



Loudoun County, Virginia
 Department of Planning
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REQUEST FOR FORMAL PRE-APPLICATION CONFERENCE

PLEASE PRINT IN INK OR USE TYPEWRITER

Applicant Brambleton Town Center Associates LLC Phone _____
 Applicant's Address 42395 Ryan Road, Suite 301, Brambleton, VA 20148
 Representative (Contact Person) Ben Wales Phone (703) 456-8609
 Representative's Company Cooley LLP email bwales@cooley.com
 Representative's Address 11951 Freedom Drive, Reston, VA 20190
 Current Property Owner Brambleton Town Center Associates LLC
 Owner's Address c/o The Rappaport Companies, 8405 Greensboro Drive, Suite 830, McLean VA 22102
 Name of Subdivision, Development, or Business Brambleton Town Center
 LCTM # (Loudoun County Tax Map #) /92/D22///Q-B/ (in part)
 MCPI # (Map Cell Parcel Indicator #) 200-40-9289 (in part)
 Proposal/Request Rezone property to PD-H4 administered as R-24 to allow up to 150 multi-family units. SPEX request to permit shared parking within Brambleton Town Center. ZCPA to allow provision of library space at Brambleton Town Center in place of a commitment made as part of ZMAP 2005-0020.
 Project Location Brambleton Town Center
 Existing Zoning PD-H4 (PD-CC-CC) Project Acreage +/- 6.5 AC Election District Blue Ridge
Zoning Ordinance Reference for Requested Use (ie: Table 2-1303 Pet Farms; or Section. 3-103E Community Center): Section 3-700
Rezoning: From existing zoning district PD-H4(PD-CC-CC) **to proposed zoning district** PD-H4(R-24)

Proposed Application Type:

ZMAP _____ ZCPA _____ ZMOD _____
 (Zoning Map Amendment) (Zoning Concept Plan Amendment) (Zoning Ordinance Modification)
 SPEX _____ SPMI _____ CMPT _____ ZRTD _____
 (Special Exception) (Minor Special Exception) (Commission Permit) (Rt. 28 Rezoning to Current Zoning Ordinance)

PLEASE SUBMIT 8 COPIES OF APPLICATION AND ALL REQUIRED INFORMATION TO THE LAND USE REVIEW DIVISION MANAGER IN THE DEPARTMENT OF PLANNING

Please attach to this request form:

1. Sketch map(s) of the site
2. Description of proposed project or use
3. Description of existing environmental, topographical, and structural features on the site to the extent they are known
4. Graphics illustrating the scale, location and design of any buildings or structures to the extent they are known
5. List of issues to be discussed at the conference

Pursuant to Article VI of the 1993 Zoning Ordinance, I request a pre-application conference to discuss my intentions with regard to this proposed application and any questions regarding the procedures or substantive requirements of the Zoning Ordinance. I understand that no matters discussed at this meeting shall be binding on either the applicant or the County.

Applicant's Signature Ben Wales Date 11/23/11

Pre-Application Conference
Description of Request

Description of proposed project

The subject property lies within the Brambleton Town Center (the "Town Center"). The Town Center is bounded by Ryan Road to the north, Olympia Drive to the east and Soave Drive to the south. To the west lies Northstar Boulevard.

The subject property is portion of the parcel identified as Tax Map /92/D22///Q-B/ (MCPI# 200-40-9289), one of three parcels that comprise the Town Center. More specifically, it is that portion of parcel Q-B located immediately adjacent to Willow Creek Way and Ember Brook Circle (the alignment of which are shown on the enclosed Conceptual Layout). The subject property is planned for Residential uses under the Revised General Plan ("RGP").

The owner of the Town Center, Brambleton Town Center Associates LLC, (the "Owner"), envisions a mix of retail, office, entertainment and residential uses, together with important green space. Currently, all of the above uses, except residential, are approved. The addition of residential uses will help add vibrancy to the Town Center and encourage the development of additional non-residential uses. The Owner seeks to rezone the subject property to permit the addition of multi-family residential units in the Town Center.

Additionally, the Owner seeks to add a Loudoun County public library to Building H identified on the Conceptual Layout. This facility would be provided in place of a library site that was proffered as part of the approval of ZMAP 2005-0020 - Brambleton Active Adult Community. The Active Adult Community is planned for the south eastern edge of Brambleton. We anticipate the transfer of this commitment from the Active Adult Community to the Town Center requiring approval of a Zoning Concept Plan Amendment.

The subject property is zoned PD-CC-CC under the Revised 1993 Loudoun County Zoning Ordinance, which does not permit multi-family residential units. The Owner seeks to rezone the subject property to the PD-H4 district administered as R-24. The proposal will permit the development of up to 150 multi-family units.

The Owner anticipates utilizing shared parking to provide the required minimum spaces for the proposed residential uses. These parking spaces will be provided within the Town Center. Shared parking approval shall be sought through submission of a SPEX application.

Description of site features

The subject property is currently site plan ready, but no construction has commenced.

Topics for Discussion:

1. Timing of the rezoning process.
2. Procedure for seeking a shared parking approval as part of the rezoning process (Zoning Administrator or SPEX).
3. Transfer of proffer to dedicate a library site from ZMAP 2005-0020 to the proffers associated with the proposed rezoning.