

McConnell, Kate

From: Davis, Danny
Sent: Thursday, January 10, 2013 1:20 PM
To: McConnell, Kate
Subject: RE: SPEX-2012-0036 Brambleton Community Park Double Advertising

Kate –

It is fine to double-advertise. The Board has given direction that is blanket authority, in most cases, for double-ad requests. Thanks,

Danny

From: McConnell, Kate
Sent: Thursday, January 10, 2013 1:16 PM
To: Davis, Danny
Subject: SPEX-2012-0036 Brambleton Community Park Double Advertising

Danny,

The Applicant for SPEX-2012-0036 Brambleton Community Park, the Board of Supervisors acting through the Department of Transportation and Capital Infrastructure, has requested that their application for lighting 9 sports playing fields in the Park be double advertised for the February 19, 2013 Planning Commission Public Hearing and the March 13, 2013 Board of Supervisors Public Hearing. This application was heard by the Planning Commission on December 19, 2012, but the hearing is invalid due to inadequate public notification. At the December hearing the Planning Commission recommended approval of the application after modifying the conditions of approval to reduce light spillover on the neighboring residential properties to the south (Grand Townes of Brambleton) and to ensure that potential homebuyers at the Grand Townes, currently under construction, will be informed of the pending light installation should the application be approved. Additional information about the application follows:

The application is for a special exception to permit lighted playing fields in the PD-H4 (Planned Development-Housing), administered as R-8 (Single Family Residential), zoning district. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 3-504(l). The area of the proposed special exception is an approximately 63.23-acre portion of an approximately 126.68 acre parcel that is located along the east and west sides of Belmont Ridge Road (Route 659), south of Alford Road (Route 646) and Croson Lane (Route 645), at 22376, 22377, 22388, and 22389 Belmont Ridge Road, Ashburn, Virginia, in the Blue Ridge and Dulles Election Districts. The subject property is more particularly described as follows:

TAX MAP NUMBER	PIN #	ACRES	ADDRESS	OWNERSHIP
/92/////////34/	157-17-5653	28.72	22376 Belmont Ridge Road Ashburn, Virginia	Loudoun County Board of Supervisors
/91///7///26/	157-16-1062	86.66	22377 Belmont Ridge Road Ashburn, Virginia	Northern Virginia Regional Park Authority
/91///7///27/	157-25-2434	11.48	N/A	Northern Virginia Regional Park Authority

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)), which designate this area for residential uses.

Staff is in support of the application with the modified conditions of approval. Both Commissioners Salmon and Douglas, as well as Chairman Klancher, have agreed to the double advertising request. Please contact me if you have any questions or would like to discuss the application or request further.

Best regards,
Kate

Kate A. McConnell, AICP

Planner - Land Use Review

Loudoun County Department of Planning

1 Harrison Street, S.E., 3rd Floor, MSC #62

P.O. Box 7000

Leesburg, Virginia 20177-7000

[O] 703.777.0246

[F] 703.777.0441