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Loudoun 2040 Comprehensive Plan

September 27, 2018 | Planning Commission Special Worksession

Order of Discussion

- Introductions
- Background Regarding Coordination Between Towns and County (Staff)
- Current Status and Significant Revisions of Draft *Loudoun 2040* (Staff)
- Statements from Towns (Towns - 15 Minutes Each)
- Open Discussion/Q&A (Towns and Commission)
- Future Coordination and Next Steps (Staff)

Towns & JLMA Topic Paper

- January: Topic Paper sent to Towns
 - *Contained Narrative and Carryover Policies from RGP*
- January - February: County Staff met with Town Staff
- Topic Paper and Town input became basis for Towns & JLMA Section in Loudoun 2040 Chapter 2



Towns & Joint Land Management Area (JLMA)

Topic Paper
January 24, 2017



Draft Loudoun 2040 Comprehensive Plan

- April – Draft Chapters 2 and 6 sent to Town Staff
- May – Comparison of RGP to Loudoun 2040 sent to Town Staff
- July 25: County staff met with Coalition of Loudoun Towns
 - *Representative(s) designated from each Town to serve as County's Point of Contact*
 - *County requested and received comments from Towns*
 - *Began coordination for Meeting with Planning Commission*



DRAFT Loudoun 2040 Comprehensive Plan

Version Date: May 7, 2018

Key Town Comments: Format

Condensed format of Towns & JLMA section reduced clarity and clear direction. Too “one size fits all.”

- *Next draft of Loudoun 2040 will include a reformatted and expanded Towns & JLMA section, with subsections for each Town’s narrative and its specific Policies, Actions, and Strategies.*
- *Allows for additional detail regarding local initiatives, projects, and issues that are unique to each Town.*

Key Town Comments: RPA Protection

Protect and strengthen RPA policies. Include more narrative regarding the Towns' role in the rural economy and protection of the rural character, particularly near the Towns to protect their identities and "hard edges".

- *Loudoun 2040 does not propose any major changes to the RPA.*
- *Next draft will include **additional narrative related to the Town's role in the rural economy.***
- *Will include **additional methods to address greenbelts and retention of the rural appearance of roads leading into the Towns.***

Key Town Comments: TPA Changes

Opposition to changes to the TPA boundary and development policies, including proposed boundary changes near Leesburg and proposed land use changes.

- *The May 7, 2018 version of Draft Loudoun 2040 contains **potential changes to the TPA boundary and densities.***
- *Next draft will contain additional potential changes as contemplated by the Planning Commission that **will be analyzed for fiscal and transportation impacts.***

Key Town Comments: Annexation

Retain existing annexation guidelines contained in the Revised General Plan.

- *The adopted RGP annexation guidelines are dated now that four of seven Towns either do not have JLMAs or do not intend to provide extended utility service.*
- *Next draft will include **updated guidelines to address annexations by Towns with and without JLMAs.***

Key Town Comments: PDR/TDR

Support for active conservation easement, purchase and transfer of development rights programs (PDR/TDR). These programs were cited as tools to slow development in western Loudoun and to protect the rural character of areas surrounding the Towns.

- *The Planning Commission has provided **direction to remove references to PDR and TDR from the Plan.***
- *Carry-over and new policies are included supporting acquisition of conservation easements by proffer, donation, or purchase and has recommended a revolving loan program to assist landowners through the easement process.*

Key Town Comments: Transportation

Continued collaboration on transportation projects including traffic calming and trail connections.

- *Language supporting continued collaboration is included in the May 7, 2018 version of the Draft Loudoun 2040.*
- ***Collaboration is ongoing** with recent projects completed or underway in a number of Towns.*

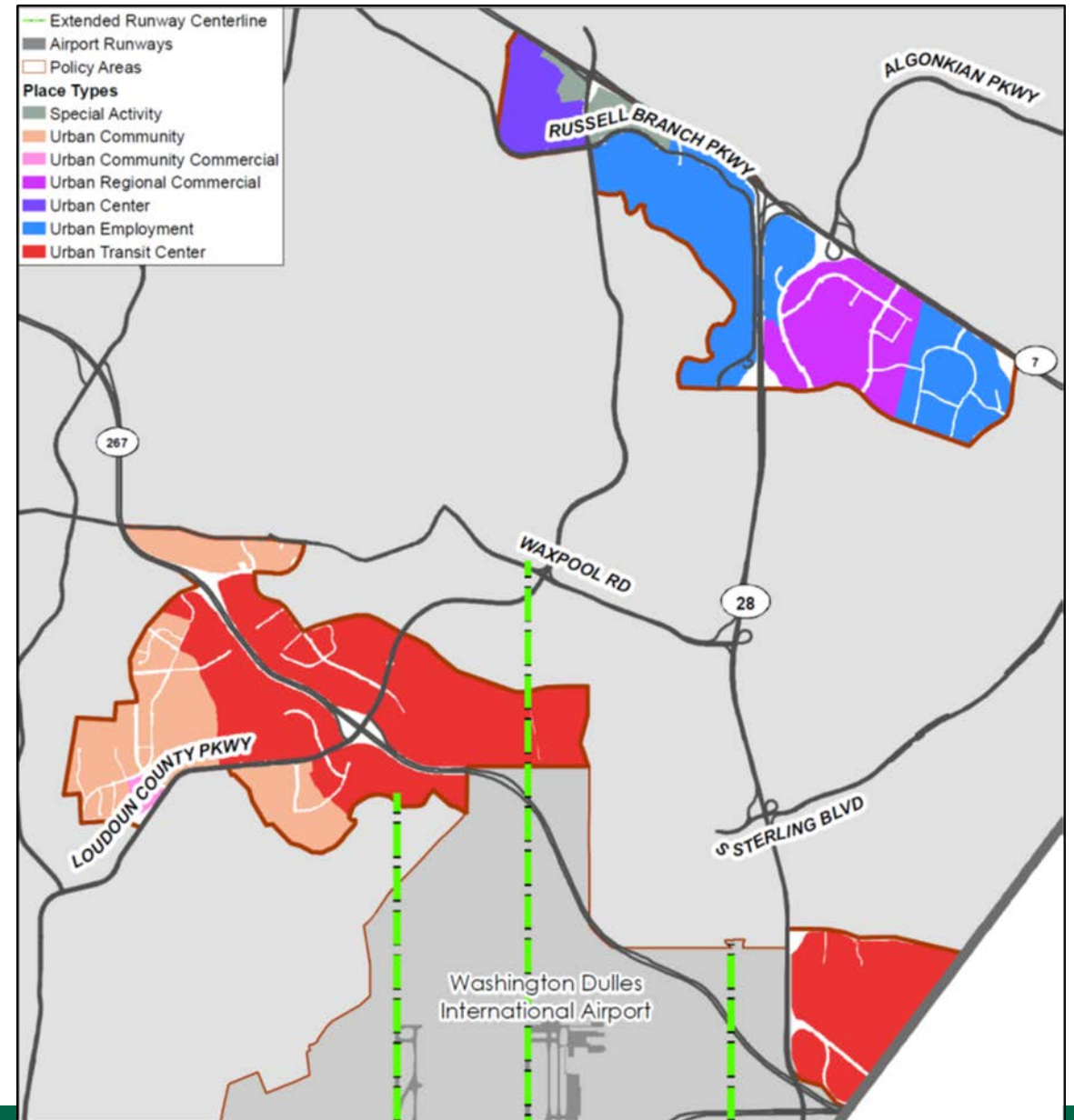
Key Town Comments: Collaboration

Greater collaboration between County and Towns on planning, economic development, public facilities, utilities, transportation, and other planning issues.

- *Next draft will include language supporting greater collaboration.*

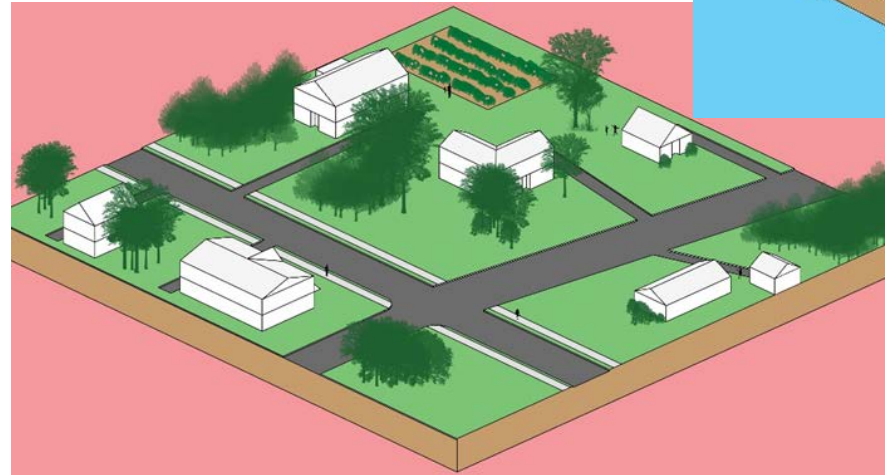
2nd Draft Loudoun 2040 Changes

- Converts Route 7/Route 28 Area back to SPA, rather than UPA



2nd Draft Loudoun 2040 Changes

- Consolidates multiple Place Types
- Uses floor area ratio for mixed-use with residential, instead of dwelling unit per acre
- Provides additional graphics, intent, and guidance



2nd Draft Loudoun 2040 Changes

- Maximizes development potential in Suburban and Urban Policy Areas
- Provides additional housing options, such as Compact Residential Development
- Infill
- Revitalization



2nd Draft Loudoun 2040 Changes

- Targets certain land bays in TPA for increased density
- Mix of Single-Family Detached and Attached Homes
- Small Lots/Zero Lot Lines
- 50% Open Space



Loudoun 2040: Continued Town Coordination

- Continue to work through COLT
- Additional Input from Towns on Next Draft of Loudoun 2040

Loudoun 2040 Next Steps

- October 5: Anticipated release of 2nd draft Loudoun 2040
- October 11: Commission Meeting to Review 2nd Draft
- October 17: 3rd draft posted online for Public Hearing
- November 7: Public Hearing
- November – December: Commission Review and Revisions
- December 18: Potential Recommendation to Board

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