



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

February 13, 2009

RE: ZMAP-2008-0021 - Kincora Village Center

Dear Adjacent Property Owner:

This letter serves to inform you that the above referenced land development application has been officially accepted for processing as of February 13, 2009. The application will be sent to the appropriate referral agencies for review with a comment due date of April 14, 2009. Should you wish to review the file, it is available in the file room located in the Department of Building and Development. If you have any further questions regarding the review and processing of this application, please feel free to contact me.

Sincerely,

Judi Birkitt
Project Manager

cc: John C. McGranahan, Jr., Esquire, Hunton & Williams LLP
Van Armstrong, Land Use Review Program Manager, Department of Planning

Attachment

ZMAP-2008-0021
Kincora Village Center

APPLICANT/OWNER: NA Dulles Real Estate Investor LLC
Michael W. Scott
PO Box 865
Great Falls, VA 22066
703-738-8736

REPRESENTATIVE: Hunton & Williams LLP
John C. McGranahan, Jr., Esquire
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102
703-714-7464

PROPOSAL: A Zoning Map Amendment to rezone 336.64 acres from PD-IP under the 1972 Zoning Ordinance to PD-MUB

LOCATION: Southwest quadrant of the Harry Byrd Highway (Route 7) and Sully Road (Route 28) Interchange.

TAX MAP/PARCEL: Tax Map - /80///1////3/ MCPI - 041-29-8238-000
Tax Map - /80//27////1/ MCPI - 042-29-6582-000
Tax Map - /80//27////2/ MCPI - 042-49-0209-000

CURRENT ZONING: PD-IP (1972 Zoning Ordinance)

PROPOSED NON-RES FLOOR AREA:

1,544,000 (1,400 MF Residential including 140 ADU)
2,604,349 (Office Employment)
398,825 (Retail/Other)
269,851 (Public Civic & Institutional)
575,000 (Hotel, 720 rooms)

5,392,025 Total SF

SURROUNDING ZONING/LAND USE:

NORTH	PD-IP/PD-OP/A3	Vacant, Office, Warehouse, Residential
SOUTH	PD-IP	Industrial
EAST	PD-IP/PD-OP/PDCCRC	Vacant, Industrial
WEST	PD-IP	Vacant, LCSA, Industrial

ELECTION DISTRICT: Broad Run