



COMPREHENSIVE PLAN / ZONING & ORDINANCES AUDIT: [Transition Area Alliance](#)

Use form to provide key audit information: 1) Review both the 2001 and 2019 Comp Plan to note policy gaps and issues not addressed. 2) Review three ordinance documents (Zoning, FSM, LSDO) to determine existence or levels of enforcement for policies/issues. Use Section (§) references where applicable. 3) Describe Issue and Recommendations. Links to key documents: [2019 Comp Plan](#), [2001 Comp Plan \(RGP\)](#), [CPAM Revisions to the 2001 RGP](#), [Facilities Standards Manual \(FSM\)](#), [Land Subdivision & Development Ordinance \(LSDO\)](#).

1. Comp Plan Policy or Issue Area (2001 & 2019)	2a. Zoning Ordinance § Reference or N/A (Brief text or summary)	2b. Facilities Standards Manual § Reference or N/A (Brief text or summary)	2c. Land Subdivision & Dev. Ordinance § Reference or N/A (Brief text or summary)	3. Issue Description / Recommendations
<p>Quality Development: Chapter 2 The county will develop policies that will enhance the quality of life in Loudoun County and address future planning and implementation initiatives RSCR Policy 2</p>	New			<p>ADEQUATE DRINKING WATER ISSUE:</p> <ul style="list-style-type: none"> The Comp Plan encourages a mix of land uses that includes the long-term sustainability and environmental health of the individual developments and broader community. An adequate resource for drinking water is vital to sustainable development and the TPA is a key resource, served by tributaries from the RPA, for drinking water for the broader community and county. <p>RECOMMENDATION:</p> <ul style="list-style-type: none"> Identify specific areas in the TPA that serve as the key resource for drinking water to the broader community and acquire lands rights to protect future protection for future generations. Key watershed areas are not fully identified on comprehensive plan maps which could encourage high density development in vital watersheds. The county cannot be successful without viable water resources.
<p>QD Policy 4: When appropriate for the place type, design spaces to maximize pedestrian, bicyclist, and other multimodal activity, comfort, and convenience</p>	New			<p>MULTI-MODAL CONNECTIVITY ISSUE:</p> <ul style="list-style-type: none"> Development must ensure pedestrian and bicyclist connectivity and safety in areas appropriate for multi-modal activity. <p>RECOMMENDATIONS:</p> <ul style="list-style-type: none"> The county should designate right-of ways for multimodal activity (biking, pedestrian) that promote connectivity of TPA Compact Neighborhoods and Community Centers to suitable infrastructure services in the SPA and UPA by incorporating Emerald Ribbon connectivity.

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<p>TPA Policy 1: Open Space Ensure that the Transition Policy Area retains the visual character established by extensive natural open space by using compact development concepts with substantial open space requirements...</p>	New			<p>OPEN SPACE REQUIREMENTS ISSUE:</p> <ul style="list-style-type: none"> Although open space is a key principle of the TPA, there are no incentives in the Zoning Ordinance to encourage more open space than the minimum required. <p>RECOMMENDATION:</p> <ul style="list-style-type: none"> In selected TPA place types, allow a trade-off of higher density for increased open space. For example, in an place type requiring 50% open space and 1 du/ac, allow a plan to permit 10% higher density for 10% more open space. In this example, allow 1.1 du/ac overall with the requirement for 55% open space. This would encourage additional clustering.
<p>TPA Policy 1: Strategy 1.1 Action G: Ensure that open space within developments creates or enhances the following: (buffers, contiguous green space, interconnected trail system.... a contiguous network of green spaces...</p>	New			<p>OPEN SPACE PLANS & PERFORMANCE STANDARDS ISSUE:</p> <ul style="list-style-type: none"> There are currently no performance standards relative to trails and open space for by-right subdivisions, resulting in less than preferred conditions and connectivity overall. <p>RECOMMENDATIONS:</p> <ul style="list-style-type: none"> Reflect the Policy in the new Zoning Ordinance. Require open space plans and performance standards that guide how trails are to be incorporated into subdivision plans to encourage contiguous green space within and among subdivisions. Require open space to be put into conservation easement to be co-held by the County and a land trust.
<p>TPA Policy 1: Strategy 1.1 Action G: ...a public park and trail network. Pursue connected linear trails, parks and open space accessible to the public...</p> <p>TPA Policy 2: Strategy 2.1, Action A Develop a master plan for parks, open space and trails in the TPA that: 1) builds on and links current planned</p>	New			<p>ACCESS TO TRAIL NETWORKS ISSUE:</p> <ul style="list-style-type: none"> All HOA's in the TPA have existing trail networks, but are reluctant to allow public access to trails, or to connect nearby trails with other subdivisions. <p>RECOMMENDATION:</p> <ul style="list-style-type: none"> Permit HOA's the mechanism to grant easements to the County on selected trails within the subdivision allowing public access; in exchange for county maintenance of the trails as part of the parks system.

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<p>shared use trails and parks, and 2) places greater emphasis on quality, connected usable and publicly accessible open space.</p> <p>2019 Comprehensive Plan TPA Policy 2, Strategy 2.1, Action E Require open space plans with individual development applications to illustrate proposed use, public accessibility, resource protection, and connection to other open space.</p> <p>Action G Pursue connected linear trails and open space accessible to the public when considering development applications.</p> <p>2019 Comprehensive Plan Chapter 2-68 Natural open spaces will continue to be the predominant visual element and create a contiguous network of green spaces.</p>				<ul style="list-style-type: none"> Master plan would identify priority trails and parks for public access and work with HOAs on establishing the programs and regulatory mechanisms thru easements and land dedications. <p>REQUIRE CONTIGUOUS OPEN SPACE ISSUE:</p> <ul style="list-style-type: none"> Open space may not be contiguous with the development for the enjoyment of residents. For example, zoning ordinance permits the placement of open space anywhere—it does not specify the location. Therefore, some open space is unusable by the residents because it is not accessible. <p>RECOMMENDATION:</p> <ul style="list-style-type: none"> Open space must be contiguous with the development to create a contiguous and interconnected network. An emphasis needs to be placed on the usability, quality and location of the open space for any TPA development. <p>PUBLIC ACCESS TO OPEN SPACE ISSUE: Lack of publicly accessible open space in the TPA. RECOMMENDATION:</p> <ul style="list-style-type: none"> As a condition of approval for development applications in areas identified for change by the Board, a percentage of open space will be dedicated to the County’s Department of Parks and Recreation or NOVA Parks to permit public access and connected trails in these new developments. The percentage needs to be defined in the zoning ordinance and the location of this open space identified in the required open space plan.
<p>TPA Policy 3: Affordable and diverse housing opportunities Strategy 3.1: ...Public trails and parks internal to the neighborhood and connecting to adjacent communities and public facilities.</p>	New			<p>PUBLIC TRAILS AND PARKS RECOMMENDATION:</p> <ul style="list-style-type: none"> Reflect the strategy in the new zoning ordinance – new compact neighborhoods to be designed with public trails and parks internal to the neighborhood and connecting to adjacent communities and public facilities.
<p>TPA Policy 6: No further expansion</p>	New			<p>NO FURTHER EXPANSION OF TPA ISSUE:</p>

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				<ul style="list-style-type: none"> • Immediate pressure for a “by-right” development in the Rural Policy Area adjacent to the TPA on Rt 50 will bring pressure to open up the rest of that and nearby properties to water and sewer extension. <p>RECOMMENDATION:</p> <ul style="list-style-type: none"> • Reinforce the Comp Plan policy with specific statements in the Zoning Ordinance.
<p>TPA Place Types, Appendix A of 2019 Comp Plan: 1.) c.) and d.); 2.) c.) and c.): Link open space to natural, environmental, and heritage resources, unique site features, surrounding neighborhoods and public facilities with pedestrian and bicycle networks, and open space in other communities; A contiguous network of green spaces to supplement the natural, environmental, and heritage resources connecting communities and natural resource areas, and. A public trail and park network to destinations throughout the area See also, TPA Policy 2.1 (A)</p>	New			<p>LINK ENVIRONMENTAL OPEN SPACE ISSUE:</p> <ul style="list-style-type: none"> • Open spaces need to be linked for community enjoyment, visual effect, and for the benefit of wildlife to safely navigate between areas. <p>RECOMMENDATIONS:</p> <ul style="list-style-type: none"> • Ensure through zoning that natural and environmental resource-type open spaces are linked physically as much as possible to promote and sustain wildlife habitat and safe movement. • Ensure through zoning that all types of open spaces are connected as much as possible via bike and pedestrian paths (as part of or in conjunction with the Emerald Ribbons project).
<p>2019 Comprehensive Plan Chapter 2-67 and 68 The TPA provides a distinct development pattern focusing on retaining substantial open space.</p> <p>2001 Revised General Plan Chapter 8 Transition Policy Area The TPA is a permanently defined policy area to provide a visual and spatial transition between the suburban development in the eastern</p>	New			<p>PERMANENT OPEN SPACE EASEMENTS ISSUE:</p> <ul style="list-style-type: none"> • Preserving large open space areas are the hallmark of the TPA’s character and distinguish it from other policy areas. Yet, this open space is not in a permanent conservation easement. • Another issue is during the build out, open space is frequently moved and the County cannot hold developer to the original concept plan. • Residents make buying decisions based on plats and developers are currently allowed to change their open space plans in by-right developments.

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part of the County and the rural development in the west.				<p>RECOMMENDATION:</p> <ul style="list-style-type: none"> Require TPA open space be preserved by means of a permanent open space easement that is acceptable to the Board of Supervisors and held by a local Land Trust organization. This is already required in Countryside Residential zoning districts (CR-1, CR-2 and CR-3 zoning districts).
<p>Transition Policy Area Design Guidelines, Appendix A of 2019 Comp Plan:</p> <p>7.) Ensure that housing diversity and affordability are components of larger and higher density developments, such as Transition Compact Neighborhoods by including a mixture of housing types, and a range of building and lot sizes and configurations.</p>	New			<p>AFFORDABLE HOUSING IN THE TPA</p> <p>ISSUE: Lack of affordable housing.</p> <p>RECOMMENDATION: Require or incentivize that affordable housing, specifically smaller units square footage-wise, be built.</p>
<p>TPA Place Types, Appendix A of 2019 Comp Plan:</p> <p>Transition Compact and clustered areas.</p>	New			<p>TRAFFIC CONGESTION</p> <p>ISSUE: Traffic congestion</p> <p>RECOMMENDATION:</p> <ul style="list-style-type: none"> Ensure that areas of higher density and with retail are easily accessible via pedestrian and bike paths and adjacent to or near public transportation.
<p>TPA Place Types, Appendix A of 2019 Comp Plan:</p> <p>a.) Perimeter open space screening from roads and other communities may be the predominant component of the 50 percent open space requirement,</p>	New			<p>OPEN SPACE SCREENING</p> <p>ISSUE:</p> <ul style="list-style-type: none"> Strips of open space cut off from large expanses are usually dead zones for native flora, fauna, and, more specifically, insects because they consist of grass and ornamentals. <p>RECOMMENDATIONS:</p> <ul style="list-style-type: none"> Ensure/require that perimeter open space screenings are planted or seeded with native plants to provide food and shelter for native insects, birds, and animals. Same could be done for all road medians and round-a-bouts. Plant native, perennial or self-seeding wildflowers in the medians, for example, and mow once a year. Also could act as traffic calming mechanism.