



Loudoun County, Virginia

Department of Planning & Zoning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

September 26, 2016

RE: ZMAP-2016-0010, SPEX-2016-0034, SPMI-2016-0016
Broadlands- Ashburn Metro Sections 202 & 204

Dear Adjacent Property Owner:

This letter serves to inform you that the above referenced land development application has been officially accepted for processing as of September 26, 2016. Should you wish to review the public file, a hard copy is available in the file room located in the Department of Building and Development or to access documents electronically, please go to www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. If you have any further questions regarding the review and processing of this application, please feel free to contact me.

Sincerely,

Richard Hancock
Project Manager

cc: Jason L. Beske, AICP
Marchant Schneider, Land Use Review Program Manager, Department of Planning

Attachment

**ZMAP-2016-0010, SPEX-2016-0034, SPMI-2016-0016
Broadlands- Ashburn Metro Sections 202 & 204**

APPLICANT/OWNER: Broadlands Commercial Development LLC
Roy R. Barnett
9900 Main Street, Suite 500
Fairfax, VA 22031
703-425-2600 rbarnett@vanmetrecompanies.com

OWNER: George Mason University Foundation, Inc.
Janet E Bingham, PhD, President
4400 University Drive, Merten Hall
Fairfax, VA 22030-4444
703-993-8854 bingham@gmu.edu

REPRESENTATIVES: Cooley, LLP
Jason Beske, AICP
11951 Freedom Drive
Reston, VA 20190
703-456-8103
jbeske@cooley.com

PROPOSAL: Section 202

1. Rezone approximately 37 acres to PD-TRC (TDSA).
2. Develop up to 158 residential units consisting of 47 single family detached units and 111 single family attached units (including 20 ADU's)
3. Dedicate approximately 15.5 acres to the County for a Public Use Site (potential elementary school site).

Section 204

4. Rezone approximately 16.6 acres (net of rights-of way) to PD-TRC (outer Core).
5. Develop up to 229 multi-family units and up to 357000 square feet of non-residential floor area for retail, office, office/educational, and hotel use.

LOCATION: South of Waxpool Road between the Dulles Greenway and Demott Drive and on east and west side of Mooreview Parkway

ZONING: 36.74 acres PDH-4 admin as PD-OP to be admin as R-8 & R-8 ADU
16.63 acres PHD-4 admin as PD-OP to PD-TRC

TAX MAP/PIN:

119192497000	/78/B20/////A/
119197523000	/78/B20/////B/
120486253000	/78/B20/////C/
119275763000	/78/A49//S202/
119279332000	/78/A49/////A/
119284284000	/78/A49/////C/

SURROUNDING ZONING/LAND USE:

NORTH	PDH-4	Residential
SOUTH	PDH-4/R-1	Residential
EAST	PDH-4	Residential
WEST	PDH-4	Residential

ELECTION DISTRICT: Broad Run