

**LOUDOUN COUNTY PLANNING COMMISSION
PUBLIC HEARING
SUMMARY AGENDA
January 23, 2018**

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, January 23, 2018, at 6:00 p.m.** to consider the following:

**ZMAP-2016-0018 & SPEX-2016-0055
LEESBURG NORTH LANDING
(Zoning Map Amendment Petition & Special Exception)**

Leesburg North Landing, LLC, of Richmond, Virginia, has submitted applications for the following: 1) To rezone approximately 1.8338 acres from the AR-1 (Agricultural Rural-1) zoning district to the RC (Rural Commercial) zoning district in order to develop commercial uses at a proposed Floor Area Ratio (FAR) of 0.03; and 2) A Special Exception to permit an Automobile Service Station use, limited to gasoline pumps with no automobile repairs, and a convenience food store. These applications are subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 2-904. The subject property is located within the LOD (Limestone Overlay District). The subject property is approximately 4.404 acres in size and is located on the east side of James Monroe Highway (Route 15), south of the Potomac River, and north of Wilt Store Road (Route 664), at 12708 James Monroe Highway, Leesburg, Virginia, in the Catoctin Election District. The subject property is more particularly described as Tax Map Number /11////////148A (PIN: 174-27-8310). The area is governed by the policies of the Revised General Plan (Rural Policy Area (Route 15 North)) which designates this area for rural economy uses and limited residential development at a recommended density of 1 dwelling unit per acre.

**SPEX-2015-0002
HAPPY HOUNDS LODGE
(Special Exception)**

Happy Hounds Lodge, LLC, of Round Hill, Virginia, has submitted an application for a Special Exception to permit a kennel in the AR-1 (Agricultural Rural-1) zoning district. The application is subject to the Revised 1993 Zoning Ordinance, and the proposed use is listed as a Special Exception use under Section 2-102. The subject property is located partially within the FOD (Floodplain Overlay District). The area of the Special Exception includes an approximately 16.64 acre parcel, and a private access easement that includes portions of two adjacent parcels and is located west of Yellow Schoolhouse Road (Route 831), north of Snickersville Turnpike (Route 734), south of Harry Byrd Highway (Route 7) and east of Calumet Lane in the Blue Ridge Election District. The subject property is more particularly described as follows:

TAX MAP NUMBER	PIN	ADDRESS
/42///6////5/	612-45-8315	18631 Yellow Schoolhouse Road, Round Hill, Virginia
/42///6////10/ (portion)	612-36-3834 (portion)	18619 Yellow Schoolhouse Road, Round Hill, Virginia
/42///6////9/ (portion)	612-35-4736 (portion)	N/A

The area is governed by the policies of the Revised General Plan (Rural Policy Area), which designates the area for rural economy uses and residential development at a density of one dwelling unit per 20 acres.

ZCPA-2017-0012 & ZMOD-2017-0029
DIMITRI LANDSCAPE

(Zoning Concept Plan Amendment & Zoning Modification)

Mark and Suzanne Dimitri of Ashburn, Virginia, have submitted an application to amend the Concept Development Plan and Proffers approved with ZMAP-1995-0003 and ZCPA-1994-0005, Broadlands South, in order to reduce the width of a landscape buffer easement shown on the Concept Development Plan located along the rear and western boundaries of the subject property, a building setback, and buffer with certain specified plantings, from 50 feet to 25 feet, to permit the construction of an above ground deck and patio, with no resulting change in density in the PD-H4 (Planned Development-Housing), administered as the R-4 (Single Family Residential), zoning district. This application is subject to the Revised 1993 Zoning Ordinance. The Applicant also requests the following modification:

Zoning Ordinance Section	Proposed Modification
§4-109(C)(2), Site Planning – External Relationships, Uses adjacent to single-family, agricultural, or residential districts or land bays allowing residential uses.	Reduce the permanent open space buffer along the rear boundary of the subject property from 50 feet to 25 feet.

The subject property is approximately 0.40 acre in size and is located north of Ridgeway Drive (Route 2600), west of Claiborne Parkway (Route 901), and at the northern terminus of Sandhurst Court (Route 2607), 42876 Sandhurst Court, Ashburn, Virginia, in the Broad Run Election District. The subject property is more particularly described as Tax Map Number /78/A16////14/ (PIN: 156-29-8487). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)), and the 2010 Countywide Transportation Plan, which designates this area for Residential uses at a recommended density of up to 4 dwelling units per acre.

REGENCY AT BELMONT CHASE

(Zoning Map Amendment Petition, Zoning Modification, & Special Exception)

Toll Brothers, Inc. of Ashburn, Virginia and Ashburn Chase L.L.C., of Middleburg, Virginia, have submitted applications for the following: 1) To rezone approximately 20.37 acres from the PD-OP (Planned Development – Office Park) zoning district under the Revised 1993 Zoning Ordinance to the R-16 Affordable Dwelling Units(Townhouse/Multifamily Residential with Affordable Dwelling Units) under the Revised 1993 Zoning Ordinance in order to develop up to 105 age-restricted 4-story townhomes and between 75 and 100 affordable workforce dwelling units in one or more multifamily buildings at a proposed density of 10.06 dwelling units per acre; 2) To rezone approximately 6.50 acres from the PD-OP zoning district under the Revised 1993 Zoning Ordinance to the PD-CC-CC (Planned Development – Commercial Center - Community Center) zoning district under the Revised 1993 Zoning Ordinance in order to develop a maximum of 34,000 square feet of commercial uses at a Floor Area

Ratio (FAR) of 0.12. These applications are subject to the Revised 1993 Zoning Ordinance. The Applicant also requests the following Zoning Ordinance modification(s):

Zoning Ordinance Section	Proposed Modification
§3-607(B)(1), R-16 Townhouse/Multifamily Residential, Building Requirements, Building Height, Single Family Attached	Increase the maximum building height from 45 feet to 50 feet.
§3-607(B)(2), R-16 Townhouse/Multifamily Residential, Building Requirements, Building Height, Multifamily	Increase the maximum building height from 45 feet to 60 feet without requiring an increased setback of one foot for every one additional foot in height beyond 45 feet.
§4-205(C)(1)(b), the PD-CC Planned Development – Commercial Center, Lot Requirements, Yards, Adjacent to Roads, Community Center	Reduce the minimum required yards for buildings and parking along any proposed road right-of-way from 35 feet to 10 feet.
§4-205(C)(2), the PD-CC Planned Development – Commercial Center, Lot Requirements, Yards, Adjacent to Agricultural and Residential Districts and Land Bays allowing residential uses	Eliminate the minimum required 100-foot yards for buildings and parking adjacent to residential districts and land bays allowing residential uses.
§4-206(D)(2), the PD-CC Planned Development – Commercial Center, Building Requirements, Vehicular Access, Community Centers	Permit primary vehicular access from a private road and travelway connecting to a local access and major collector road (Claiborne Parkway (Route 901)).
§5-900(A)(10)(a) Access and Setbacks From Specific Roads and the W&OD Trail, Building and Parking Setbacks From Roads, Other Major Collector Roads	Reduce the minimum required building setback from 75 feet to 40 feet along Claiborne Parkway (Route 901).
§5-900(A)(11)(b) Access and Setbacks From Specific Roads and the W&OD Trail, Building and Parking Setbacks From Roads,. All other roads in nonresidential districts	Reduce the minimum required parking setback from 25 feet to 15 feet along the on-site private street north of the traffic circle along the eastern boundary of the PD-CC-CC zoning district and between off-street parking and the on-site private streets along Ashburn Road (Route 641) along a portion of the eastern boundary of the R-16 zoning district.
§5-900(A)(13)(a) Access and Setbacks From Specific Roads and the W&OD Trail, Building and Parking Setbacks From Roads, Ramps at grade separated interchanges associated with the roads listed above	Reduce the minimum required building setback from 75 feet to 40 feet along the ramps at the Claiborne Parkway (Route 901)/Harry Byrd Highway (Route 7) grade separated interchange.

<p>Tables §5-1414(A) and §5-1414(B) of §5-1414, Buffering and Screening, Buffer Yard and Screening Matrix</p>	<p>Reduce and modify the minimum required width and other requirements for a Type 2 Side and Rear Buffer Yard from 20 feet to 15 feet and modify the types of required plantings per 100 lineal feet and/or include hardscape element(s) along the eastern boundary of the PD-CC-CC district that borders the R-16 district.</p> <p>Reduce and modify the maximum required width and other requirements for a Type 1 Front Buffer Yard from 25 feet to 15 feet and modify the types of required plantings and/or include hardscape elements(s) along the western side of the R-16 district boundary that borders the PD-CC-CC district.</p>
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The modification of the minimum yard requirements for affordable dwelling unit developments is authorized by Special Exception under Section 7-903(C)(3), pursuant to which the Applicant requests the following Zoning Ordinance modification(s):

Zoning Ordinance Section	Proposed Modification
<p>§7-903(C)(1)(a), Lot and Building Requirements, Yards, Single family attached, Front.</p>	<p>Reduce the minimum front yard from 15 feet to 10 feet and allow a sidewalk within the 10 foot front yard when a 5 foot wide street tree planting area is provided between the sidewalk and the street.</p>
<p>§7-903(C)(2)(a), Lot and Building Requirements, Yards, Multi-family structures, Front.</p>	<p>Reduce the minimum front yard from 25 feet to 10 feet and allow a sidewalk within the 10 foot front yard when a 5 foot wide street tree planting area is provided between the sidewalk and the street.</p>
<p>§7-903(C)(2)(b), Lot and Building Requirements, Yards, Multi-family structures, Side.</p>	<p>Reduce the minimum side yard on corner lots from 25 feet to 10 feet and eliminate the side yard requirement when multi-family structures share a common wall.</p>

The subject property is also located within the Floodplain Overlay District (FOD). The subject property is approximately 26.87 acres in size and is located within the southeast quadrant of the Harry Byrd Highway (Route 7)/ Claiborne Parkway (Route 901) interchange, on the west side of Ashburn Road (Route 641) and on the north side of Russell Branch Parkway (Route 1061), in the Broad Run Election District. The subject property is more particularly described as Tax Map Number /62////////16/ (PIN: 083-37-8701). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)) and the 2010 Countywide Transportation Plan, which designate this area for Keynote Employment uses at a recommended FAR of 0.4 to 1.0.

**ZMAP-2013-0003, ZMOD-2017-0032 & SPEX-2017-0038
 ZCPA-2017-0010, ZRTD-2017-0010, SPEX-2017-0025
 SPMI-2017-0010 & ZMOD-2017-0024
 ASHBURN NEXUS**

*(Zoning Concept Plan Amendment, Zoning Conversion in the Route 28 Taxing District)
 (Special Exception, Minor Special Exception & Zoning Modification)*

Sentinel Ashburn, LLC, of New York, New York, has submitted applications for the following: 1) To amend the Concept Development Plan and Proffers approved with ZMAP-1998-0007, Eastport, in order to: a) relocate building envelopes, stormwater management ponds, and site entrances along Pacific Boulevard and Moran Road; and b) establish a new building envelope for a by-right utility substation, dedicated use, a utility substation, distribution use, or a utility substation, transmission use, at a maximum Floor Area Ratio (FAR) of .60 (up to 1.0 by Special Exception); 2) To rezone approximately 65.34 acres from the PD-OP (Planned Development – Office Park) zoning district under the 1993 Zoning Ordinance to the PD-OP (Planned Development – Office 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-OP zoning district under the Revised 1993 Zoning Ordinance at a maximum FAR of 0.60 (up to 1.0 by Special Exception); and 3) A Special Exception to permit an increase in the maximum FAR in the PD-OP zoning district from 0.6 to 1.0. These applications are subject to the Revised 1993 Zoning Ordinance and the proposed increase in FAR is permitted by Special Exception under Section 4-306. The Applicant also requests the following Zoning Ordinance modification(s):

Zoning Ordinance Section	Proposed Modification
§5-1406(E)(2), Buffering and Screening, Determination of Buffer Yard Requirements, Special Situations And Table 5-1414(B) of §5-1414(B), Buffer Yard and Screening Matrix 8	Modify and provide alternative plantings for the required Type 3 Front Yard Buffer along Waxpool Road (Route 625) as follows: Two (2) canopy trees, Two (2) understory trees, Two (2) evergreen trees, and Thirty (30) shrubs per 100 linear feet with a minimum 6 (six) foot high fence extending a minimum of 1,300 linear feet and a minimum 30 inch high berm extending a minimum of 700 linear feet.
§5-900(A)(10)(a), Access and Setbacks From Specific Roads and the W&OD Trail, Building and Parking Setbacks From Roads, Other Major Collector Roads	Reduce the minimum building setback for a guard booth from 75 feet to 45 feet along Pacific Boulevard (Route 1036).

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 applications are not subject to consideration by the Planning Commission and requires approval only by the Board of Supervisors), pursuant to which the applicant requests the following Zoning Ordinance modification(s):

Zoning Ordinance Section	Proposed Modification
§5-664(D), Data Center, Pedestrian and Bicycle Facilities	Eliminate required pedestrian facilities along the subject property’s northern boundary with Waxpool Road (Route 625), northeastern boundary with Sully Road (Route 28), and southeastern boundary with Moran Road (Route 634).

The subject property is located within the Route 28 Taxing District, within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour, and is located partially within the FOD (Floodplain Overlay District). The subject property is approximately 65.34 acres in size, and is located in the southwest quadrant of the Sully Road (Route 28)/ Waxpool Road (Route 625) interchange, on the north side of Pacific Boulevard (Route 1036), and on the west side of Moran Road (Route 634), in the Broad Run Election District. The subject property is more particularly described as Tax Map Number /80////////10C (PIN: 044-28-5198). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community) and Route 28 Corridor Plan) which designates this area for Route 28 Core uses at a recommended FAR of 0.6 to 1.0.

**ZMAP-2016-0005, ZCPA-2016-0003, SPEX-2016-0014,
SPEX-2016-0015, SPEX-2016-0016 & ZMOD-2017-0005
BRANDT COMMERCIAL**

*(Zoning Map Amendment Petition, Zoning Concept Plan Amendment)
(Special Exceptions & Zoning Ordinance Modifications)*

Northern Virginia Land Acquisition Associates, LLC, of Brambleton, Virginia, has submitted applications for the following: 1) To rezone approximately 3.87 acres from PD-H4, administered as R-8 (Single Family Residential), zoning district under the Revised 1993 Zoning Ordinance to the PD-CC-CC (Planned Development-Commercial Center-Community Center) zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-CC-CC zoning district at a maximum Floor Area Ratio (FAR) of 0.80; 2) To rezone 3.94 acres from the PD-H4, administered as PD-CC-CC, zoning district under the Revised 1993 Zoning Ordinance to the PD-CC-CC, zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-CC-CC zoning district at a maximum FAR of 0.08; 3) To amend the Concept Development Plan and the Proffers approved with ZMAP-2004-0024, Brambleton Brandt, in order to: a) Increase the permitted square footage of non-residential uses in the PD-CC-CC zoning district from 27,600 square feet to 60,801 square feet, with a resulting increase in Floor Area Ratio (FAR) from 0.04 to 0.08; b) Eliminate a storm water management facility; c) Eliminate the previously approved building footprint layout; and d) Add a new right in/right out access to the subject property from Northstar Boulevard; 4) Special Exceptions to modify the conditions of approval and special exception plat associated with SPEX-2004-0041, Brambleton Brandt, which currently governs the subject property, in order to: a) Increase the building area for the automobile service station (with gas pumps) from 2,200 square feet to approximately 7,500 square feet, and revise the layout; and b) Revise the location of and decrease the number of approved restaurants with drive through facilities from 3 to 2 with an approximate building area of 4,500 square feet; and 5) A Special Exception to permit an approximately 7,500 square feet automobile service station (without gas pumps). These Special Exception applications are subject to the Revised 1993 Zoning Ordinance and the proposed uses are listed as Special Exception uses under Section 4-204(B).

The applicant also requests the following Zoning Ordinance modification(s):

ZONING ORDINANCE SECTION	PROPOSED MODIFICATION
§4-205(C)(1)(B), PD-CC Planned Development – Community Center, Lot Requirements, Yards, Adjacent to Roads, Community Center (CC).	Permit parking, outdoor storage, areas for collection of refuse or loading spaces to be located between buildings and streets where such uses are visible from any road.
§4-206(D), PD-CC Planned Development – Community Center, Building Requirements, Vehicle Access.	Permit primary access to the commercial center on a minor arterial road.
§5-900(A)(9)(b), Access and Setbacks from Specific Roads and the W& OD Trail, Building and Parking Setbacks From Roads, Other Arterial Roads.	Reduce the minimum parking setback from 75 feet to 50 feet along Northstar Boulevard.

The subject property is located within the AI (Airport Impact) Overlay District, within the Ldn 65 or higher, and between the Ldn 60-65, aircraft noise contours, and is located partially within the FOD (Floodplain Overlay District). The subject property is approximately 18.61 acres in size and is located along the northern side of Evergreen Mills Road (Route 621), the southern side of Shreveport Drive/Evergreen Mills Road, and west of Northstar Boulevard, in the Blue Ridge Election District. The subject property is more particularly described as follows:

TAX MAP NUMBER	PIN	ADDRESS
/91////////24/	201-28-2115	23650 Strickland Drive, Ashburn, Virginia
/92//14////P/	202-38-7060	N/A
/92//14////O/	202-48-8916	N/A
/91//21CM//1/	202-48-3923	23651 Strickland Drive, Ashburn Virginia

The area is governed by the policies of the Revised General Plan, which designates this area for Residential and General Industrial uses at a recommended density of up to 4.0 dwelling units or an FAR of up to 0.4.

WORKSESSION FOLLOWING THE PUBLIC HEARING:

1. ZMAP-2016-0006, ZCPA-2016-0004, Waterside

Unless otherwise noted above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in 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. 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., 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 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.

Citizens are encouraged to call the Department of Planning and Zoning 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. In the event that the second Thursday is a holiday or the meeting may not be held due to inclement weather or other conditions that make it hazardous for members to attend, the meeting will be moved to the third Tuesday of the month. In the event that Tuesday is a holiday or the Tuesday meeting may not be held due to inclement weather or other conditions that make it hazardous for members to attend, the meeting will be held on the following Thursday. The meeting will be held at a place determined by the Chairman.

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.