

**County of Loudoun**  
**Department of Planning**  
**MEMORANDUM**

**DATE:** March 8, 2010

<b>TO:</b>	Building and Development, ERT	William Marsh	MS 60
	Building and Development, Zoning	Marilee Seigfried	MS 60
	Fire, Rescue & Emergency Services	Maria Taylor (3)	MS 61
	Health Services, Environmental	Alan Brewer	MS 68
	Loudoun Water	Julie Atwell	MS 00B
	Office of Transportation Services	Terri Smithson	MS 69
	Parks, Recreation and Community Services	Mark Novak	MS 78
	Planning, CIO	Miguel Salinas	MS 62
	Planning, Comprehensive	Cindy Keegan	MS 62
	Virginia Department of Transportation	Tom Van Poole (3)	MS 00
	Board of Supervisors	Stevens Miller	MS 01
	Planning Commission	Cliff Keirce	MS 62

**FROM:** Jane McCarter  
Project Manager

**RE: SPEX 2010-0001 – Ryan Road Child Care Center**

**COMMENT DUE DATE: April 7, 2010**

(Note: Please provide referral comments, one paper copy as well as one electronic copy to Jane.McCarter@loudoun.gov by the due date. If you have any questions, please contact me at 703-771-5128.)

Please find the enclosed information for your review:

1. Information Sheet
2. Checklist Waiver letter (scale deviation) dated December 3, 2009
3. Statement of Justification
4. Building renditions and exterior elevation design
5. U. S. Army Corps of Engineers Jurisdictional Determination dated December 4, 2008
6. Phase I Environmental Site Assessment dated November 7, 2008
7. Endangered and Threatened Species Report dated November 7, 2008
8. Tree Stand Evaluation dated November 7, 2008
9. DCR Correspondence dated June 22, 2009 (submitted with ZMAP-2009-0002)
10. Phase I Archeological Investigations dated November 2008
11. Traffic Impact Analysis dated January 8, 2010 & Traffic Checklist dated January 12, 2010
12. Plat dated January 2010 and revised through March 4, 2010

**NOTE: Please see LMIS application documents if no hard copy is attached.**  
**Agencies outside the County can view documents at [www.loudoun.gov/lola](http://www.loudoun.gov/lola).**

**SPEX 2010-0001 – Ryan Road Child Care Center**

**APPLICANT:** Van Metre Communities, LLC  
Roy R. Barnett, Group President  
5252 Lyngate Court  
Burke, VA 22015  
703-425-2614

**OWNER:** The Most Reverend Paul S. Loverde,  
Bishop of the Catholic Diocese of Arlington Virginia  
Catholic Diocese of Arlington  
200 N. Glebe Road, Suite 704  
Arlington, VA 22203  
703-841-2521

**REPRESENTATIVE:** Cooley Godward Kronish, LLP  
Jeffrey A. Nein, AICP  
11951 Freedom Drive  
Reston, VA 20190  
703-456-8103  
jnein@cooley.com

**PROPOSAL:** A Special Exception to permit a child care center in the R-1 zoning district pursuant to Section 3-103(V).

**PROPERTY ADDRESS:** 42668 Ryan Road, Ashburn, VA 20148

**PROJECT LOCATION:** North side of Ryan Road (Route 772), east of Belmont Ridge Road (Route 659)

**TAX MAP/PARCEL:** Tax Map — /92/////////29/ MCPI — 158-27-9331-000

**CURRENT ZONING:** R-1

**SURROUNDING ZONING/LAND USE:**

<b>NORTH</b>	R-1	Residential (Forest View)
<b>SOUTH</b>	PDH-4	Residential (Brambleton)
<b>EAST</b>	R-1	Residential (Estates of Forest Ridge)
<b>WEST</b>	PDH-4	Residential (Brambleton)

**ELECTION DISTRICT:** Dulles