



Amanda R. Williams
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July 14, 2023

Re: Loudoun County Planning Commission Public Hearing: ZMAP-2022-0003, ZMOD-2022-0015

Dear Sir/Madam:

Cooley LLP represents Pulte Home Company, LLC (the "Applicant") in connection with the above-referenced rezoning and zoning modification applications (together referred to as the "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 approximately 49.6 acres in size and located to the east of the Beaverdam Creek, west of the Reserve at Waxpool, north of Waxpool Road, and south of Waxpool Elementary School in Loudoun County, Virginia (referred to as the "Property"). The Property is located within the Broad Run Election District and is more particularly described as PINs: 156-26-4485, 156-36-8717, 156-36-3643, and 156-47-3301, and is outlined in blue on the third page of this letter.

The Applicant has submitted the Application to rezone approximately 31 acres of the Property northeast of Black Angus Drive to R-8 and the remaining 18.6 acres of the Property southwest of Blank Angus Drive along Belmont Ridge Road to R-16. Today, most of the Property is zoned R-1, with a portion in the southeast corner of the intersection of Belmont Ridge Road and Black Angus Drive zoned RC. The area is governed by the policies of the Loudoun County 2019 General Plan (Suburban Policy Area), in the Suburban Compact Neighborhood Place Type. Under this designation, the General Plan recommends up to 100% residential development, between eight (8) and twenty-four (24) dwelling units to the acre and four (4) stories in height. The Application proposes the development of a neighborhood that is consistent with the Loudoun County 2019 General Plan recommendations for the Property, with 103 single family detached units, 156 single family attached units, and 148 multifamily sacked units at a proposed maximum density of 8.2 dwelling units per acre. The Applicant also requests the following zoning ordinance modification:

ZONING ORDINANCE SECTION	PROPOSED MODIFICATION
§5-1403(B) Buffering and Screening:	To reduce the building setback from 100 feet to 75 feet adjacent to Belmont Ridge Road.

In accordance with the provisions of the Revised 1993 Loudoun County Zoning Ordinance, I hereby provide you with notice of the planned work session before the Loudoun County Planning Commission at **6:00 p.m. July 25th, 2023, to be held in the Board of Supervisors' Meeting Room at the Loudoun County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia.** All members of the public will be heard as to their views on these matters at the work session public hearing.

If you have any questions, please call me or Zach Pyle, the County's project manager at 703-737-8862. To view the project file, 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.



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Sincerely

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Property Identification:

