



Stafford County Planning Commission

**Comprehensive Plan Compliance Review (2232) Hearing
Case# 21154253**

April 27, 2022



Stafford County Public Schools

Inspire. Empower. Excel.

Standard for 2232 Review

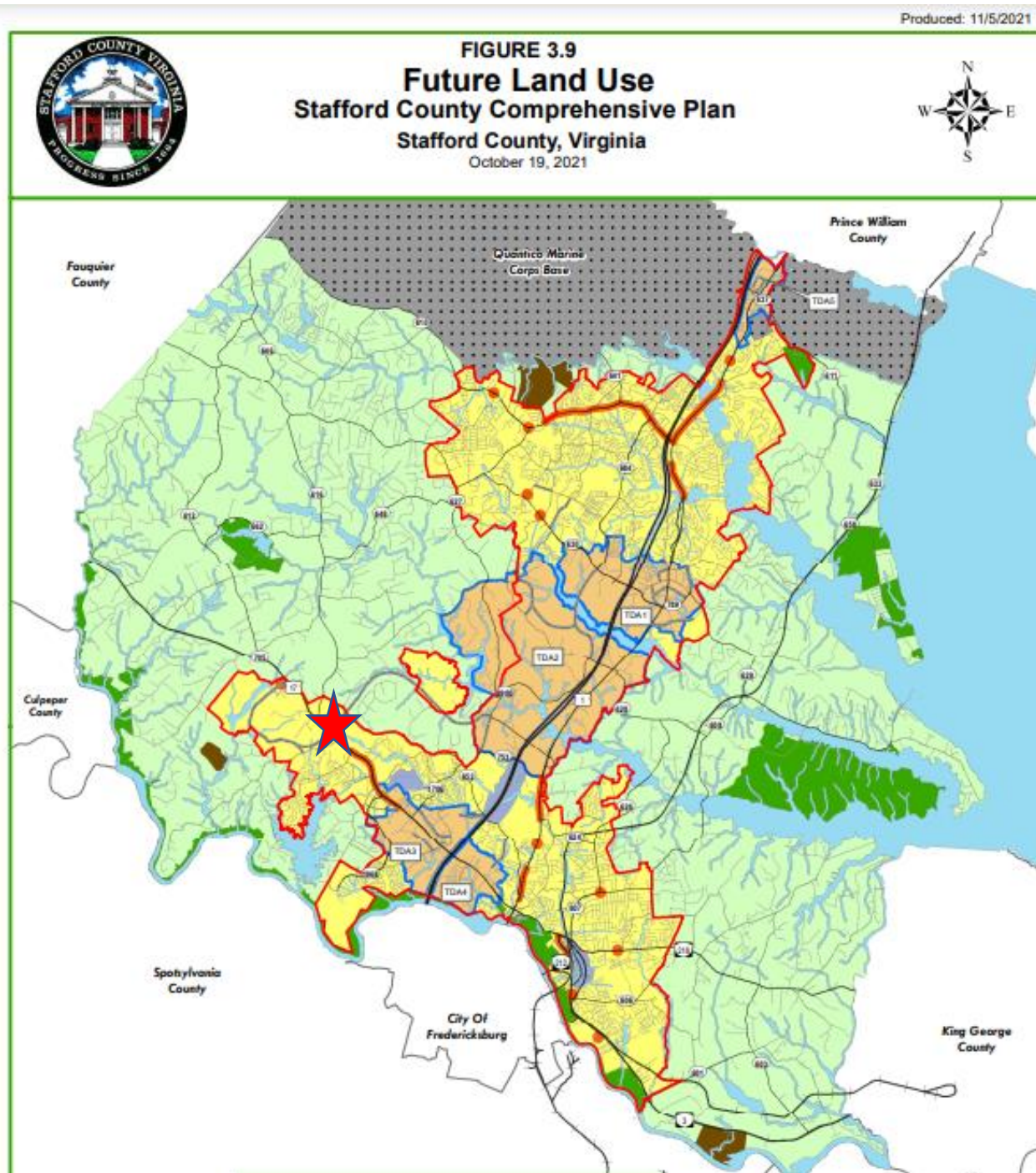
- Virginia Code Section 15.2-2232

Unless a feature is already shown . . .no public building or public structure . . .shall be constructed, established or authorized unless and until the general location or approximate location, character, and extent thereof has been submitted and approved by the commission as being substantially in accord with [comp plan].

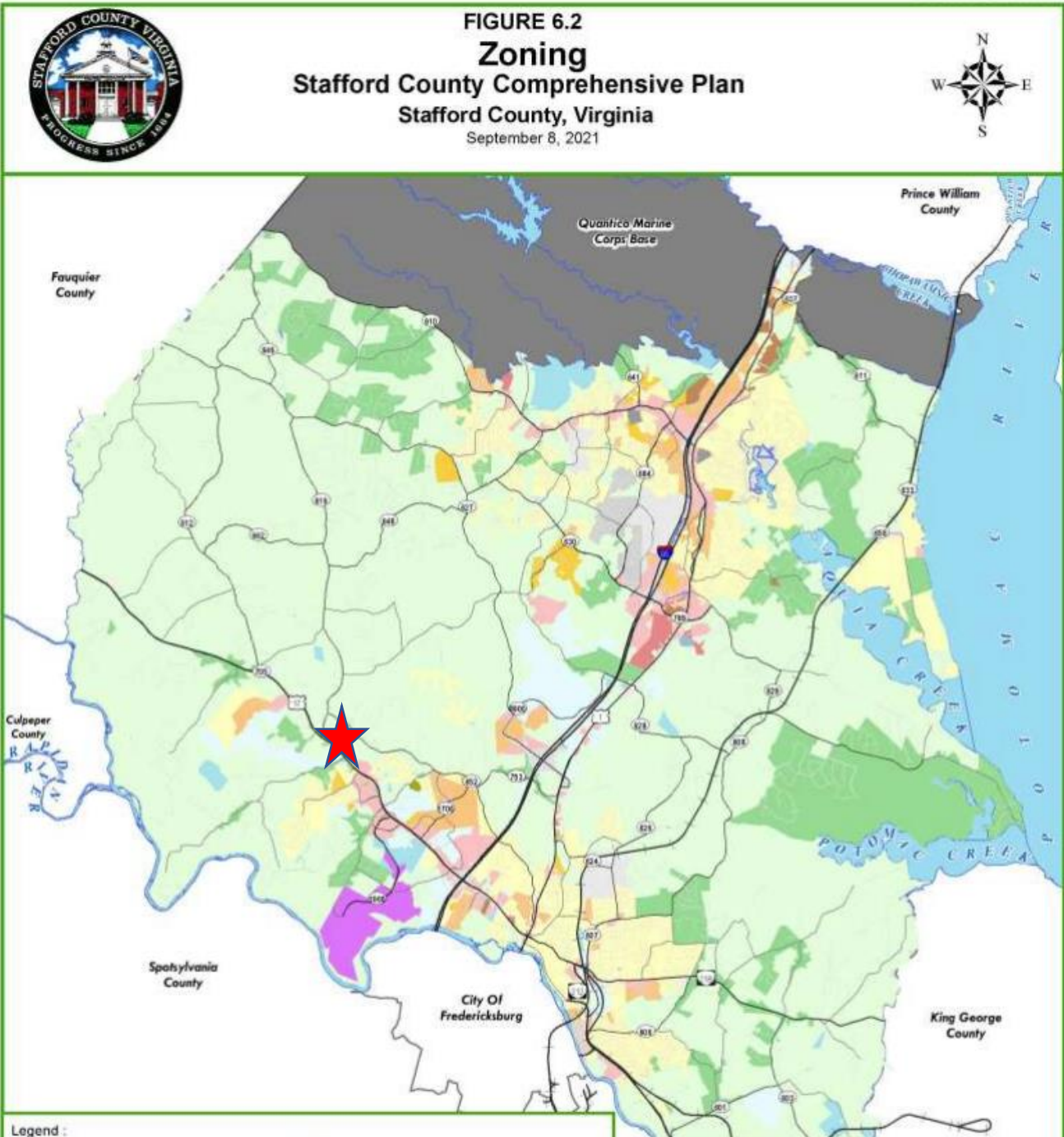
Location, Character and Extent

- Location— Adheres to Goal 8, Objective 8.1, Chapter 2 Policies
- Character—Attractive architecture, in close proximity but separated from residential neighborhoods consistent with existing and planned neighborhoods and adequate infrastructure (Chapter 2, Policy 8.1.4) and Transportation objectives (Chapter 2, Policies 7.4.5, 7.7.7)
- Extent—Consistent with size and other development parameters from Chapter 5

Long Range Land Use Map



Zoning Map



Overview

- Approximately 86 acre site
- Designed to provide up to 2,150 seats
- Energy efficient and practical design
- Comprehensive high school with various Career & Technical Education academies
- Alleviates overcrowding at the high school level (county-wide)
- Located in an underserved area



Community Engagement Meetings on December 15, 2021 & March 30, 2022

What We Heard:

Design Considerations

- Safety & Security
- Large hallways & stairs to accommodate student population
- Access to natural lighting and fresh air
- Multi-functional and flexibility
- Dedicated small-group learning areas
- Space for teachers to eat, plan, and work
- Traditional restroom design

Site Design

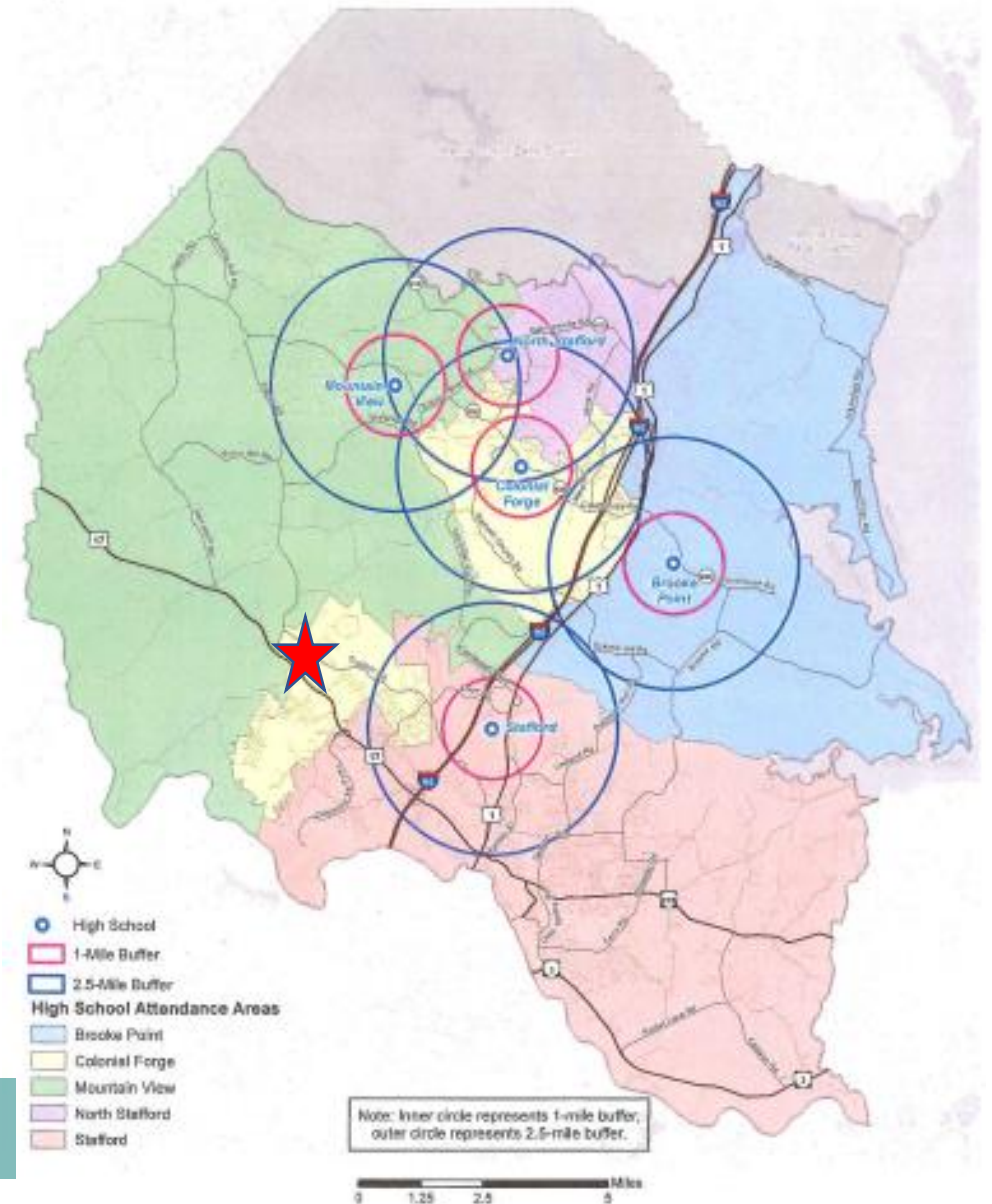
- More parking, alleviate traffic concerns, better drop-off



Vicinity Map

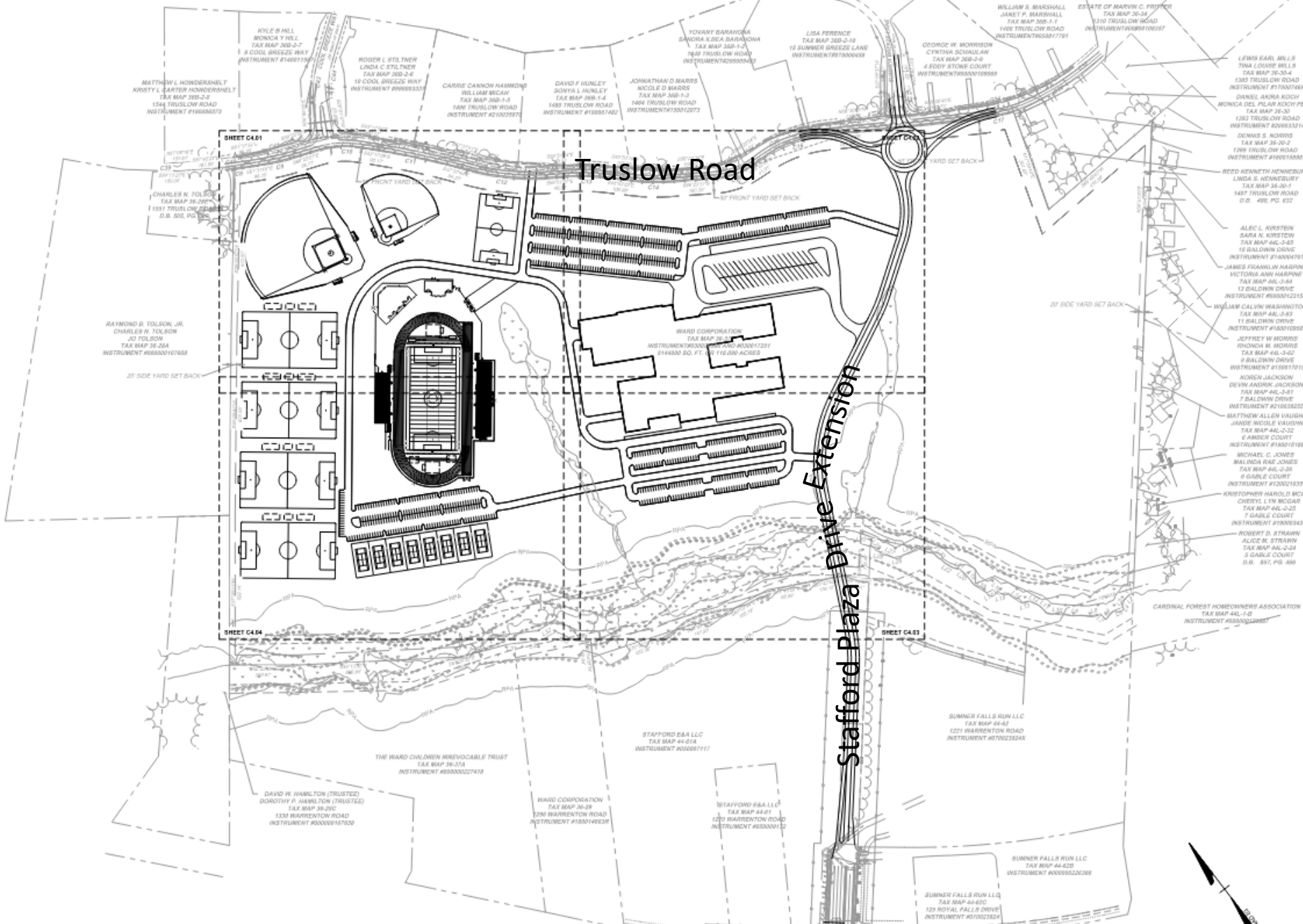
- Currently, there are no high schools located in the southwest section of the county
- Southwest location will help alleviate long bus rides for some high school students
- Operational efficiencies will be gained from shorter bus rides to/from school


2.5 Mile Radius of Existing Schools





PROPOSED SITE PLAN





TIMMONS GROUP

STAFFORD HIGH SCHOOL 6
HARTWOOD DISTRICT - STAFFORD COUNTY - VIRGINIA

OVERALL LAYOUT PLAN

THIS DRAWING PREPARED BY THE COURTNEY OFFICE 1202 Redwood Parkway, Suite 300 Hartwood, VA 22022 TEL: 540-332-2222 FAX: 540-332-1111 www.timmonsgrp.com	REVIEWER DESCRIPTION DATE DATE DRAWN BY H. DALIN DESIGNED BY T. PRICE CHECKED BY J. MULLINE SCALE 1" = 30'
YOUR USDM AUTHORIZED TRAILER OMB DATE DATE DRAWN BY H. DALIN DESIGNED BY T. PRICE CHECKED BY J. MULLINE SCALE 1" = 30'	JOB NO. 51743 SHEET NO. C4.00

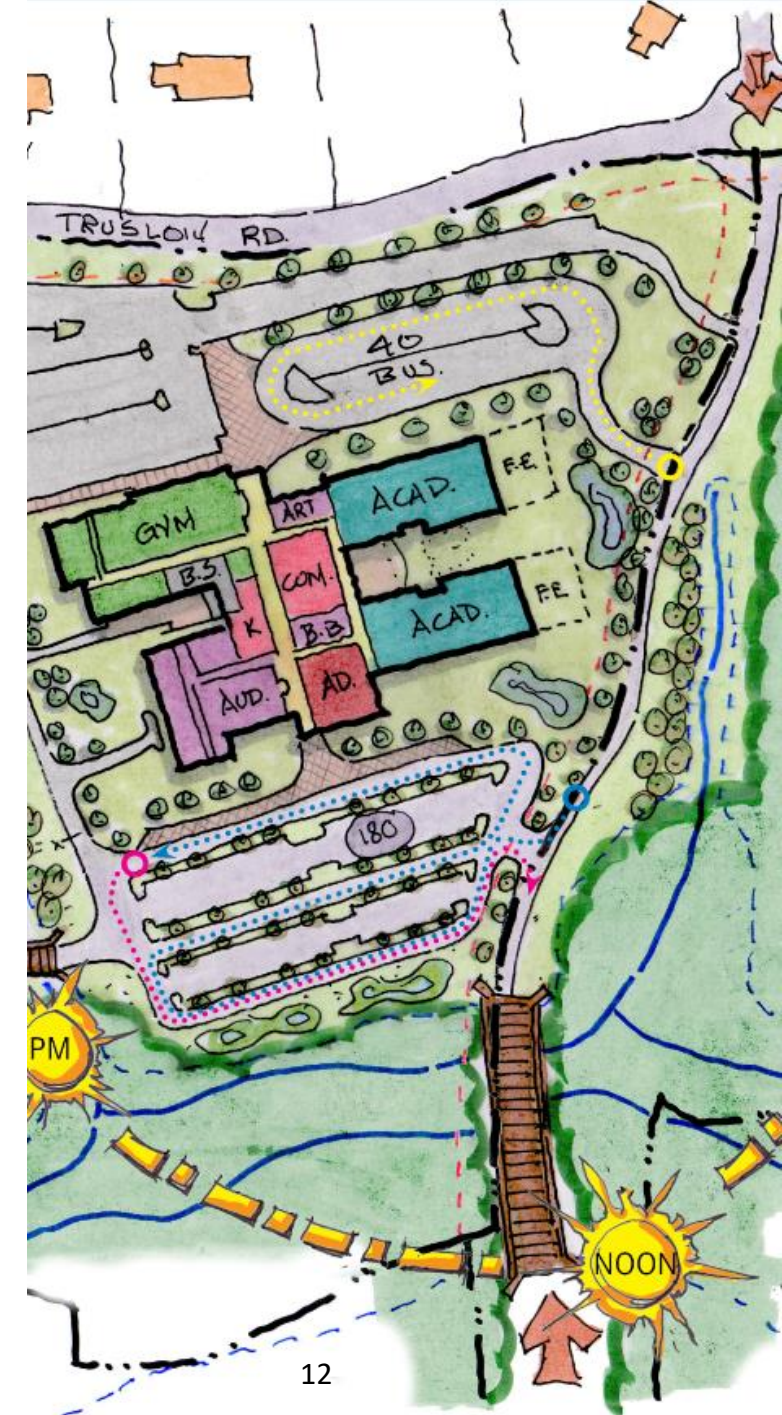


Proposed Site Plan



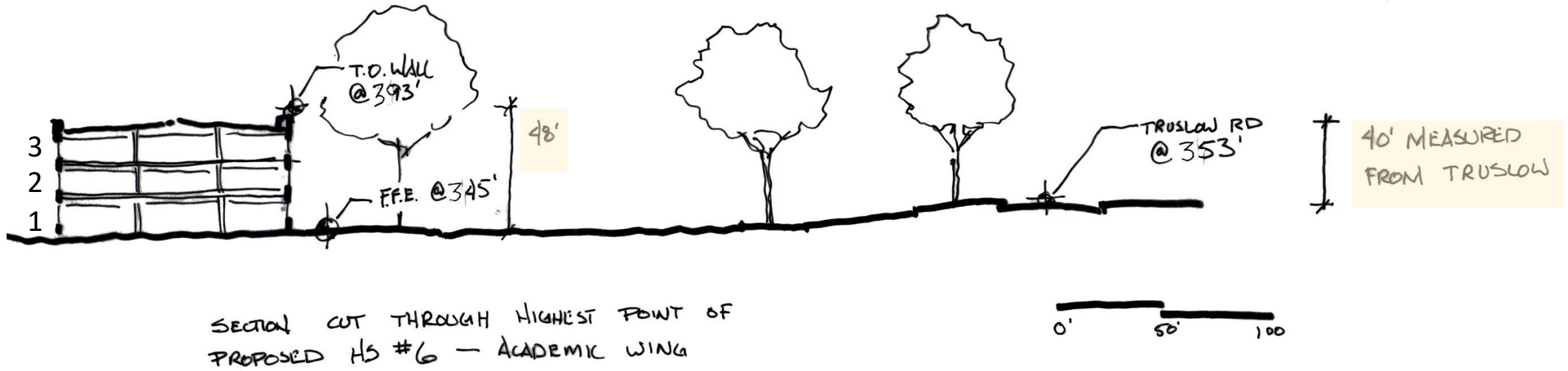
Proposed Site Design Strategies

- Roundabout at Truslow and Stafford Plaza Drive
 - Traffic calming measure
 - Eliminates left turns
 - Keeps traffic moving
- Multiple entrances to school along Stafford Plaza Drive
 - Separates buses, student drivers, and parents dropping off & picking up
 - Spreads out the traffic trying to enter school
 - Turn lanes where appropriate to keep through traffic moving
 - Sidewalk or shared use path along Stafford Plaza Drive
- Stormwater management features
 - Prevents sediment and pollutants from flowing offsite
 - Reduce the potential for downstream flooding
- Lighting for parking and athletic fields
 - Will need Conditional Use Permit for building and light pole heights
 - Fixtures will be selected that focus on the need while preventing offsite spillover
- Coniferous landscape buffers
 - Will provide sound and sight buffer for adjacent properties



Conditional Use Permit Requirement

- May need Conditional Use Permit for building height limitation at 35'- 0".
- Academic Wings to be two or three-stories.
- Theater and Gymnasium Wings to be tall one-story.



Proposed Concept Site/Building Section

Timing of 6th High School

- Negotiations currently at impasse
- Eminent Domain will be initiated if still at impasse after successful 2232
- Site plan approval expected in Early 2023
- Construction begins Spring 2023
- Open August 2025

Evaluation of Site

- Stafford County Public Schools, Stafford County staff, and third party consultants collaborated to review 100+ possible locations
- The joint SCPS and Stafford County committee met multiple times to review advantages and disadvantages of potential sites
- Main criteria used to evaluate sites were 70+/- acre minimum, site configuration, access to utilities and transportation access, acceptable topography, and public available environmental data
- Narrowed the list down to **the preferred site**

Consistency with Chapter 5 of the Comprehensive Plan

- Meets the goal of ensuring that school capacity is capable of meeting the current level and expected increase of students from residential development
- Aligns with the key objective of locating new facilities within the existing Urban Services Area
- Meets the desired design area required for a minimum of approximately 70+/- acres

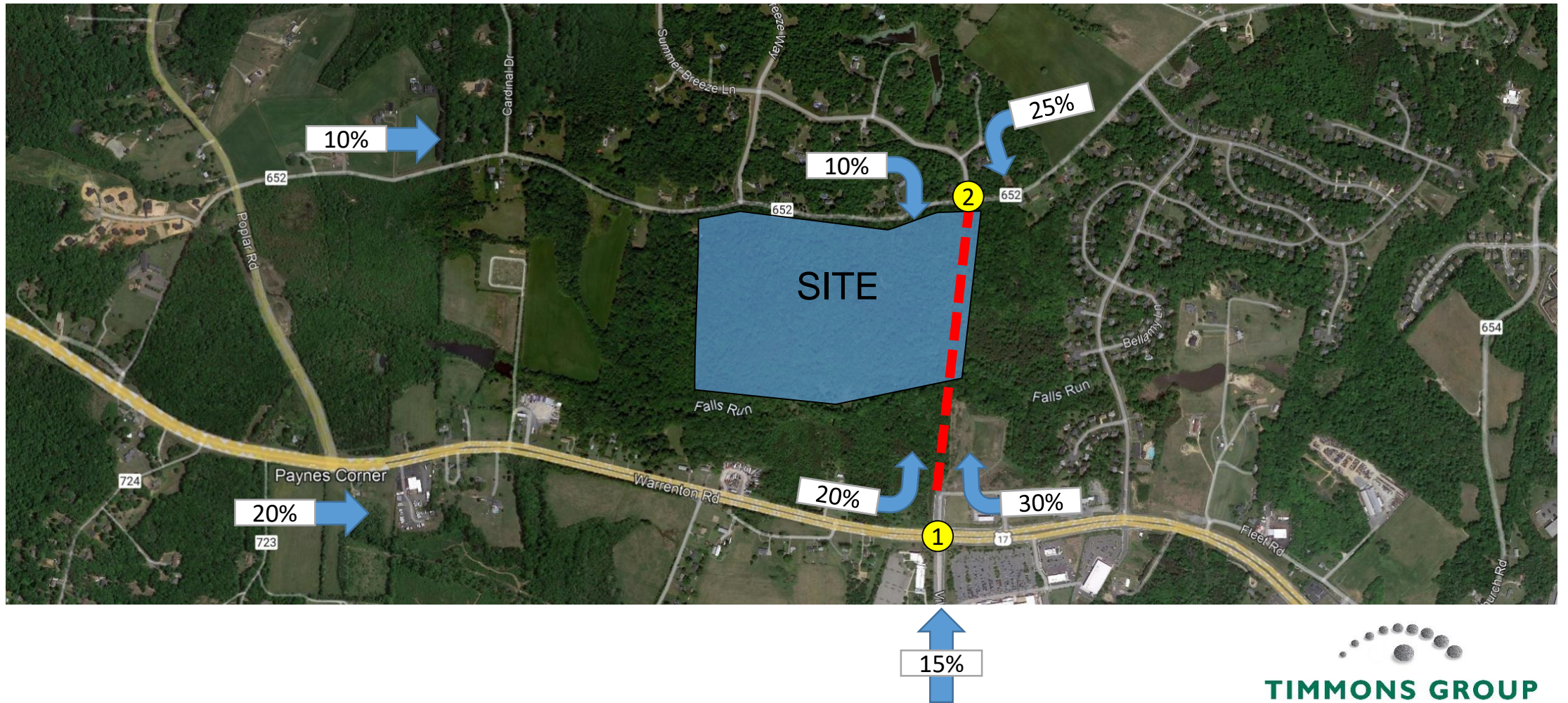
Traffic Study



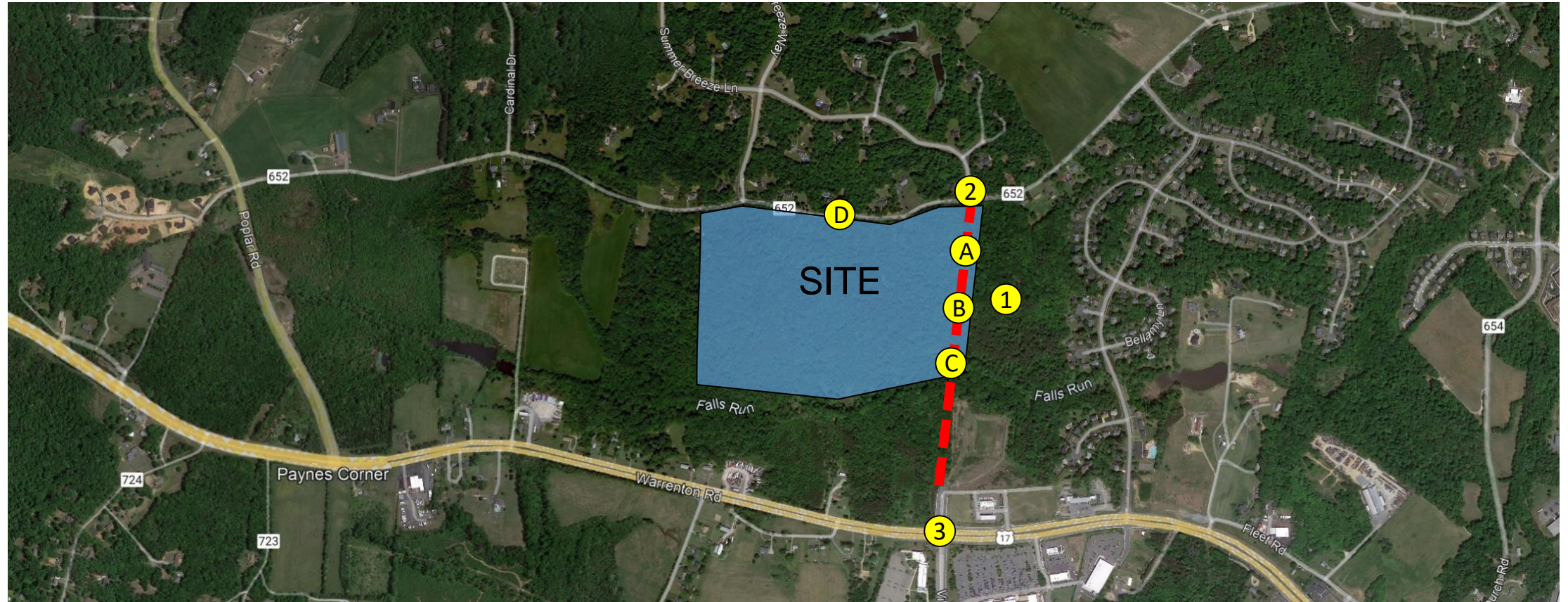
Traffic Study

- Proposed site location will draw students from Colonial Forge, Stafford, and Mountain View high schools.
 - Reduced crowding
 - Reduced student drive times
- Cut through traffic on the new roadway expected to be minimal
- School traffic will occur at specific peak times and not create additional issues throughout the day
- Roundabout will slow traffic on Truslow Road
- Pedestrian accommodations from Truslow to Route 17

Trip Distributions



Potential Improvements



LEGEND:

1. Extend Stafford Plaza Drive north to Summer Breeze Lane (roughly 2,600')
2. Install single-lane roundabout on Truslow Road at Summer Breeze Lane
3. Construct 2nd left turn lane on EB US Route 17 at Stafford Plaza Drive/Village Parkway

- A. Full access entrance (planned for students)
- B. Full access entrance (planned for bus only)
- C. Full access entrance (planned for teachers/visitors/parent drop-off)
- D. Exit-only access point to Truslow Road

Environmental

- Development outside Resource Protection Area (RPA), etc.
- Avoiding RPA except for bridge or culvert crossing
- Environmental site assessment has been completed with no major concerns
- Wetlands are within the RPA (Jurisdictional Determination)
- Floodplain is within the RPA
- Environmental features provide outdoor learning opportunities

Water and Sewer

- Water and sewer nearby
- Water coming from Truslow and Route 17 connecting together
- Sewer will discharge from school site southeast to existing trunk

Key Takeaways

- Located near existing and planned residential areas to minimize the length of bus trips
- Attractive architecture, in close proximity but separated from residential neighborhoods, with adequate infrastructure
- Extent is consistent with minimum acreage parameters and means to assure safe access to school (i.e. turn lanes, signalization, etc.)



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EXTRA SLIDES

Traffic Analysis

Existing Conditions

- No operational issues noted at Truslow Road at Summer Breeze Lane
- US Route 17 has queueing issues for the side street approaches and the signal timings are optimized for mainline through movements.

Future Conditions

- Improvements needed on US Route 17 at proposed Stafford Plaza Drive to manage queuing and operations.
- Most queuing and delay will occur on the new proposed school roadway, Stafford Plaza Drive.
- Parent drop-off/pick-up will have dedicated space away from US Route 17 or Truslow Road.