

March 29, 2022

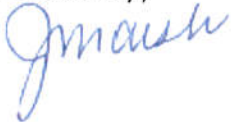
**RE: ZCPA-2021-0011, SPEX-2021-0055, SPEX-2021-0056, SPEX-2021-0057,
SPEX-2021-0059 & ZMOD-2021-0090, BROADLANDS SECTION 104**

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 March 29, 2022. You may view the application materials at <https://www.loudoun.gov/3362/LOLA> by typing the application number (ZCPA-2021-0011) in the search box. This link also provides an additional opportunity for public input on active applications.

Please feel free to contact me for any questions regarding the review and processing of this application by email at Jacqueline.Marsh@loudoun.gov or phone at 703-771-5490.

Sincerely,



Jacqueline Marsh, AICP, Project Manager
Land Use Review

cc: Adam Steiner, Senior Associate, J2 Engineering
Denise M. Harrover, Vice-President, Broadlands Commercial Development LLC.
Marchant Schneider, Land Use Review Program Manager, Planning & Zoning

**ZCPA-2021-0011, SPEX-2021-0055, SPEX-2021-0056, SPEX-2021-0057,
SPEX-2021-0059 & ZMOD-2021-0090
BROADLANDS SECTION 104**

APPLICANTS:

Broadlands Commercial Development LLC
Denise M. Harrover
Vice President Planning & Entitlements
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Fairfax, VA 22031
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Broadlands Commercial Development LLC
Julie Van der Vate
CFO
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OWNER:

Broadlands Commercial Development LLC
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REPRESENTATIVE:

J2 Engineering
Adam Steiner
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PINS:

118-45-2350
118-45-5654
118-45-3723

ZONING DISTRICT:

Planned Development Housing-3 (PDH-3)
Planned Development Housing-3 (PDH-3)
Planned Development Housing-3 (PDH-3)

- PROPOSALS:**
- A **Zoning Concept Plan Amendment (ZCPA-2021-0011)** to amend Proffered Conditions and Concept Development Plan associated with Broadlands Section 104 to change how property is administered from PD-IP and PD-OP to R-16 ADU to establish 45 single family attached units and 118 multifamily units.
 - A **Special Exception (SPEX-2021-0055)** to reduce the single family attached minimum side yard on end units to 4.5 feet. Per Section 7-903 Lot and Building Requirements (C) Yards, (1) Single Family Attached, (b) Side.
 - A **Special Exception (SPEX-2021-0056)** to reduce the multifamily structure minimum side yard on corner lots to 15 feet. Per Section 7-903 Lot and Building Requirements (C) Yards, (2) Multifamily structures, (b) Side.
 - A **Special Exception (SPEX-2021-0057)** for a parking reduction of 20% based on the existing availability of bus service to be available along Carolina Wren Drive and Coopers Hawk Drive. Per Section 5-1102 Number of Parking and Loading Spaces Required, (F) Adjustments to Parking Requirements, (5) Alternate Transportation Reductions, (a) Transit.
 - A **Special Exception (SPEX-2021-0059)** to reduce the single family attached rear yard to 5' minimum. Per Section 7-903 Lot and Building Requirements (C) Yards, (1) Single Family Attached, (b) Side.
 - A **Zoning Modification (ZMOD 2021-0090)** to reduce the 22' lot width requirement for the end unit single family attached structure to 20.5'. Per Section 7-903 Lot and Building Requirements, (B) Lot width, (1) Single Family attached townhouse units.

PROPERTY LOCATION: North of Van Metre Drive and West of Broadlands Blvd.

SURROUNDING ZONING/LAND USE:

NORTH	Ashburn Community & Recreation Facility	Planned Development Housing 3
SOUTH	Office/Vacant/Royal Farms Convenience & Gas	Planned Development Housing 3
EAST	SFD Residential	Planned Development Housing 3
WEST	Dulles Toll Road/SFD Residential	Planned Development Housing 4

ELECTION DISTRICT: Ashburn