

ZONING MODIFICATIONS

REQUIRED

PROPOSED

ZO SEC 4-1356(C) BUILDING HEIGHT	INCREASE PERMITTED BUILDING HEIGHT TO 150 FEET.
ZO SEC 4-1356(B)1 YARDS. FRONT	INCREASE MAXIMUM FRONT YARD TO 150 FEET.
ZO SEC 4-1356(B)3 YARDS. REAR	REDUCE MINIMUM REAR YARD TO 0 FEET.
ZO SEC 4-1359(D)2 PRIVATE STREETS	REQUEST MODIFICATION TO ALLOW PRIVATE STREETS WITH THE LAYOUT AND USES PROPOSED.
ZO SEC 4-1358(B)2 PARKING LOT LANDSCAPING	REDUCE PERIPHERAL PARKING LANDSCAPE STRIP, AS REQUIRED BY Z.O. SECTION 5-1413(C)(1)g & 5-1413(C)(2)g, FROM 10 FEET TO 6 FEET.
ZO SEC 4-1358(C) STREET TREE DENSITY	REDUCE TREE DENSITY FROM 1 TREE PER 25 LINEAR FEET TO 1 TREE PER 44 LINEAR FEET OF BLOCK LENGTH FOR STREETS WITH ON-STREET PARKING AND TO 1 TREE PER 30 LINEAR FEET OF BLOCK LENGTH FOR TREES WITH NO ON-STREET PARKING. REFER TO OVERALL TREE CANOPY PLAN FOR ADDITIONAL INFORMATION.

FSM AND LSDO MODIFICATIONS

REQUIRED

PROPOSED

FSM SEC 4.310(C) GENERAL DESIGN REQUIREMENTS	REDUCE MINIMUM PERMITTED ROAD JOG CENTER LINE OFFSETS FROM 225 FEET TO 90 FEET.
FSM SEC 4.310(G) GENERAL DESIGN REQUIREMENTS	REDUCE THE MINIMUM DISTANCE BETWEEN CURB RETURNS AND CURB CUTS FROM 50 FEET TO 0 FEET.
FSM SEC 4.330(B)(2) PRIVATE ROADWAY STANDARDS CATEGORY A ROADWAYS	REDUCE THE ROADWAY CROSS SECTION EASEMENT LIMIT FROM 6 FEET BEHIND THE FACE OF CURB TO 0.5 FEET BEHIND THE CURB.
FSM SEC 4.330(B)(3) PRIVATE ROADWAY STANDARDS CATEGORY A ROADWAYS	REDUCE THE CURVE RADIUS FOR CATEGORY A1, A2, A3, A4 AND A5 ROADS FROM 110, 165, 338 AND 478 FEET TO 50 FEET; REDUCE THE DESIGN SPEEDS FOR A2, A3, A4 AND A5 ROADS FROM 25, 30 AND 35 MILES PER HOUR TO 20 MILES PER HOUR; AND REDUCE SIGHT DISTANCE REQUIREMENTS ON CATEGORY A1, A2, A3, A4 AND A5 ROADS FROM 150, 200 AND 275 FEET TO 100 FEET.
LSDO SEC 1245.01(2) LOTS AND BUILDING AREA	DELETE THE REQUIREMENT THAT ALL LOTS FRONT ON A PUBLIC STREET MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

ADU / WORKFORCE HOUSING ANALYSIS:

AFFORDABLE DWELLING UNITS (ADUs) REQUIRED = 6.25% OF TOTAL
 1,400 MFD UNITS x 6.25% = 88 UNITS REQUIRED**

**NOTES:

- 1) A MINIMUM OF 6.25% OF THE TOTAL APPROVED MFD UNITS WILL BE PROVIDED AS ADUs AT FULL BUILDOUT.
- 2) WORKFORCE DWELLING UNITS WILL BE PROVIDED IN ADDITION TO THE REQUISITE ADUs IN ACCORDANCE WITH THE PERCENTAGE STATED IN THE APPLICABLE PROFFER STATEMENT.

PARKING TABULATION:

PD-MUB PARKING	
OFFICE USE - 2,722,200 SF @ 4 SPACES/1000 SF UP TO 30,000 SF; 3.3 SPACES/1000 SF THEREAFTER	= 9,005 SPACES
RETAIL USE (SHOPPING CENTER) 398,825 SF @ 4 SPACES/1000 SF	= 1,596 SPACES
HOTEL USE - 50 EMPLOYEES + 720 UNITS	= 770 SPACES
RESIDENTIAL USE - 1.5 X 532 1 BR + 2 X 868 2 BR = 2534 SPACES	= 2,534 SPACES
TOTAL SPACES REQUIRED = 13,905 SPACES	

LOADING

OFFICE USE - 0 SPACES/1ST 30,000 SF + 1 SPACES/100,000 SF = 2,722,200 @ 1 SPACE/100,000 SF	= 27 SPACES
RETAIL USE (SHOPPING CENTER) 1 SP/50,000 SF UP TO 100,000 SF + 1 SP/100,000 SF UP TO 500,000 SF = 2 SPACES + 398,825 @ 1 SP./100,000 SF = 5 SPACES	= 5 SPACES
HOTEL USE -	= 1 SPACE
RESIDENTIAL USE -	= 0 SPACES
TOTAL LOADING SPACES REQUIRED = 33 SPACES	

PARKING/LOADING SPACES PROVIDED:

THE ABOVE PARKING TABULATIONS ARE SCHEMATIC AND DEMONSTRATE THE MAGNITUDE OF PARKING REQUIRED. A MINIMUM OF THE COUNTY REQUIRED PARKING SPACES WILL BE PROVIDED AT THE TIME OF FINAL SITE PLAN. THE COUNTY MINIMUM REQUIRED PARKING WILL BE PROVIDED AND/OR EXCEEDED.

STRUCTURED PARKING PROVIDED = ±10,200 SPACES

(A MINIMUM OF 50% OF THE PROVIDED PARKING SPACES AT FULL BUILDOUT WILL BE STRUCTURED PARKING)

PROPOSED ZONING:

REQUIRED

PROPOSED

PD-MUB (REVISED 1993 ZONING ORDINANCE)

DISTRICT SIZE: 25 ACRE MIN. (4-1352) 336.60
 LOCATION: AREAS SERVED BY PUBLIC SEWER AND WATER YES

LOT SIZE: NO MINIMUM (4-1356-A) 2,500 SF MIN.

YARDS, (4-1356-B)

FRONT: NO MIN., 30' MAX. SEE SECTION 5-900 FOR ARTERIAL AND COLLECTOR ROADS. NO MIN., 150' MAX. (MOD. REQUESTED)
 THE MAXIMUM FRONT YARD CAN BE EXPANDED TO 50 FEET WHERE A COURTYARD, PLAZA, TERRACE, OR OTHER COMMON GATHERING SPACE, THAT IS A MINIMUM OF 300 SF, IS PROVIDED ADJACENT TO THE FRONT PROPERTY LINE (4-1356-B1)

SIDE: NO REQUIREMENT (4-1356-B2) 0'
 REAR: 5' MINIMUM (4-1356-B3) 0' (MOD. REQUESTED)

ADJACENT TO ROADS: (5-900) 100' BUILDING, 75' PARKING
 100' BUILDING, 75' PARKING (ADJACENT TO ARTERIAL ROAD) NA
 75' BUILDING, 35' PARKING (ADJACENT TO MAJOR COLLECTOR ROAD) VARIES
 0' MINIMUM, 30' MAX (ADJACENT TO ANY OTHER ROAD) PUBLIC ROAD RIGHT OF WAY DOES NOT INCLUDE PRIVATE STREETS TO PUBLIC ROADS.
 50' BUILDING, 50' PARKING (ADJACENT TO ROUTE 7) 50' MIN. FOR BOTH
 100' BUILDING, 75' PARKING (ADJACENT TO ROUTE 28) 100' BUILDING, 75' PARKING
 PARK AND OPEN SPACE 10% OF THE LAND AREA REQUIRED 33.66 AC. 50% OR 168.30 AC.

BUILDING HEIGHT: 75' MAXIMUM (4-1356-C) 150' MAXIMUM AND 0' SETBACK (MOD. REQUESTED FOR HEIGHT)

FLOOR AREA RATIO (FAR) (4-1357-A) 0.39 (INCLUDES FLOODPLAIN, SEE INCENTIVES BELOW)
 0.50 MAX EXCLUSIVE OF THE FLOODPLAIN THIS APPLICATION IS FOR AN FAR OF 0.39 AS CALCULATED ON SHEETS #13 AND 14. THE MAXIMUM ALLOWABLE FAR IS 1.0 AS JUSTIFIED BY THE INCENTIVES SUMMARY BELOW.
 NATURAL BUFFER IS MAINTAINED.

RESIDENTIAL DENSITY: (4-1357-B) 16 DWELLING UNITS PER ACRE MAXIMUM, 1400 UNITS/324.37 AC. = 4.3 UNITS/ACRE PROVIDED
 EXCLUDING THE AREA OF THE FOD UNLESS A 25' NATURAL BUFFER IS MAINTAINED.
 (4-1359 (D) 2) IF THE CONCEPT DEVELOPMENT PLAN LOCATES THE RESIDENTIAL USES WITHIN 1200 FEET OF THE PRINCIPAL BUSINESS USES, AND DEMONSTRATES THAT 75% OF STRUCTURES ARE MULTI-STORY MIXED USE STRUCTURES, THEN THE LOCAL STREETS MAY BE PRIVATE STREETS. PRIVATE STREETS WILL BE PROVIDED (MOD. REQUESTED)

INCENTIVE PROGRAM: (4-1359 C AND D)

(C) FAR INCENTIVES. THE FOLLOWING FAR INCREASE CAN BE GRANTED SINGLY OR CUMULATIVELY, PROVIDED THAT IN NO CASE SHALL THE FAR FOR THE DISTRICT EXCEED 1.0.

- + (1) THE BOARD OF SUPERVISORS MAY GRANT AN INCREASE OF 0.1 FAR ABOVE THE MAXIMUM PERMITTED FLOOR AREA RATIO IF THE DISTRICT SIZE IS MINIMUM OF 100 ACRES. (WILL BE APPLIED) +.1
- + (2) THE BOARD OF SUPERVISORS MAY GRANT AN INCREASE OF 0.1 FAR ABOVE THE MAXIMUM PERMITTED FLOOR AREA RATIO IF STRUCTURED PARKING IS PROVIDED TO SATISFY AT LEAST 50% OF THE REQUIRED PARKING FOR THE DISTRICT. AN INCREASE OF 0.2 FAR ABOVE THE MAXIMUM PERMITTED FLOOR AREA RATIO MAY BE GRANTED IF 100% OF THE OFF-STREET PARKING IS PROVIDED WITHIN STRUCTURED PARKING. SUCH STRUCTURED PARKING SHALL BE DESIGNED IN A MANNER THAT IS INTEGRATED WITH NEARBY BUILDING ARCHITECTURE TO MINIMIZE VISUAL IMPACT. (A MINIMUM OF 50% STRUCTURED PARKING TO BE PROVIDED AT FULL BUILDOUT) +.1
- + (3) THE BOARD OF SUPERVISORS MAY GRANT AN INCREASE OF 0.1 FAR ABOVE THE MAXIMUM PERMITTED FLOOR AREA RATIO IF AT LEAST 10% OF THE DWELLING UNITS PROVIDED ARE AFFORDABLE TO HOUSEHOLDS EARNING UP TO 100% OF THE WASHINGTON AREA MEDIAN INCOME (AMI), ARE LOCATED IN VERTICALLY MIXED BUILDINGS, AND THAT COVENANTS ARE RECORDED IN FAVOR OF THE COUNTY TO MAINTAIN SUCH AFFORDABILITY FOR A MINIMUM PERIOD OF 15 YEARS. (PROVIDED) +.1
- + (4) THE BOARD OF SUPERVISORS MAY GRANT AN INCREASE OF 0.1 FAR ABOVE THE MAXIMUM PERMITTED FLOOR AREA RATIO IF AT LEAST ONE OF THE FOLLOWING USES IS PROVIDED. IN ADDITION, THE FLOOR AREA OF SUCH USE WILL BE EXCLUDED FROM THE FAR CALCULATIONS:
 (a) HOTEL, FULL-SERVICE TO INCLUDE A SIT-DOWN RESTAURANT, MEETING SPACE, AND AT LEAST TWO OF THE FOLLOWING IN-HOUSE SERVICES: EXERCISE ROOM, ROOM SERVICE, OR CONCIERGE SERVICE. (WILL BE PROVIDED)
 (b) ADULT DAY CARE FACILITY.
 (c) THEATER, INDOOR, LIMITED TO LIVE PERFORMANCES. (WILL BE PROVIDED) +.1
- + (5) THE BOARD OF SUPERVISORS MAY GRANT AN INCREASE OF 0.1 FAR ABOVE THE MAXIMUM PERMITTED FLOOR AREA RATIO IF A LOCAL SHUTTLE SYSTEM OR OTHER PUBLIC TRANSPORTATION IMPROVEMENT IS PROVIDED BY THE APPLICANT/LANDOWNER. (PROVIDED) +.1
- + (6) THE BOARD OF SUPERVISORS MAY GRANT AN INCREASE OF 0.1 FAR ABOVE THE MAXIMUM PERMITTED FLOOR AREA RATIO WHEN AT LEAST 2 CONTIGUOUS LOTS THAT EXISTED AT THE TIME OF ADOPTION OF THIS ORDINANCE WITH EACH HAVING FRONTAGE ON AN ARTERIAL ROAD, SUBMIT A SINGLE ZONING MAP AMENDMENT APPLICATION TO A PD-MUB DISTRICT WITH THE CDP SHOWING NO DIRECT ACCESS ONTO AN ARTERIAL ROAD FROM ANY SUCH LOT. (PROVIDED) +.1
- (7) THE BOARD OF SUPERVISORS MAY GRANT AN INCREASE OF 0.1 FAR ABOVE THE MAXIMUM PERMITTED FLOOR AREA RATIO WHEN AT LEAST 20% OF THE TOTAL FLOOR AREA OF THE DISTRICT ACHIEVES THE LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED) CERTIFICATION AT THE GOLD LEVEL. (N/A)

(D) ADDITIONAL INCENTIVES.

- + (1) AREAS WITHIN THE FOD CAN BE INCLUDED WHEN CALCULATING THE PERMISSIBLE FAR AND RESIDENTIAL DENSITY IF A 25 FOOT NATURAL BUFFER IS MAINTAINED FROM THE EDGE OF THE FOD. (THIS HAS BEEN PROVIDED)
- (2) IF THE CONCEPT DEVELOPMENT PLAN LOCATES THE RESIDENTIAL USES WITHIN 1,200 FEET OF THE PRINCIPAL BUSINESS USES, AND DEMONSTRATES THAT 75% OF THE STRUCTURES ARE MULTI-STORY MIXED USE STRUCTURES, THEN THE LOCAL STREETS MAY BE PRIVATE STREETS. (THIS HAS BEEN PROVIDED)

+ DENOTES INCENTIVES THAT ARE ACHIEVED WITH THIS APPLICATION.



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Revision / Issue

No.	Description	Date

Issue

Date	Description

Project Name



KINCORA
 VILLAGE CENTER

Broad Run Election District
 Loudoun County, Virginia

Drawn By TB Checked By ESS

Project No. 08-356

Date OCT., 2008

Drawing Title
**CONCEPT
 PLAN
 TABULATION
 SHEET**

Scale: NTS

Drawing Number

14
 Sheet 14 of 35 ZP-1675-2