LOUDOUN COUNTY PLANNING COMMISSION

SUMMARY AGENDA

TUESDAY, MAY 21, 2013

6:00 PM PUBLIC HEARING **LOCATION: BOARD ROOM**
1ST Floor, Govt. Center

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, on **Tuesday, May 21, 2013**, at **6:00 p.m.** to consider the following:

ZMAP 2012-0012
STONE RIDGE EAST
(Zoning Map Amendment Petition)

Van Metre Communities, LLC, of Fairfax, Virginia, has submitted an application to rezone approximately 47.42 acres from the CLI (Commercial Light Industry) and the R-1 (Single family Residential) zoning districts to the R-4 (Single Family Residential) zoning district in order to develop 160 single-family detached dwelling units at a maximum density of 3.37 dwelling units per acre. The property is located within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour, and is also located partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance. The modification of Affordable Dwelling Unit (ADU) regulations applicable to the proposed development is authorized under Section 7-108, pursuant to which the Applicant is also requesting to provide cash payment in lieu of any required ADUs. The subject property is located at the northern terminus of Belcourt Castle Drive (Route 2797), approximately 250 feet north of Providence Ridge Drive (Route 2796), at the western terminus of Somerby Drive, approximately 225 feet west of Castleton Drive, and southwest of Pinebrook Road (Route 827), in the Dulles Election District. The property is more particularly described as Tax Map Number 101////////45/ (PIN# 164-45-6119). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)), which designates this area for Hybrid Retail Center uses at a Floor Area Ratio (FAR) up to 1.0, and Residential uses with densities up to 4.0 dwelling units per acre.

ZRTD 2013-0001
GLENN DRIVE
(*Zoning Conversion in the Route 28 Tax District*)

401 Glenn Drive Sterling, L.L.C., of Herndon, Virginia, has submitted application to rezone approximately 5.89 acres from the PD-IP (Planned Development-Industrial Park) zoning district under the 1972 Zoning Ordinance to the PD-IP (Planned Development-Industrial Park) zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-IP zoning district at a maximum Floor Area Ratio (FAR) of 0.4 (up to 0.6 by Special Exception). The property is located within the Route 28 Taxing District and within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. The subject property is approximately 5.89 acres in size and is located on the west side of Glenn Drive (Route 864), north of South Sterling Boulevard (Route 846), at 1, 6, 10, 18, 20, and 24 Export Drive, Sterling, Virginia, in the Sterling Election District. The property is more particularly described as Tax Map Number /94//15/////1A (PIN# 033-45-9704). The area is governed by the policies of the Revised General Plan (Route 28 Corridor Plan) which designate this area for Route 28 Business uses and which recommend an FAR of 0.4 to 1.0.

ZMAP 2012-0010
UNIVERSITY CENTER PARCEL P-1
(Zoning Map Amendment Petition)

UC Parcel P-1 LLC, of Bethesda, Maryland, has submitted an application to rezone approximately 13.5 acres from the PD-RDP (Planned Development-Research and Development Park) zoning district under the Revised 1993 Zoning Ordinance to the R-8 (Single Family Residential) zoning district under the Revised 1993 Zoning Ordinance in order to replace the proffers approved with ZCPA-2006-0005, University Center, which currently govern the property, with new proffers and develop the proposed R-8 zoning district with up to 95 single family attached dwelling units, at a density of approximately 7.0 dwelling units per acre. The subject property is located within the Route 28 Taxing District. The application is subject to the Revised 1993 Zoning Ordinance. The subject property is located north of Harry Byrd Highway (Route 7), on the west side of Riverside Parkway (Route 2401), and approximately 0.5 mile northwest of the intersection of George Washington Boulevard (Route 1050) and Riverside Parkway, in the Algonkian Election District. The subject property is more particularly described as Tax Map Number /63/E16///P-1/ (PIN# 038-16-7329). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community) and Route 28 Corridor Plan), which designate this area for Route 28 Business uses and which recommend a non-residential Floor Area Ratio (FAR) of between 0.4 and 1.0.

ZMAP-2012-0009
AVONLEA RESERVE
(*Zoning Map Amendment Petition*)

Toll Brothers of Ashburn, Virginia, has submitted an application to rezone approximately 27.88 acres from the R-1 (Single Family Residential) and CLI (Commercial Light Industry) zoning districts to the R-8 (Single Family Residential) zoning district in order to develop up to 109 single family attached dwelling units at a density of 3.9 dwelling units per acre. The property is located within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour, and is also located partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance. The subject property is located eastward of Avonlea Drive, north of Riding Center Drive (Route 2671), and on the west side of Tall Cedars Parkway (Route 2200), in the Dulles Election District. The subject property is more particularly described as:

PIN #	Tax Map Number	Acres
164-37-2704-000	101///////48/	8.52
164-37-9709-000	101///////49/	19.36

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)), which designate this area for residential uses and which recommend a density of up to 4.0 dwelling units per acre.

ZCPA 2012-0010
ASHBURN KNOLLS
(*Zoning Concept Plan Amendment*)

The Shepherd Corporation of Ashburn, Virginia, has submitted an application to amend the concept plan and proffers approved with ZMAP 2004-0014, Gamble and Briel, in order to permit up to twenty-three (23) single-family attached townhouse dwelling units in lieu of the approved fourteen (14) single-family attached duplex dwelling units, with a resulting increase in overall density from 2.42 dwelling units per acre to approximately 4.0 dwelling units per acre, in the PD-H4 (Planned Development-Housing), administered as R-8 (Single Family Residential), zoning district. The subject property is also located partially within the FOD (Floodplain Overlay

District). This application is subject to the Revised 1993 Zoning Ordinance. The applicant is also requesting modifications of the Zoning Ordinance (ZO) as follows:

Zoning Ordinance Section	**Proposed Modification**
ZO §3-509(C), Additional Development Standards, Minimum Buffer	To reduce the width of the required permanent common open space buffer with a Type 2 Buffer Yard from 50 feet to 25 feet along the northern and southern property lines.
ZO §4-109(C)(2) Site Planning - External Relationships, Uses adjacent to single-family, agricultural, or residential districts or land bays allowing residential uses	To reduce the width of the required permanent open space buffer with a Type 2 Buffer Yard from 50 feet to 25 feet along the northern and southern property lines.
ZO §5-900 (A)(10)(a), Building Setbacks From Roads, Other Major Collector Roads	To reduce the minimum building setback along Shellhorn Road (Route 640) from 75 feet to 50 feet.

(More detailed descriptions of each specific modification are available upon request.)

The subject property is approximately 5.78 acres in size and is located on the northeast side of Shellhorn Road (Route 640), and west of Ashburn Road (Route 641), at 21532 Shellhorn Road, Ashburn, Virginia, in the Ashburn Election District. The property is more particularly described as Tax Map Number /79///1////E/ (PIN# 118-29-5717). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)) which designate this area for residential uses at densities up to 4.0 units per acre.

SPEX 2012-0044 & CMPT 2012-0006
LOUDOUN EAST SVC SUBSTATION
(Commission Permit & Special Exception)

Virginia Electric and Power Company (d/b/a Dominion Virginia Power) of Richmond, Virginia, has submitted applications for a Special Exception and Commission approval to permit a utility substation, transmission, in the TR-3LF (Transitional Residential-3) zoning district. The property is also located partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance, and the proposed use is listed as a Special Exception use under Table 2-1502 of Section 2-1502, subject to the Additional Regulations set forth in Sections 5-616 and 5-621, and requires a Commission Permit in accordance with Sections 5-616 and 6-1101. The area of the proposed special exception is an approximately 49.9-acre portion of a 75.68-acre parcel that is located on the east side of Lightridge Farm Road (Route 705), approximately 1.5 miles south of Braddock Road (Route 620), at 26118 Lightridge Farm Road, Aldie, Virginia, in the Blue Ridge Election District. The property is more particularly described as Tax Map Number 105////////4B (PIN # 251-38-1066). The area is governed by the policies of the Revised General Plan (Transition Policy Area (Dulles Community)), which designate this area for Residential uses.

SPEX 2012-0041 & CMPT 2012-0005
MAYFAIR
(*Special Exception and Commission Permit*)

Brookfield Autumn Hill, LLC, of Fairfax, Virginia, has submitted applications for a Special Exception and Commission approval to permit a sewage treatment plant and water treatment plant, to include a water storage tank, in the JLMA-3 (Joint Land Management Area-3) and PD-H6 (Planned Development-Housing), administered as R-8 Affordable Dwelling Unit (Single Family Residential with Affordable Dwelling Unit), zoning districts. This application is subject to the Revised 1993 Zoning Ordinance, and the approximately 50.49-acre PD-H6 zoned portion of the subject property is also being developed pursuant to ZMAP 1990-0019, Autumn Hill. The proposed uses are listed as Special Exception uses under Table 2-1203 of Section 2-1203, subject to

the Additional Regulations set forth in Section 5-621, and Section 3-504(O) and Section 3-504(Q), and require a Commission Permit in accordance with Section 6-1101. The modification of the buffering and screening requirements applicable to the proposed Special Exception use is authorized as part of an approved action of a Special Exception under Section 5-1403(C), pursuant to which the applicant also requests a modification of Section 5-1407(A), *Buffer Yard and Screening Requirements, Location*, to modify the location of the required buffer yard from the perimeter of the lot or parcel to the perimeter of only the area of the special exception uses. The subject property is approximately 70.81 acres in size and is located northwest of the intersection of Harry Byrd Highway (Route 7) and Purcellville Road (Route 611), and south of Chestnut Overlook Drive, at 16901 Purcellville Road, Purcellville, Virginia, in the Blue Ridge Election District. The property is more particularly described as Tax Map Number /35////////14/ (PIN# 487-36-5498). The area is governed by the policies of the Revised General Plan (Purcellville Joint Land Management Policy Area), the 2010 Countywide Transportation Plan, and the Purcellville Urban Growth Area Management Plan (PUGAMP), which designate this area for Residential uses.

ZCPA 2012-0014
KINCORA VILLAGE CENTER
(*Zoning Concept Plan Amendment*)

NA Dulles Real Estate Investor LLC, of Great Falls, Virginia, has submitted an application to amend the concept plan and proffers approved with ZMAP 2008-0021, Kincora Village Center, in order to: 1) Provide for funding by the Virginia Transportation Infrastructure Bank (VTIB) and/or County as options to facilitate the construction of the proffered Gloucester Parkway and Pacific Boulevard improvements, and a) If such funding by VTIB and the County is provided: i) Establish per square foot cash payments to VTIB and the County for each square foot of non-residential development on the subject property and on an off-site approximately 60.27-acre portion of Tax Map Number /80///1////3/ (PIN# 041-29-8238) zoned PD-IP (Planned Development-Industrial Park) under the 1972 Zoning Ordinance; ii) Establish an additional $5,462 cash payment to VTIB for each residential unit, exclusive of ADU-equivalent units, as defined in the Proffer Statement, and the nine percent (9%) of unmet housing needs units, as defined in the Proffer Statement, to be affordable for purchase or rental by households whose income does not exceed thirty percent (30%) of AMI, as defined in the Proffer Statement; iii) Delete the cash equivalent contribution for public transportation improvements constructed by others; iv) Delete the linkage requirements for office and other non-residential uses with respect to residential development and the transportation phasing limitations, but preserve a limitation on the total square footage that may be developed prior to the completion of the proffered Pacific Boulevard improvements, and an obligation to construct ADU-equivalent and unmet housing needs units in conjunction with market-rate units; v) Increase the maximum permitted size of one grocery store, one health and fitness center, or one specialty retail sales establishment from 60,000 square feet to 90,000 square feet; and vi) Increase the number of allowed hotels from two to three but with no increase in the maximum number of hotel rooms or square footage; or b) If such funding is provided by the County, but not provided by VTIB: i) Establish an additional $5,462 cash payment to the County for each residential unit, exclusive of ADU-equivalent units, as defined in the Proffer Statement, and the nine percent (9%) of unmet housing needs units, as defined in the Proffer Statement, to be affordable for purchase or rental by households whose income does not exceed thirty percent (30%) of AMI, as defined in the Proffer Statement; ii) Delete the cash equivalent contribution for public transportation improvements constructed by others as to the proffered Gloucester Parkway improvements; iii) Delete the linkage requirements for office and other non-residential uses with respect to residential development, but preserve an obligation to construct ADU-equivalent and unmet housing needs units in conjunction with market-rate units; iv) Increase the maximum permitted size of one grocery store, one health and fitness center, or one specialty retail sales establishment from 60,000 square feet to 90,000 square feet; and v) Increase the number of allowed hotels from two to three but with no increase in the maximum number of hotel rooms or square footage; 2) Allow multi-family residential uses to be located in Land Bays G and H; 3) Limit data center uses to Land Bay Q; 4) Eliminate the linkage between the recreational facility/baseball stadium and the construction of 300 multi-family residential units; 5) Allow freestanding non-hotel commercial uses and freestanding retail sales establishments uses to be located in Land Bays N and Q; 6) Decrease the

minimum building height for data centers or other facilities used to house computer systems and associated components and freestanding retail uses constructed in Land Bays N and Q from 50 feet or 4 stories to 24 feet with no minimum stories; 7) Allow retail sales establishments located in Land Bays N and Q to be oriented toward and be located within 200 feet of Pacific Boulevard; 8) Establish design standards for data centers; 9) Add the option of donating the 2 acres reserved for a community center for performing arts and related civic uses to a non-profit entity for the purpose of operating a children's museum or other museum; (10) reduce the percentage of ADU-equivalent and unmet housing needs units that must be located in mixed-use buildings; and (11) Allow such other incidental changes consistent with the foregoing descriptive summary as may be necessary for approval of VTIB and/or County funding. The proposed changes will have no resulting change in density in the PD-MUB (Planned Development-Mixed Use Business District) zoning district.

The subject property is located within the Route 28 Taxing District, and is also located partially within the FOD (Floodplain Overlay District) and partially within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. This application is subject to the Revised 1993 Zoning Ordinance. The subject property is approximately 330 acres in size and is located in the southwest quadrant of the Harry Byrd Highway (Route 7) and Sully Road (Route 28) interchange, on the west side of the Sully Road, Gloucester Parkway (Route 2150), and Nokes Boulevard (Route 1793) interchange, and north of West Severn Way (Route 1748), at 21391 Pacific Boulevard, Sterling, Virginia, in the Broad Run Election District. The subject property is more particularly described as Tax Map Number /80//27/////1/ (PIN# 042-29-6582) and an approximately 288.1-acre portion of Tax Map Number /80///1/////3/ (PIN# 041-29-8238). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community) and Route 28 Corridor Plan), the Countywide Retail Plan, the 2010 Countywide Transportation Plan, and the Bicycle and Pedestrian Mobility Master Plan which designate this area for Route 28 Core uses and Route 28 Business uses at a Floor Area Ratio (FAR) of 0.60 to 1.0, and a portion of the property for Mixed-Use Office Center Development at an FAR of 1.0 to 1.5.

Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2nd Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0220, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc. The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning at 703-777-0246.

Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to loudounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

Citizens are encouraged to call the Department of Planning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc. If the public hearing is cancelled due to inclement weather, the public hearing will be moved to Thursday of the same week at the same place and time unless otherwise announced. If that Thursday is a holiday or the Thursday public hearing is cancelled due to inclement weather, the public hearing will be moved to Tuesday of the next week at the same place and time unless otherwise announced.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning at 703-777-0246. Please provide three days' notice.