



Ben Wales
+1 703 456 8609
bwales@cooley.com

May 11th, 2022

**Re: Loudoun County Planning Commission Public Hearing
ZMAP-2021-0006, SPEX-2021-0022, ZMOD-2021-0020 ZMOD-2021-0023 & ZMOD-2021-0024 -
HYDE PARK**

Dear Sir/Madam:

Cooley LLP represents 38 BL 154 Owner, LLC (the "Applicant") in connection with the above-referenced application. You are listed in the current real estate tax records of Loudoun County as the owner of a parcel of land either within, adjacent to or immediately/diagonally across the street from the subject property and, therefore, you are receiving this notice of a public hearing per the requirements of the Loudoun County Zoning Ordinance. The subject property is depicted below.

The Applicant has submitted an application to rezone approximately 57.6 acres from the PD-OP (Planned Development – Office Park) zoning district and PD-H3 (Planned Development – Housing 3) administered as the PD-OP zoning district to the R-16 ADU (Townhouse/Multi-family, ADU Development Regulations) zoning district under the Revised 1993 Zoning Ordinance in order to develop up to 795 residential units; and a Special Exception to permit the modification of the minimum yard requirements for ADU developments in the R-16 ADU zoning district. These applications are subject to the Revised 1993 Zoning Ordinance, and the proposed modification of the minimum yard requirements for ADU developments in the R-16 ADU zoning district is listed as a Special Exception under Section 7-903(C)(3).

The applicant also requests the following Zoning Ordinance Modification(s):

ZONING ORDINANCE SECTION	PROPOSED MODIFICATION
§3-602, R-16 Townhouse/Multifamily Residential, Size and Location.	Increase the maximum district size from 25 acres to 58 acres.
§3-607(B)(2), R-16 Townhouse/Multifamily Residential, Building Requirements, Multifamily, Building Height.	Increase the permitted maximum building height from 45 feet to 60 feet without providing an additional setback from streets or from lot lines in addition to each of the required minimum yard dimensions.
§5-1403(B), Landscaping, Buffer Yards, Screening, and Landscape Plans, Road Corridor Buffer Setbacks, Road Corridor Buffer and Setbacks Matrix, Table 5- 1403(B).	Reduce the required building setback from 100 feet to 75 feet along Belmont Ridge Road. And Reduce the required building setback from 75 feet to 52 feet along Broadlands Boulevard, and from 75 feet to 45 feet along a proposed Broadlands Boulevard right turn lane for a proposed site entrance north of Glebe View Drive (Route 2348).



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The subject property is approximately 57.6 acres in size and is located south of the Dulles Greenway (Route 267) in the northeast corner of the intersection of Belmont Ridge Road (Route 659) and Broadlands Boulevard (Route 640) in the Ashburn Election District. The subject property is more particularly described as PIN: 154-19-9491. The area is governed by the policies of the Loudoun County 2019 General Plan (Suburban Policy Area (Suburban Mixed-Use Place Type), which designate this area for a mix of Residential, Commercial, Entertainment, Cultural, and Recreational uses as a recommended Floor Area Ratio (FAR) up to 1.0.

In accordance with the provisions of the Revised 1993 Loudoun County Zoning Ordinance, I hereby provide you with notice of the upcoming public hearing before the Loudoun County Planning Commission at **6:00 pm on Thursday, May 26th, 2022**, in the Board of Supervisors meeting room at the Loudoun County Government Center at 1 Harrison Street, SE, Leesburg, Virginia.

If you have any questions, please don't hesitate to call me at (703) 456-8609, or Bryce Johnson, the County's project manager, at (703) 777-0246. To sign up to speak, call the County at (703) 777-0246. To view the project file, please contact the Loudoun County Department of Building and Development at (703) 777-0220, or visit the Loudoun Online Application system at www.loudoun.gov/lola.

Sincerely,

A handwritten signature in cursive script that reads "Ben Wales".

Ben Wales

Subject Property:

