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BY CERTIFIED MAIL RETURN RECEIPT REQUESTED

October 13, 2016

**RE: Planning Commission Public Hearing – ZCPA 2015-0009, SPEX 2015-0053, SPMI 2015-0012, ZMOD 2015-0004, ZMOD 2015-0012, and ZMOD 2015-0023**

Dear Sir/Madam:

You are listed in the current real estate tax records of Loudoun County as the owner of a parcel of land either adjacent to or immediately or diagonally across the street from property that is the subject of the above-referenced rezoning (“ZMAP”) and special exception (“SPEX”) applications.

In accordance with the provisions of the Revised 1993 Loudoun County Zoning Ordinance, I hereby provide you with notice of the planned public hearing before the Loudoun County Planning Commission at **6:00 p.m. on Tuesday, October 25, in the Board Room of the Loudoun County Government Center, 1 Harrison Street SE, Leesburg, Virginia.** All members of the public will be heard as to their views on these matters at the public hearing.

Broadlands Associates, LLP of Fairfax, Virginia, has submitted applications for the following: 1) a zoning concept plan amendment to amend the proffers and Concept Development Plan (CDP) approved with ZCPA-2011-0004 to: a) administer a 7 acre portion of Section 104 as PD-IP (Planned Development–Industrial Park), administer a 6.13 acre portion of Section 104 as PD-CC-CC (Planned Development–Commercial Center–Community Center) and administer a 7 acre portion of Section 108 as R-8 (Single Family Residential); b) replace the Public Use Site in Section 108 with a commitment to provide cash in lieu, c) develop 28 single-family attached housing units on the previous Public Use Site in Section 108, and d) to amend the Development and Density Tables for Broadlands to reflect the proposed land use changes in Sections 104 and 108; 2) a Special Exception for an office use in excess of the 20% of the proposed PD-CC-CC floor area; and 3) a Minor Special Exception to permit mini-warehouse storage facility use on a portion of Section 104 administered as PD-IP (Planned Development–Industrial Park). The properties subject to these applications are located in the PD-H3 (Planned Development–Housing) zoning district and are currently administered as PD-OP (Planned Development–Office Park). These applications are subject to the Revised 1993 Zoning Ordinance. The proposed Special Exception for an increased office use is pursuant to Section 4-204(B)(3). The proposed Minor Special Exception use in Section 104 is permitted by Minor Special Exception per Section 4-504(LL) and pursuant to specific use regulations in Section 4-507(K) and Section 5-665 (the Minor Special Exception application is not subject to consideration by the Planning Commission and requires approval only by the Board of Supervisors). The Applicant also requests the following Zoning Ordinance modifications:

Zoning Ordinance Section	Proposed Modification
§ 4-105, Retail and Service Uses.	Allow retail and service uses to exceed 3% of the total land area of the planned development district.
§ 4-205(C)(3), Lot Requirements. Yards, adjacent to Other Nonresidential Districts.	Reduce the required 35-foot building and parking yard adjacent to other nonresidential districts to 5 feet for the PD-CC(CC) portion of Section 104

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§ 4-505(B)(1), Lot Requirements. Yards, adjacent to roads.	Reduce the building setback from 35 feet to 25 feet for the north and east sides of the PD-IP portion of Section 104.
§ 4-507(K)(1), Use Limitations. Storage, Mini-Warehouse.	Allow an interior drive aisle in the mini-warehouse building that is not climate controlled in Section 104.
§ 5-1403(C)(1)(a), Parking Lot Landscaping and Screening Requirements. Peripheral Parking Lot Landscaping, when the property line abuts land other than street right-of-way.	Reduce the 10-foot wide landscape strip around parking areas adjacent to other nonresidential districts to 5 feet for the PD-CC(CC) portion of Section 104

Section 104 is located generally within the northwest quadrant of the intersection of Broadlands Boulevard (Route 640) and Claiborne Parkway (Route 901) and north and south of the Dulles Greenway. Section 108 is located generally within the northeast quadrant of the intersection of Broadlands Boulevard (Route 640) and the Dulles Greenway in Ashburn, VA and in the Ashburn Election District. The property is more particularly described as follows:

TAX MAP NUMBER	PIN	ADDRESS	ACRES
/78/IIIIII54/	117-15-7550		60.89
/78/B24//108-3	118-37-5162	21335 Shale Ridge Court, Ashburn	5.97
/78/B24//1082B	118-37-5714		1.05

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 business uses and which recommend a FAR of up to 1.0 and high density residential between 8 and 24 dwelling units per acre.

If you have any questions, please call Jason Beske at 703-456-8542, or call Richard Hancock, the County's project manager, at (703) 737-8435. To view the Application file, please contact the Loudoun County Department of Building and Development at (703) 777-0220.

Sincerely,



Jason Beske, AICP