



MARK C. LOONEY
+1 703 456 8652
mlooney@cooley.com

BY CERTIFIED MAIL RETURN RECEIPT REQUESTED
VIA EXPRESS MAIL

August 26, 2016

**RE: Board of Supervisors Public Hearing
ZCPA 2015-0010 and SPEX 2015-0014, Broadlands South Sections 204, 206, 208,
and 94**

Dear Property Owner:

You are listed in the current Loudoun County real estate tax assessment records as the owner of a parcel of land that either abuts or is immediately or diagonally across a road from property that is the subject of a zoning concept plan amendment ("ZCPA") and special exception ("SPEX") application.

In accordance with the provisions of the Revised 1993 Loudoun County Zoning Ordinance, I hereby notify you of a planned public hearing before the Loudoun County Board of Supervisors on **Wednesday, September 14, 2016, at 6:00 PM**, to be held in the Board of Supervisors Meeting Room, County Government Center, 1 Harrison St., S.E., Leesburg, Virginia, concerning ZCPA 2015-0010 and SPEX 2015-0014, Broadlands South Sections 204, 206, 208 and 94 (the "Application").

The Application requests amendments to the concept plan and proffers approved with ZCPA 1994-0005 and ZMAP 1995-0003 (Broadlands and Broadlands South) and ZCPA 2011-0004 (Broadlands Section 108 and Broadlands South Section 208) in order to (i) amend the commuter parking lease agreement and provide improvements to the 150-space commuter parking lot in Section 204 (Parcel B), (ii) eliminate the 75 commuter parking spaces in Section 206 (Blocks 1A and 1B), and (iii) replace a designated day care site in Section 208 (Block 1, Parcel A) with 45 active adult/age-restricted multi-family units previously approved for Section 94 and administer the site as R-24 (Multifamily-Residential). The Application also requests a special exception to allow gas pumps accessory to a convenience food store, pursuant to Zoning Ordinance Section 5-617, within an existing shopping center in Section 206 (Blocks 1A and 1B), pursuant to Zoning Ordinance Section 4-204(B)(4).

The Application property is located in the Broad Run Election District and is within the Broadlands South PD-H4 (Planned Development-Housing) zoning district under the Revised 1993 Zoning Ordinance. Sections 204 and 208 are administered as PD-OP (Planned Development-Office Park), Section 206 is administered as PD-CC(CC) (Planned Development-Commercial Center-Community Center), and Section 94 is administered as R-24 (Multifamily-Residential).

Section 204 (Parcel B) is located on the west side of the Dulles Greenway (Route 267) at the corner of Mooreview Parkway (Route 2298) and Old Ryan Road (Route 772). Section 206 (Block 1, Parcels A and B) is located on the north side of Wynridge Drive (Route 2394) west of Mooreview Parkway (Route 2298). Section 208 (Block 1, Parcel A) is located on the south side

Cooley

August 26, 2016

Page Two

of Wynridge Drive (Route 2394) approximately 200 feet east of Claiborne Parkway (Route 901). Section 94 is located on the south side of Wynridge Drive (Route 2394) at its intersection with Stillwater Terrace. Please see the attached Vicinity Map. This area is governed by the policies of the Revised General Plan (Suburban Policy Area), which recommend this area for Residential uses with densities up to 4.8 units per acre with ADUs and for Business uses with a non-residential Floor Area Ratio (FAR) up to 0.40.

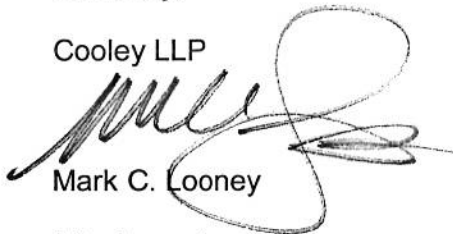
The Application property is more particularly described as PIN: 119-19-7523 (Section 204, Parcel B), PIN: 119-17-0187 (Section 206, Block 1B), PIN: 119-18-1184 (Section 206, Block 1A), PIN: 120-45-9550 (Section 208, Block1, Parcel A), and PINs: 120-46-6436-000 through -026, 120-46-3033-000 through -026, and 120-46-4826-000 through -026 (Section 94).

All members of the public will be heard as to their views pertinent to this matter at the aforementioned public hearing.

If you have any questions, please call me at (703) 456-8652, or call Richard Hancock, the County's project manager, at (703) 777-0246. To view the Application file, please contact the Loudoun County Department of Building and Development at (703) 777-0220.

Sincerely,

Cooley LLP

A handwritten signature in black ink, appearing to read 'Mark C. Looney', is written over a circular stamp or seal.

Mark C. Looney

Attachment

132931846 v2

VICINITY MAP

