

July 19, 2024

Broadlands Association Inc  
21907 Claiborne PKWY  
Broadlands, VA 20148-4535

Dear Property Owner:

This letter is to provide you courtesy notice that the Department of Finance and Budget requested a zoning determination pertaining to the use of cash contributions received by the County from the developer of ZMAP-2016-0010, Broadlands Ashburn Metro, toward a County Capital Improvement Program Project.

Attached is a copy of the form response from Proffer Management and the related attachments. This letter requires no action on your part.

Please contact the planner listed on the attached form to obtain additional information.

Sincerely,



Stephanie Capps  
Department of Planning and Zoning

cc: file – ZCOR-2024-0087

**DATE:** July 01, 2024

**TO:** Chasitie Langley, Senior Management Analyst, Office of Management and Budget

**FROM:** Robert Williams, Planner II, Proffer Management

**SUBJECT: ZCOR-2024-0087; Request for a Determination of Appropriateness for the use of Specific Cash Proffer Funds – LandMARC Sequence # 99080164**

This correspondence is sent in response to your March 4, 2024, request to the Department of Planning and Zoning for a proffer determination concerning the appropriateness of the use of specific cash proffer funds for a project within the Loudoun County FY 2024 Adopted Capital Improvement Program (CIP) budget. Please be advised that the requested funds may be eligible for use on other County projects and final appropriation of proffer funds shall be as directed by the Board of Supervisors.

**REQUEST:** \$491,868.01 and future contributions of LandMARC Sequence #99080164/Oracle Award # Y01542

**CURRENT BALANCE:** \$629,811.97

**CIP PROJECT:** Claude Moore Drive (Old Ryan Road to Existing Sidewalk East of Mooreview Parkway)

**CIP PROJECT LOCATION:** Ashburn Planning Subarea

**CIP PROJECT DESCRIPTION:**

This project provides for the construction of a 0.19-mile sidewalk segment along the north side of Claude Moore Drive from Old Ryan Road to the existing pedestrian ramps at Mooreview Parkway.

**APPLICATION:** ZMAP-2016-0010, Broadlands Ashburn Metro, approved June 20, 2019

**APPLICATION LOCATION:** Ashburn Planning Subarea

**PROFFER STATEMENT DATE:** June 10, 2019

**RELEVANT PROFFER, TEXT, AND INFO:** Proffer IX.A. (text provided below)

Please be advised that any person aggrieved, or any office, department or agency of Loudoun County affected by an order, requirement, decision or determination made by an administrative officer in the administration or enforcement of the provisions of the proffer conditions attached to a rezoning or amendment to the zoning map may appeal said decision within 30 days to the Board of Supervisors in strict accordance with Section 15.2-2301 of the Code of Virginia. This decision is final and unappealable if not appealed within 30 days. An application packet and additional information regarding the filing of an appeal to the Board of Supervisors may be obtained at [www.loudoun.gov/3065/Proffer-Management](http://www.loudoun.gov/3065/Proffer-Management) or by contacting the Department of Planning and Zoning by phone at 703-777-0246 or by email at [dpz@loudoun.gov](mailto:dpz@loudoun.gov). Two copies of the completed appeal application must be submitted to the Department of Planning and Zoning, along with payment of the \$350.00 appeal fee, within 30 days from the date of this letter. Applications and fees may be either submitted by mail to the Department of Planning and Zoning at 1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, Virginia 20177 or may be placed in the Planning and Zoning Department drop box located in the lobby of the Government Center.

If you have any questions concerning this correspondence, you may call me at 703-737-8798 or contact me via email: [marie.genovese@loudoun.gov](mailto:marie.genovese@loudoun.gov).

cc via U.S. mail: Broadlands Association Inc  
21907 Claiborne PKWY  
Broadlands, VA 20148-4535

cc via email: Tim Hemstreet, County Administrator  
Erin McLellan, Senior Deputy County Administrator  
Joe Kroboth III, Deputy County Administrator  
Megan Bourke, Director, Office of Management and Budget (OMB)  
Nikki Speight, Assistant Director, OMB  
Sandra Hayes, Capital Budget Manager, OMB  
Daniel Galindo, Director  
Judi Birkitt, Deputy Director  
Mark Stultz, Zoning Administrator/Assistant Director  
Kate McConnell, Program Manager, Proffer Management  
Amy Kresge, Principal Planner, Proffer Management