

CROSSTRAIL SUMMARY OF OUTSTANDING ISSUES

Issue Area	Status	Analysis
Land Use	The Applicant's proposal continues to not conform to the land use mix (e.g. percentage breakdowns of residential, office, retail, and civic uses) contained within the recently adopted Business Community designation Comprehensive Plan Amendment.	The application continues to propose a higher percentage of residential and retail and a lower percentage of office uses. At a minimum the application should match the mix of uses designated by the Board of Supervisors in the recent plan change.
Coordination with Town of Leesburg	The Board of Supervisors is not adhering to the adopted policies contained within the <u>Revised General Plan</u> (RGP) which call for true collaborative joint planning efforts by the County and the Town with the Joint Land Management Area (JLMA).	Failure to adhere to the RGP policies relating to collaborative planning in the JLMA will result in significant negative impacts on the Town's ability to guide development in the JLMA and ultimately on the Town's ability to plan for its own destiny.
Airport Compatibility	Residential uses in such close proximity to the Leesburg Airport will result in residences being exposed to excessive levels of aircraft noise and numerous aircraft over-flights.	Aircraft noise impacts resulting from incompatible residential uses in close proximity to the Leesburg Airport will affect the long-term economic viability of airport and could result in operational impacts should Leesburg Airport be forced to close or scale back operations. The Town is updating the Master Plan for the Airport and this update will contain revised noise contours. Crosstrail should not be considered until this update has been completed.
Utilities	Pursuant to the provisions of the RGP the Town is to be the provider of utilities to site. The Applicant's proffers indicate that either the Town or the LCSA can provide the necessary utilities to the site.	LCSA has not completed an accurate analysis of the feasibility or the cost of such utility extensions. Provision of utilities to this portion of the Leesburg JLMA by LCSA will result in significant negative impacts on the Town's ability to guide the provision of utilities within the JLMA and ultimately on the Town's ability to plan for its future growth.
Transportation	As currently proposed the Applicant has not mitigated the proposal's impacts on the regional transportation network. Additionally there are outstanding questions related to the appropriateness of the assumptions made in traffic study. The proposal does not adequately address transit service to the site nor do their proffers provide adequate transit contributions as part of this proposal.	If the County approves the Application as proposed, the Town of Leesburg will experience significant negative transportation impacts resulting from increased congestion on the Town and regional road network. Additionally, the failure of the Applicant to adequately provide for transit will leave Town commuters with no viable alternative to their private automobile.
Fiscal Impact	As currently proposed the Applicant's capital facilities contributions do not meet the minimum guidelines as specified within the RGP.	Failure of the Applicant to conform to Capital Facilities Proffer Guidelines contained within the RGP will result in Town and County taxpayers subsidizing the necessary community facilities (e.g. schools, libraries, and fire and rescue facilities). This will be in addition to the increased operational costs which taxpayers will have to fund.
Public Facilities/Services	As currently proposed the timing of the dedication of the elementary school site and the associated paving of Shreve Mill Road, school site utility extensions and funding for the rough grading of school site are outstanding issues which have not been addressed by the Applicant.	The Applicant's proffers as currently written provide no guarantee that the elementary school site will be available when needed and in a condition that is usable to the County.
Proffers	A new set of proffers was submitted by the Applicant shortly before the April 23, 2007 Transportation and Land Use Committee meeting- therefore no analysis was able to be completed.	The proffers have been a moving target with at least 10 successive revisions of the proffers submitted thus far. This creates a situation whereby adequate review before a Board decision is difficult and potential problems may be missed.
Environmental Impacts	Vernal Pool has been protected but stormwater facility design requires removal of riparian buffer and placement of multiple dry ponds close to residences. This has negative impacts on the local ecosystem and stream corridor and sets future residents up for ongoing complaints about stormwater facilities.	County ordinances do not <u>require</u> that natural resources are specifically protected through sensitive site design. This flaw can be addressed through assertive proffer negotiations during the rezoning process if the County Board of Supervisors deems it a priority.