

**LOUDOUN COUNTY PLANNING COMMISSION  
PUBLIC HEARING  
SUMMARY AGENDA  
September 25, 2018**

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors' Meeting Room on the first floor of the County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, on **Tuesday, September 25, 2018, at 6:00 p.m.**, to consider the following:

**INTERIM ADDITIONS TO AGRICULTURAL AND FORESTAL DISTRICTS**

Applications have been received by the Loudoun County Department of Planning and Zoning and referred to the Agricultural District Advisory Committee (ADAC) and the Planning Commission pursuant to Chapter 43, Title 15.2 of the Code of Virginia to amend the ordinances for the following Agricultural and Forestal Districts to add the following parcels:

<b>DISTRICT</b>	<b>PIN</b>	<b>TAX MAP NUMBER</b>	<b>ACRES ENROLLED</b>
New Oak Hill	359-39-9276	/89/////////11/	742.81
New Oak Hill	357-17-2884	/75///7////1/	4.81
Beaverdam Valley	562-28-0816	/55//18///1/	9.46
Beaverdam Valley	564-26-6003	/72///2////5/	10.06
Beaverdam Valley	618-36-6898	/71/////////18/	3.94
Beaverdam Valley	618-36-8995	/71/////////18A	1

Any owner of additional qualifying land may join the applications with consent of the Board of Supervisors, at any time before the public hearing that the Board of Supervisors must hold on the applications. Additional qualifying lands may be added to an already created District at any time upon separate application pursuant to Chapter 43, Title 15.2 of the Code of Virginia.

Any owner who joined in the application may withdraw their land, in whole or in part, by written notice filed with the Board of Supervisors, at any time before the Board of Supervisors acts pursuant to Virginia Code Section 15.2-4309.

The conditions and periods of the foregoing Agricultural and Forestal Districts to which parcels are being considered for addition are as follows:

<b>DISTRICT</b>	<b>PERIOD</b>	<b>SUBDIVISION MINIMUM LOT SIZE</b>	<b>START DATE</b>
Beaverdam Valley	4 Years	50 Acres	June 20, 2018
New Oak Hill	4 Years	40 Acres	April 15, 2018

Each of these Districts will be reviewed prior to its expiration date pursuant to Chapter 1226 of the Codified Ordinances of Loudoun County.

Received applications were referred to the ADAC for review and recommendation. The ADAC held a public meeting on August 9, 2018, to consider the applications. The report and recommendations of the ADAC will be considered by the Planning Commission at its public hearing on September 25, 2018. The reports and recommendations of the ADAC and the Planning Commission will be considered by the Board of Supervisors at its public hearing.

*In accordance with Section 15.2-4307 of the Code of Virginia, the application(s) will be on file and open to public inspection at the Office of the Department of Planning and Zoning, County Government Center, 3rd Floor, 1 Harrison Street S.E., Leesburg, Virginia, Monday through Friday, 8:30 am until 4:30 pm or call (703) 777-0246. . Documents also may be viewed and downloaded electronically in advance of the public hearing at: [www.loudoun.gov/pc](http://www.loudoun.gov/pc) (for Public Hearing documents, follow the link for Public Hearing Packets).*

**SIDP-2018-0004**  
**TEXAS ROADHOUSE**  
*(Sign Development Plan)*

Texas Roadhouse Holdings, LLC of Louisville, Kentucky, has submitted an application for a Sign Development Plan to request alternative sign regulations for permitted signs in order to: 1) modify the maximum area of any one sign and increase the total permitted aggregate sign area; and 2) permit the usage of light-emitting diode border lights. The subject property is being developed pursuant to ZMAP-2015-0001, Lexington 7, located partially in the PD-CC-CC (Planned Development – Commercial Center – Community Center) and PD-OP (Planned Development – Office Park) zoning district under the Revised 1993 Zoning Ordinance. This application is subject to the Revised 1993 Zoning Ordinance, and pursuant to Section 5-1202(E) alternative sign regulations for permitted signs may be requested with the submission of a Sign Development Plan. The subject property is approximately 12.62 acres in size and is located on the north side of Route 7 and on the south side of Riverside Parkway/Lexington Drive in the Algonkian Election District. The subject property is more particularly described as PIN: 056-17-4021. The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)), which designate Keynote Employment uses at a recommended Floor Area Ratio (FAR) of 0.4 to 1.0.

**ZRTD-2018-0005**  
**T-1009 TARGET STERLING**  
*(Zoning Conversion in the Route 28 Taxing District)*

Target Corporation, of Minneapolis, Minnesota, has submitted an application to rezone approximately 10.71 acres from the PD-CC-SC (Planned Development - Commercial Center (Small Regional Center)) zoning district under the 1993 Zoning Ordinance, to the PD-CC-SC 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-SC zoning district under the Revised 1993 Zoning Ordinance at a maximum Floor Area Ratio (FAR) of 2.0. The subject property is located within the Route 28 Taxing District. The subject property is approximately 10.71 acres in size and is located on the north side of Bartholomew Fair Drive (Route 1792), east of Cascades Parkway (Route 1794), and south of Harry Byrd Highway (Route 7), at 46201 Potomac Run Plaza, Sterling, Virginia, in the Sterling Election District. The subject property is more particularly described as PIN: 020-37-1873. 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.

**ZRTD-2018-0004**  
**MID-DULLES CENTER**  
*(Zoning Conversion in the Route 28 Taxing District)*

Hughes and Smith, Inc., of Fairfax, Virginia, and Mid-Dulles LLC of Fairfax, Virginia, have submitted an application to rezone approximately 24.86 acres from the PD-IP (Planned Development–Industrial Park) zoning district under the 1972 Zoning Ordinance and the PD-IP zoning district under the Revised 1993 Zoning Ordinance, effective June 9, 2008, to the PD-IP 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 under the Revised 1993 Zoning Ordinance at a maximum Floor Area Ratio (FAR) of 0.60 (up to 1.0 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 approximately 24.86 acres in size and is located on the north side of South Sterling Boulevard (Route 846), the east side of Shaw Road (Route 636), and the west side of Glenn Drive (Route 864), in the Sterling Election District. The subject property is more particularly described as follows:

PIN	ADDRESS
033-25-8399	1600 South Sterling Blvd, Sterling Virginia
033-35-7335	22570 Shaw Road, Sterling, Virginia
033-35-4189	N/A
033-35-6754	N/A
033-36-2355	N/A

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.

**ZMOD-2018-0015 & SPMI-2018-0012**  
**PRESTIGE PRESCHOOLS**  
*(Zoning Ordinance Modification and Minor Special Exception)*

PP-Arcola, VA-1-UT, LLC of Phoenix, Arizona, has submitted an application to request the following Zoning Ordinance modification(s):

ZONING ORDINANCE SECTION	PROPOSED MODIFICATION
Table 5-1102 of §5-1102, Off-Street Parking and Loading Requirements, Number of Parking and Loading Spaces Required.	Reduce the minimum required number of off-street parking spaces for a child care center use from 70 to 46.
Tables 5-1414 (A) and (B) of §5-1414, Buffering and Screening, Buffer Yard and Screening Matrix.	Reduce the width of the required Type 2 Side Buffer Yard between certain mini-warehouse uses from 20 feet to 10 feet.

The subject property is being developed pursuant to ZMAP-2016-0020 and ZMOD-2016-0018, Evergreen Commerce Center, in the PD-CC-RC (Planned Development-Commercial Center-Regional

Center) zoning district under the Revised 1993 Zoning Ordinance. Additionally, the applicant has submitted an application for a Minor Special Exception to modify the Additional Regulations of Section 5-609 of the Revised 1993 Zoning Ordinance, in order to modify minimum outdoor play space requirements in the PD-CC-RC zoning district for a Child Care Center use. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Permitted use under Section 4-203 (D). The modification of the 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 requests the following modification(s):

ZONING ORDINANCE SECTION	PROPOSED MODIFICATION
§5-609(B), Child Care Facilities, Child Care Centers.	Permit the outdoor play area to be located in a front yard.

The subject property is located within the AI (Airport Impact) Overlay District, within the Ldn 65 or higher aircraft noise contour. The subject property is approximately 2.93 acres in size and is located on the northeast side of Evergreen Mills Road (Route 621) approximately 0.15 miles northwest from the intersection with Loudoun County Parkway in the Blue Ridge Election District. The subject property is more particularly described as PIN: 162-19-3463. The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)), which designate this area for Business uses at a recommended Floor Area Ratio (FAR) of 0.40.

**SPEX-2018-0019 & SPMI-2018-0009**  
**NORTH OATLANDS ANIMAL HOSPITAL**  
*(Special Exception & Minor Special Exception)*

JVR Investments LLC, of Haymarket, Virginia, has submitted an application for a Special Exception to permit an outdoor kennel use in the AR-1 (Agricultural Rural-1) zoning district. This application is subject to the Revised 1993 Zoning Ordinance, and the proposed use is listed as a Special Exception use under Table 2-102 of Section 2-100. The modification of the 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 requests the following modification(s):

ZONING ORDINANCE SECTION	PROPOSED MODIFICATION
§5-631(A)(1), Animal Hospital, Intensity/Character, Site Size.	Reduce the minimum required lot area from 5 acres to 3.688 acres.
§5-631(B)(1), Animal Hospital, Size of Use, Floor Area Ratio.	Increase the maximum floor area ratio from 0.04 to 0.063.
§5-631(B)(3)(b), Animal Hospital, Size of Use, Location on Site/Dimensional Standards.	For structures greater than 5,000 square feet and less than 15,000 square feet of gross floor area, reduce the minimum required yard from 150 feet to 141.7 feet from the front lot line.

The subject property is located partially within the LOD (Limestone Overlay District). The subject property is approximately 3.69 acres in size and is located on the west side of James Monroe Highway (Route 15), north of Woodlea Drive SW (Route 1900), at 19275 James Monroe Highway, Leesburg, Virginia, in the Catocin Election District. The subject property is more particularly described as PIN: 274-45-8886. The area is governed by the policies of the Revised General Plan (Rural Policy Area, Northern Tier), which designate this area for Rural Economy uses and limited residential development.

**ZRTD-2017-0005 & ZMOD-2018-0020  
 DIGITAL LOUDOUN 3 & 4**

*(Zoning Conversion in the Route 28 Taxing District, Zoning Modification)*

Digital Loudoun 3, LLC, of Boston, Massachusetts, and Digital Loudoun IV, LLC, of Boston, Massachusetts have submitted an application for the following: 1) To rezone approximately 112.09 acres from the PD-IP (Planned Development – Industrial Park) zoning district under the 1993 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 under the Revised 1993 Zoning Ordinance at a maximum Floor Area Ratio (FAR) of 0.60 (up to 1.0 by Special Exception); and 2) To rezone approximately 51.65 acres from the PD-OP (Planned Development – Office Park) zoning district under the Revised 1993 Zoning Ordinance and approximately 32.18 acres from the PD-OP zoning district under the Revised 1993 Zoning Ordinance both 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 2.0 by Special Exception). The Applicant also requests the following Zoning Ordinance modification(s):

ZONING ORDINANCE SECTION	PROPOSED MODIFICATION
§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 25 feet along Loudoun County Parkway (Route 607).
§5-900(A)(10)(b), Access and Setbacks From Specific Roads and the W&OD Trail, Building and Parking Setbacks From Roads, Other Major Collector Roads	Reduce the minimum parking setback from 35 feet to 25 feet along Waxpool Road (Route 625).

The subject property is located within the Route 28 Taxing District, within the AI (Airport Impact) Overlay District, within the Ldn 65 or higher, between the Ldn 60-65, and outside of but within one (1) mile of the Ldn 60, aircraft noise contours, and is located partially within the FOD (Floodplain Overlay District). The subject property is approximately 195.92 acres in size and is located in the southeast quadrant of the intersection of Waxpool Road (Route 625) and Loudoun County Parkway (Route 607), and the northwest quadrant of the intersection of Broderick Drive (Route 607) and Prentice Drive (Route 1071), in the Broad Run Election District. The subject property is more particularly described as follows:

PIN	ADDRESS
062-49-3418	N/A
044-37-0416	N/A
062-49-3798	44751 & 44757 Round Table Plaza, Sterling, Virginia

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.

**ZRTD-2017-0008, ZMOD-2017-0019 & SPEX-2018-0003**  
**ASHBURN CORPORATE CENTER**  
 (Zoning Conversion in the *Route 28 Taxing District*,)  
 (Zoning Ordinance Modification & Special Exception)

Digital Realty Trust, L.P., of Boston, Massachusetts, has submitted applications for the following: 1) To rezone approximately 19.69 acres from the PD-IP (Planned Development – Industrial Park) zoning district under the 1972 Zoning Ordinance and 95.97 acres from the PD-IP (Planned Development – Industrial Park) zoning district under the 1993 Zoning Ordinance both to the PD-IP (Planned Development – Industrial Park) zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of data center and associate uses at maximum Floor Area Ratio (FAR) of 0.60 (up to 1.0 by Special Exception); 2) A Special Exception to permit an increase in the maximum FAR from 0.60 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 4-506(C). The applicant also requests the following Zoning Ordinance Modification(s):

ZONING ORDINANCE SECTION	PROPOSED MODIFICATION
§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 from 75 feet to 70 feet along Waxpool Road (Route 625).

The subject property is located partially within the Route 28 Taxing District. The subject property is located within the AI (Airport Impact) Overlay District, between the Ldn 60-65 aircraft noise contours. The subject property is an approximately 115.66 portion of multiple parcels that are located in the northeast corner of the intersection of Waxpool Road (Route 625) and Smith Switch Road (Route 1950), in the Broad Run Election District. The subject property is more particularly described as follows:

PIN	PROPERTY ADDRESS
060-17-0268	44461 and 44521 Hastings Drive, Ashburn, Virginia
060-17-8810	44480 Hastings Drive, Ashburn, Virginia
060-18-2916-001	44470, Chilum Place, Ashburn, Virginia

060-18-2916-002	44490 Chillum Place, Ashburn, Virginia
060-18-2916-003	44520 Hastings Drive, Ashburn, Virginia
060-27-4469	N/A
060-27-7964	21362, 21364 & 21370 Smith Switch Road, Ashburn, Virginia
Portion of 061-37-3570	N/A
Portion of 061-46-7942	21625 Gresham Drive, Ashburn, Virginia

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

**ZMOD-2018-0003, ZMOD-2018-0004 & SPMI-2018-0003**  
**EAST GATE EVERBROOK ACADEMY**  
*(Zoning Ordinance Modification and Minor Special Exception)*

East Gate Partners III, LLC of Baltimore, Maryland has submitted an application to request the following Zoning Ordinance modification(s):

<b>ZONING ORDINANCE SECTION</b>	<b>PROPOSED MODIFICATION</b>
Table 5-1102 of §5-1102, Off Street Parking and Loading Requirements, Number of Parking and Loading Spaces Required.	Reduce the minimum required number of off-street parking spaces from 49 to 34.
Tables 5-1414(A) and (B) of §5-1414, Buffering and Screening, Buffer Yard and Screening Matrix.	<p>Replace the Type 2 Rear Buffer Yard required plantings along the subject property’s northern boundary line with 1 understory tree and 9 shrubs.</p> <p>And</p> <p>Reduce the minimum width of the required Type 2 Side Buffer Yard located along the subject property’s eastern boundary from 20 feet to 7.5 feet, and replace all required plantings with 1 canopy tree, 3 understory tree, and 9 shrubs.</p> <p>And</p> <p>Reduce the minimum width of the required Type 2 Front Buffer Yard located along the subject property’s southern boundary from 15 feet to 9.5 feet, and replace all required</p>

	plantings with 3 canopy trees, 10 understory trees, and 24 shrubs.  And  Reduce the minimum width of the required Type 2 Side Buffer Yard located along the subject property's western boundary from 20 feet to 8 feet, and replace all required plantings with 8 understory trees and 37 shrubs.
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The subject property is located within the AI (Airport Impact) Overlay District, within the Ldn 65 or higher aircraft noise contour and the Chantilly Crush Stone Note Area (CCSNA). The subject property is being developed pursuant to ZMAP-2015-0006, Shoppes at East Gate, in the PD-CC-SC (Planned Development-Commercial Center-Small Regional Center) zoning district under the Revised 1993 Zoning Ordinance. Additionally, the applicant has submitted an application for a Minor Special Exception to modify the Additional Regulations of Section 5-609 of the Revised 1993 Zoning Ordinance, in order to modify minimum outdoor play space requirements in the PD-CC-SC zoning district for a Child Care Center use. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Permitted use under Section 4-203 (C). The modification of the 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 requests the following modification(s):

ZONING ORDINANCE SECTION	PROPOSED MODIFICATION
§5-609(B), Child Care Facilities, Child Care Centers.	Reduce the minimum size of the required outdoor play area from 10,350 square feet to 10,150 square feet.

The subject property is approximately 1.16 acres in size and is located south of John Mosby Highway (Route 50), east of Tall Cedars Parkway (Route 2200) and north of East Gate View Drive (Route 3010) in the Dulles Election District. The subject property is more particularly described as PIN: 097-37-6182. The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)) which designate this area for Business uses at a recommended Floor Area Ratio (FAR) of 0.4.

*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., 2<sup>nd</sup> 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](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). 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.*

*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](http://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.***