

**LOUDOUN COUNTY PLANNING COMMISSION**  
**SUMMARY AGENDA**  
**June 27, 2017**

**PUBLIC HEARING**

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, June 27, 2017 at 6:00 p.m.** to consider the following:

**REQUEST FOR WITHDRAWAL OF LAND BELONGING TO JOHN BEAVERS AND  
JUANITA KOILPILLAI FROM THE NEW CATOCTIN SOUTH AGRICULTURAL  
AND FORESTAL DISTRICT**

Pursuant to Virginia Code §15.2-4314 and the New Catoclin South Agricultural and Forestal District Ordinance, John Beavers and Juanita Koilpillai of Paeonian Springs, Virginia, have submitted an application to withdraw a 43.18 acre parcel from the New Catoclin South Agricultural and Forestal District. The parcel is located on the west side of Old Waterford Road (Route 698) and north of Hurley Lane (Route 703), at 16001, 16007 and 16013 Old Waterford Road, Paeonian Springs, Virginia, in the Catoclin Election District. The property is more particularly described as Tax Map Number /28/////////21A (PIN: 265-16-0259). The New Catoclin South Agricultural and Forestal District currently has a 4-year period that will expire on June 1, 2020, and is subject to a lot subdivision minimum of 20 acres.

**ZRTD-2017-0003**  
**CONCORDE INDUSTRIAL PARK - LOT 8**  
*(Zoning Conversion in the Route 28 Taxing District)*

Penske Truck Leasing Co, LP, of Reading, Pennsylvania, has submitted an application to rezone approximately 5.6 acres from the PD-GI (Planned Development-General Industry) zoning district under the 1972 Zoning Ordinance to the PD-GI zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-GI zoning district under the Revised 1993 Zoning Ordinance at a maximum Floor Area Ratio (FAR) of 0.40 (up to 0.60 by Special Exception). The subject 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 located on the west side of Executive Drive (Route 885), north of Old Ox Road (Route 606), and west of Relocation Drive (Route 775), in the Broad Run Election District. The subject property is more particularly described as Tax Map Number /94//12////8/ (PIN: 045-26-6833). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community)) and Route 28 Corridor Plan), which designate this area for Route 28 Industrial uses at a recommended FAR of 0.2 to 0.4.

**ZCPA-2017-0007, ZMOD-2017-0012, ZMOD-2017-0013 & ZMOD-2017-0014**  
**MOOREFIELD STATION**  
*(Zoning Concept Plan Amendment & Zoning Modification)*

The Board of Supervisors, pursuant to a motion passed at its April 4, 2017, Business Meeting, has initiated an application to amend the concept plan and proffers approved with ZMAP-2001-0003, Moorefield Station, ZCPA-2007-0004, Moorefield Station, and ZCPA-2014-0002, Moorefield, in order to: 1) assist with general connectivity and access to the planned Ashburn (Route 772) Metrorail Station; 2) to facilitate construction and access to other improvements associated with the station such as the future Ashburn South parking garage and the future Route 772 Transit Connector Bridge over the Dulles Greenway; 3) change the timing of dedication of previously proffered roadway right-of-way; 4) change the land use designations of some blocks within the development; 5) revise open space and tree canopy to reflect the relocation of the Outer Core subarea boundary approved with ZCPA-2014-0002; and 6) reallocate Floor Area Ratio (FAR) within the Transit-Designed Supportive Area (TDSA), with no resulting change to the previously approved residential density or non-residential FAR, in the PD-TRC (Planned Development-Transit Related Center) zoning district. This application is subject to the Revised 1993 Zoning Ordinance. The Applicant also requests the following Zoning Ordinance modifications:

<b>Zoning Ordinance Section</b>	<b>Proposed Modification</b>
§4-1109(A), Mix Of Uses, Inner and Outer Core Subareas.	Reduce the minimum required gross land area devoted to Parks, Civic & Open Space from 20% to 10%.  And  Allow the minimum required gross land area devoted to Parks, Civic & Open Space to be calculated based on the entire combined areas of the Outer Core and Inner Core subareas rather than the area subject to an individual land development application.
§4-1116(A), Landscaped Open Space.	Reduce the minimum required Landscaped Open Space in the Outer Core from 10% to 2.5%.  And  Allow the minimum required Landscaped Open Space percentage to be calculated based on the entire combined areas of the Outer Core and Inner Transit-Designed Supportive Area subareas rather than the area subject to an individual land development application.
§4-1119, Street Trees.	Reduce the minimum required density of trees along areas dedicated for use for vehicle access from 1 tree per 25 linear feet to 1 tree per 50 linear feet.
§5-1303(A), Canopy Requirements, Site Planning	Allow the minimum required percentage of tree canopy for sites zoned business, commercial, or industrial in the PD-TRC District to be calculated based on the entire combined areas of the Outer Core and Inner Transit-Designed Supportive Area subareas rather than the area subject to an individual land development application.

The subject property is located partially within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour, and partially within the FOD

(Floodplain Overlay District). The subject property is approximately 316 acres in size, and is located on the southwest side of the Dulles Greenway (Route 267), on the north side of Loudoun County Parkway (Route 607), and on the east side of Old Ryan Road (Route 772), in the Broad Run Election District. The subject property is more particularly described as follows:

<b>Tax Map Number</b>	<b>PIN</b>	<b>Property Address</b>
/93//11//11//2/	089-25-8906	43495 Old Ryan Road, Ashburn, Virginia
/93//19//11//C/	120-19-6527	N/A
/93//20//11//E2/	089-25-0962	N/A
/93//20//11//E1/	089-35-1939	22165 Vinegar Hill Drive and 43625 Croson Lane, Ashburn, Virginia
/93//19//11//D/	090-45-9848	N/A

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)), the 2010 Countywide Transportation Plan, and the Toll Road Plan which designate this area for Business uses, specifically Transit Oriented Development, at a recommended maximum FAR of 2.0 (depending on availability of rail service), and high density residential uses, at a recommended density of 8 to 50 dwelling units per acre.

**ZMAP-2016-0017, SPEX-2016-0053, SPEX-2016-0054 & ZMOD-2017-0015  
COMMONWEALTH CENTER**

*(Zoning Map Amendment Petition & Special Exceptions and Zoning Ordinance Modifications)*

Dulles Overlook LC, of Fairfax, Virginia, has submitted applications for the following: 1) To rezone approximately 36.66 acres from the PD-IP (Planned Development–Industrial Park) zoning district to the PD-CC (SC) (Planned Development-Commercial Center (Small Regional Center)) zoning district, under the Revised 1993 Zoning Ordinance, to allow the development of up to 295,000 square feet of commercial uses at a Floor Area Ratio (FAR) of up to 0.18; 2) A Special Exception to permit an automobile service station; and 3) A Special Exception to permit gas pumps accessory to a convenience food store. These applications are subject to the Revised 1993 Zoning Ordinance and the proposed uses are listed as Special Exception uses under Sections 4-204(C).

The applicant also requests the following Zoning Ordinance modifications:

<b>Zoning Ordinance Section</b>	<b>Proposed Modification</b>
§4-205(C)(1)(c), Lot Requirements, Yards, Adjacent to Roads, Small Regional Center (SC).	Reduce the minimum required yard for buildings and parking from 35 feet along Commonwealth Center Drive and Thorndike Street to 10 feet for buildings and 15 feet for parking.
§4-205(C)(2), Lot Requirements, Yards, Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses.	Reduce the minimum required yards for buildings and parking along the subject property’s boundary with PIN: 057-10-8226 from 100 feet to 25 feet, if said parcel is not rezoned from an agriculture or residential district or land bay allowing residential uses.
	And

	Eliminate the minimum required 100-foot yards for buildings and parking along the subject property's boundary with PIN: 057-10-8226, if said parcel is rezoned to a district that is not an agricultural or residential district, or land bay allowing residential uses.
§4-205(C)(3), Lot Requirements, Yards, Adjacent to Other Nonresidential Districts.	Eliminate the minimum required 35-foot yards for building and parking along the subject property's northern and eastern boundaries with the PD-IP zoning district in Land Bay A.  And  Reduce the minimum required yards for building, parking, outdoor storage, and loading areas along the subject property's eastern and southern boundaries with the PD-IP zoning district in Land Bay B from 35 feet to 15 feet.
§4-206(D)(3), Building Requirements, Vehicular Access.	Permit 2 points of access to the PD-CC (SC) zoning district from a minor arterial road (Loudoun County Parkway (Route 607)).
§5-900(A)(9), Building and Parking Setbacks from Roads, Other Arterial Roads	Reduce the minimum required building setback and parking setback from 100 feet and 75 feet, respectively, to 50 feet along Loudoun County Parkway (Route 607).
§5-900(A)(10)(a), Building Setbacks From Roads, Other Major Collector Roads.	Reduce the minimum required building setback along Russell Branch Parkway (Route 1061) from 75 feet to 50 feet.

The subject 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, and is also located partially within the FOD (Floodplain Overly District). The subject property is an approximately 36.66 acre portion of a larger parcel that is located within the southeast quadrant of the Harry Byrd Highway (Route 7)/Loudoun County Parkway (Route 607) interchange, and on the north and south sides of Russell Branch Parkway (Route 1061), at 20315 and 20356 Commonwealth Center Drive and 44835 and 44839 Russell Branch Parkway, Ashburn, Virginia, in the Broad Run Election District. The subject property is more particularly described as Tax Map Number /80//32///A-1/ (PIN: 040-26-1613). 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 at a recommended FAR of 0.4 to 1.0.

**SPEX-2017-0006, SPEX-2017-0011, SPMI-2017-0003 & SPMI-2017-0004**  
**GOLDEN PATH ACADEMY**  
*(Special Exception & Minor Special Exception)*

Golden Path Academy LLC, of Sterling, Virginia, has submitted applications for the following: 1) A Special Exception to permit an approximately 11,555 square foot child care center use in the PD-IP (Planned Development-Industrial Park) zoning district; and 2) A Special Exception to reduce the number of parking spaces required for the proposed child care center from 61 to 36. These applications are subject to the Revised 1993 Zoning Ordinance, the proposed use is listed as a Special Exception use under Section 4-504; and any person who can present circumstance to justify a reduction in parking may apply for a Special Exception to the Board of Supervisors pursuant to Sections 5-1102(F)(6). The modification of additional regulations applicable to the

proposed use is authorized by Minor Special Exception under Section 5-600, Additional Regulations for Specific Uses (the Minor Special Exception Application is not subject to consideration by the Planning Commission and requires approval only by the Board of Supervisors), pursuant to which the Applicant also requests the following Zoning Ordinance modification:

Zoning Ordinance Section	Proposed Modification
§5-609(A), Child Care Facilities, Child Care Homes And §5-609(B), Child Care Facilities, Child Care Centers	Permit a portion of the required outdoor play area to be located in a front yard.  And  Reduce the minimum size of the required outdoor play area from 14,250 square feet to 7,500 square feet.

The subject property is located within the Route 28 Taxing District. The subject property comprises a commercial condominium and certain condominium common elements and is located upon a parcel approximately 4.21 acres in size and is located in the southeast corner of the intersection of Ridgetop Circle (Route 1790) and Woodshire Drive (Route 1792), in the Broad Run Election District. The subject property is more particularly described as follows:

PIN	TAX MAP NUMBER	ADDRESS
020-35-4072-001	/81/A10CM/100/	21631 Ridgetop Circle, #100, Sterling, Virginia
020-35-4072-002	/81/A10CM/150/	21631 Ridgetop Circle, #150, Sterling, Virginia
020-35-4072-003	/81/A10CM/200/	21631 Ridgetop Circle, #200, Sterling, Virginia
020-35-4072-004	/81/A10CM/250/	21631 Ridgetop Circle, #250, Sterling, Virginia

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community) and Route 28 Corridor Plan) which designate this area for Route 28 Business uses at a recommended FAR of 0.4 to 1.0.

*In accordance with Section 15.2-4307 of the Code of Virginia, the applications are on file and open to public inspection at the Department of Planning and Zoning, County Government Center, 3<sup>rd</sup> Floor, 1 Harrison Street S.E., Leesburg, Virginia, Monday through Friday, 9:00 am until 4:30 pm or call (703) 777-0246.*

*The above-referenced amendments, applications, ordinances and/or plans, and related documents may be accessed electronically at [www.loudoun.gov/lola](http://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](http://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 and Zoning 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 and Zoning 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., 3<sup>rd</sup> Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to [loudounpc@loudoun.gov](mailto: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 and Zoning 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. No new items shall be taken up at Planning Commission Public Hearings after 11:30 p.m., and the Commission shall adjourn promptly at 12:00 a.m., except as modified by the Commission. In the event that the fourth Tuesday is a holiday or in the event the public hearing may not be held due to inclement weather or other conditions that make it hazardous to attend, the public hearing will be moved to the next day (Wednesday). In the event that Wednesday is a holiday or the Wednesday hearing may not be held due to inclement weather or other conditions that make it hazardous for members to attend, the public hearing will be held on the first Thursday of the next month.*

*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 and Zoning at 703-777-0246. **Please provide three days' notice.***