun County Zoning Ordinance (RZO) Section 6-1310(H)]
- 2) Staff encourages the applicant to consider supplementing the perimeter Type IV Buffer with loblolly pine plantings to provide a quick growing, tall evergreen buffer.



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REQUEST FOR FORMAL PRE-APPLICATION CONFERENCE
REQUEST TO WAIVE PRE-APPLICATION CONFERENCE

X

Applicant Loudoun County Sanitation Authority d/b/a Loudoun Water Phone 571-291-7700
Applicant's Address 44865 Loudoun Water Way, Ashburn, Virginia 20146
Representative (Contact Person) Lori R. Greenlief, Sr. Land Use Planner Phone 703-712-5433
Representative's Company McGuireWoods LLP email lgreenlief@mcguirewoods.com
Representative's Address 1750 Tysons Boulevard, Suite 1800, Tysons Corner, Virginia 22102
Current Property Owner Randolph D. Rouse, Trustee
Owner's Address 6407 Wilson Boulevard, Arlington, Virginia 22205-1506
Project MCPI # (Map Cell Parcel Indicator #) 243-45-9310
Proposed Application: Special exception to permit a maximum of two elevated water storage tanks on approximately 5.2 acre which is part of a larger 72.9 +/- acre parcel.

Project Location South of Red Hill Road at its junction with Stone School Lane
Existing Zoning TR3-UBF Project Acreage 5.20 +/- acre Election District Blue Ridge

Proposed Application Type:

Zoning Map Amendment (ZMAP)	<input type="checkbox"/>	Special Exception (SPEX)	<input checked="" type="checkbox"/>
Zoning Concept Plan Amendment (ZCPA)	<input type="checkbox"/>	Minor Special Exception (SPMI)	<input checked="" type="checkbox"/>
Zoning Ordinance Modification (ZMOD)	<input type="checkbox"/>	Sign Development Plan (SIDP/SPMI)	<input type="checkbox"/>
Rt. 28 Rezoning to Current Zoning Ordinance (ZRTD)	<input type="checkbox"/>	Commission Permit (CMPT)	<input checked="" type="checkbox"/>

PLEASE SUBMIT 8 COPIES OF APPLICATION AND ALL REQUIRED INFORMATION TO THE DEPARTMENT OF PLANNING

Please attach to this request form:

1. Sketch map(s) of the site
2. Description of proposed project or use
3. Description of existing environmental, topographical, and structural features on the site to the extent they are known
4. Graphics illustrating the scale, location and design of any buildings or structures to the extent they are known
5. List of issues to be discussed at the conference OR if a conference waiver is requested, justification for the waiver.

Pursuant to Article VI of the Revised 1993 Zoning Ordinance, I request a pre-application conference to discuss the application outlined above and the procedures or substantive requirements of the Zoning Ordinance. I understand that no comments made at this meeting shall be binding on either the applicant or the County. I understand the Director of Planning has the discretion, on request, to waive the conference if the waiver does not affect the submission or review of the application.

Applicant's Signature Lori R. Greenlief / ggc Date 11/7/13

Pre-Application Conference Narrative

Loudoun Water's 2012 Water Utility Master Plan acknowledges the need for up to 2 million gallons of water storage in the 600 water pressure zone (600 Zone), one of three service pressure zones that make up Loudoun Water's Central Water Supply System (Central System). The 600 Zone is the pressure zone that occupies the western-most part of the Central system and it comprises much of the County's Transition Policy Area.

Water storage facilities are essential components of a water distribution system, supplying water during typical peak-hour water demands or sudden high flow water demands due to emergencies such as fire flow conditions or a major water transmission line break. Tanks are also needed to meet Virginia Department of Health (VDH) water storage standards.

Properly located water storage tanks provide opportunities to reduce energy requirements to transmit and distribute water throughout the water system and, in general, result in a more efficient system because excessive pumping isn't necessary.

In 2012, Loudoun Water identified an available parcel of land within the Grant at Willowsford subdivision that met water storage criteria for the 600 Zone. On April 10, 2012, Loudoun Water discussed with Loudoun County staff plans to file a CMPT/SPEX application for two elevated, 1 million gallon (MG) water storage tanks on the 4.2 acre Willowsford parcel (PRAP-2012-0024).

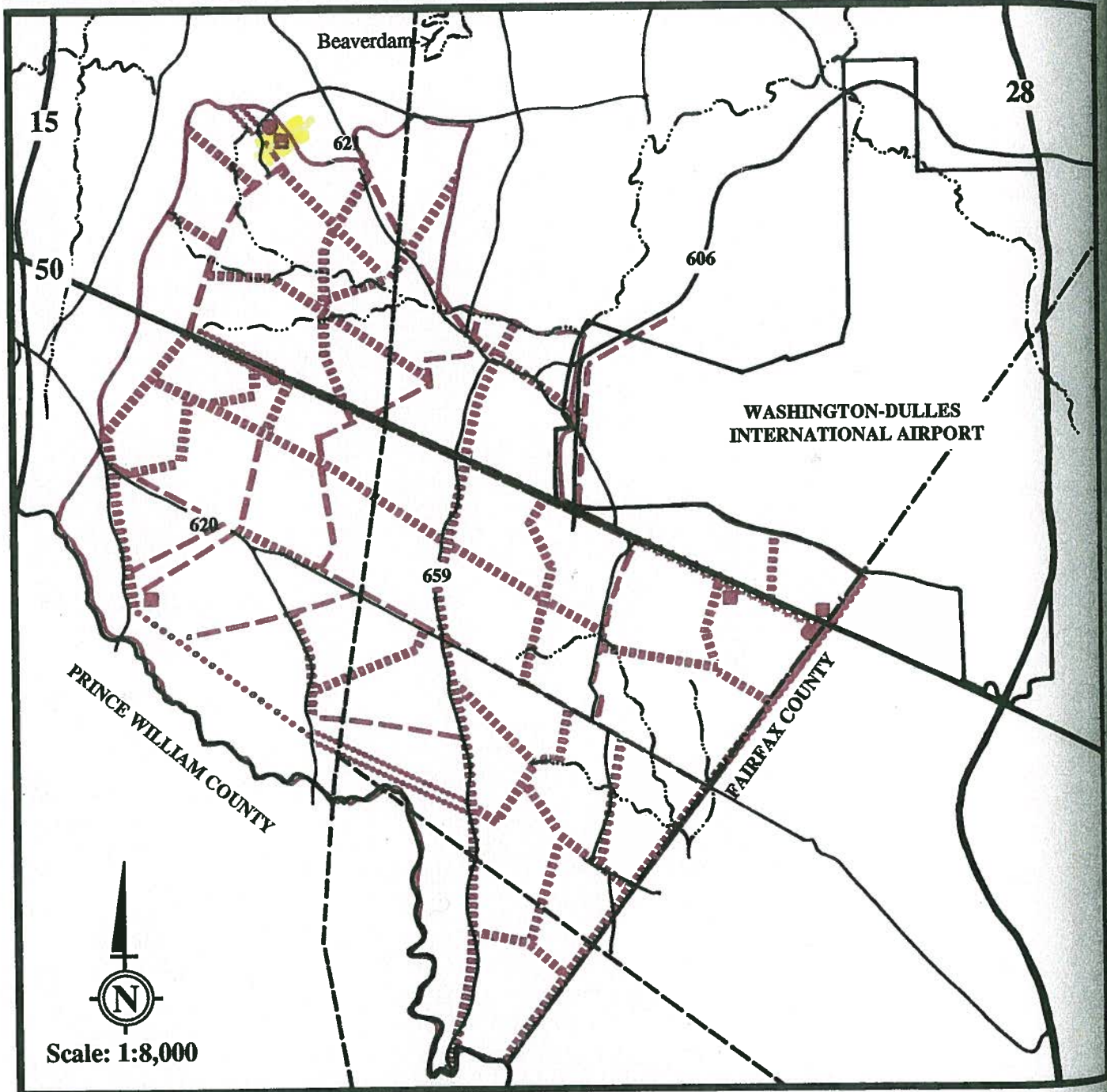
Subsequently, another suitable parcel – the current Application Property - became available. The property comprises approximately 5.2 acres of land and is located South of Red Hill Rd. (Rt. 617) at its junction with Stone School Lane. The Application Property is an open field used for growing crops. This site, like the Willowsford site, is located on sufficiently high ground for the area and development of the property will not require the clearing of existing trees. Its central location within the 600 Zone provides an ideal opportunity for coordinated and efficient water distribution within Loudoun Water's Central System. Two characteristics differentiate the Application Property from the previous site: it is better positioned internally to the local customer base, and it is located adjacent to an existing public road, providing the potential for significant cost savings relative to access-related construction and ongoing maintenance. This potential cost saving to Loudoun Water, and ultimately to its customers, justifies the choice of the Application Property for the proposed facility.

Two elevated, 1-MG water storage tanks will ultimately be constructed on the Application Property with the first constructed in the 2016-2020 timeframe and the second constructed as demand warrants. Anticipated tank height will be a maximum of 189 feet.

Issues to Discuss

1. Chapter 1 of the Revised General Plan states: "Area plans supplement the *Revised General Plan* with customized planning policies for particular areas or communities. The existing area plans are: *Dulles South Area Management Plan* (DSAMP, 1993)..." Figure 4 of DSAMP portrays a water tank site in the same vicinity as that being proposed in this pre-ap. Is a CMPT required given that a storage tank site is a feature shown on Loudoun County planning documents?
2. Can a traffic study be waived given that fact that water storage tanks generate a low daily trip generation rate?
3. Confirm required setbacks and height limitations

Dulles South Planning Area Current LCSA Water Plans



Water Distribution System

12" line
16" line
20" line
24" line

30" line
36" line
Pump
Tank

30" line
36" line
Pump
Tank

Note 1: These maps are generalized. Site specific land use proposals will be revised in the context of all pertinent policies in this plan, as well as these maps

Figure 4.