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LOUDOUN
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Loudoun 2040 Comprehensive Plan

September 6, 2018 | Planning Commission Special Worksession
Meeting Goals

• Establish Transition Policy Area Densities
• Address any Remaining Place Type Issues
• Provide Direction for Remaining Staff Recommendations
Targeted Residential Ranges

Planning Commission directed development of option to provide at least 75% of forecasted Single-Family residential demand 2021 - 2040.

*Single-Family Detached Demand (Medium)*
- 75%: 16,853
- 100%: 22,470

*Single-Family Attached Demand (Medium)*
- 75%: 14,070
- 100%: 18,760

*Additional Housing Units Needed to Reach Demand of SFD & SFA*
- 75%: 11,600
- 100%: 21,900
TPA Place Types

- Consolidate Transition Small Lot Neighborhood and Transition Village Place Types
  - *Transition Small Lot Neighborhood*
  - **50% Open Space**
    - Majority of open space on periphery of neighborhood
    - Public access component (e.g. easement for trail)
    - Protection of significant tree stands, streams, wetlands, ridges, steep slopes, etc.
  - **4 – 8 units per acre**
    - With 50% Open Space, functional development pattern would be 8 – 16 units per acre
  - *Mix of detached and attached Single-Family products*
  - *Small Lots; Zero Lot Lines (<5,000 square feet)*
  - *Public/Civic Space*
  - *Allowance for some non-residential uses (+/- 10%)*
Potential Housing Product Types
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Transition Policy Area Land Bays

Land Bays included in calculations for Transition Small Lot Neighborhood:

- D
- E
- F1
- F2
- F3
- I2
- K2
- L
- M1
- M2
- M3
- P1
- Q1
- Q2
Potential Residential Units

Based on a density range of 4 – 8 du/a and 50% Open Space:

Single-Family Detached & Attached

- Low (4 du/a): 12,600 more than draft 2040 Plan
- Medium (6du/a): 21,000 more
- High (8du/a): 29,400 more

Additional Housing Units Needed to Reach Demand

- 75%: 11,600
- 100%: 21,900
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Moving Forward

• September: Continue Review of Chapters
  • Revise Plans
  • Begin Fiscal Impact and Travel Demand Modeling

• October-November: Review and Finalize Revised Plans and Hold Public Hearing

• December: Recommend Plans to Board