

County of Loudoun

Department of Planning & Zoning

MEMORANDUM

DATE: June 9, 2015

TO:

Planning & Zoning, Zoning	Michelle Lohr (2)	MS 62
Fire, Rescue & Emergency Services	Maria Taylor (3)	MS 61
Health Services, Environmental	Joe Lock	MS 68
Loudoun Water	Julie Atwell	MS00B
Parks, Recreation & Community Services	Mark Novak	MS 78
Planning & Zoning, Comprehensive	John Merrithew	MS 62
Transportation & Capital Infrastructure	Lou Mosurak	MS 69
Virginia Department of Transportation	Tom Van Poole (3)	Fairfax
Board of Supervisors	Shawn Williams	MS 01
Planning Commission	Jack Ryan	MS 62
Cc: Building and Development, ERT	Laura Edmonds	MS 60

FROM: Evan Harlow, Project Manager

RE: **ZCPA-2015-0010 - Broadlands South Section 204, 206, 208**
SPEX-2015-0014 - Broadlands Section 206-Gas Pumps

COMMENT DUE DATE: July 24, 2015. Please provide referral comments, one paper copy as well as one electronic copy to Evan.Harlow@loudoun.gov by the due date. If you have any questions, please contact me at 703-737-8435.

Please find the enclosed information for your review:

Please see LMIS documents tab or the application number at www.loudoun.gov/lola for documents, if no hard copy is provided.

1. Information Sheet
2. Statement of Justification dated June 4, 2015
3. Draft Proffer Statement including amended Exhibit B with changes noted in yellow & “strike-through” version dated June 4, 2015
4. Approved ZCPA-2011-0004 CDP and Proffers
5. Traffic Checklist dated May 5, 2015, Trip Generation and Site Plan Comparison dated April 23, 2015, and Trip Generation and Driveway Analysis dated May 22, 2015
6. Concept Development Plan and Special Exception plat last updated May 12, 2015.

ZCPA-2015-0010 – Broadlands South Section 204, 206, 208
SPEX-2015-0014 – Broadlands Section 206-Gas Pumps

APPLICANT: Broadlands Associates, LLP
Roy R. Barnett
9900 Main Street, Suite 500
Fairfax, VA 22031
703-425-2600 rbarnett@vanmetrecompanies.com

OWNER: Church Road, Limited & 350 South Washington, LLC
David Gregory, President
41239 Canongate Drive
Leesburg, VA 20175-7074
703-969-2230 davegregory@verizon.net

Broadlands Commercial Development, LLC
Southern Walk Village Center, LLC
Roy R. Barnett
9900 Main Street, Suite 500
Fairfax, VA 22031
703-425-2600 rbarnett@vanmetrecompanies.com

REPRESENTATIVES: Cooley, LLP
Jeffrey Nein, AICP
11951 Freedom Drive
Reston, VA 20190
703-456-8103
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PROPOSAL: A **Zoning Concept Plan Amendment** to amend the proffers and concept plan approved with Broadlands and Broadlands South, ZCPA-2011-0004, to remove a child care center use on a 3.523 acre site in Section 208 and to allow the site to be developed with 45 of 123 elderly housing units approved for Section 208. And to amend the proffers of ZMAP-1995-0003 to move a commuter parking lot from Section 206 to Section 204.

A **Special Exception** for gas pumps in section 206.

LOCATION: South and north side of Wynridge Drive (Route 2394) and east side of Mooreview Parkway (Route 2298) north of Old Ryan Road (Route 772)

ZONING: PDH-4

TAX MAP/PIN: /78/A47/////A/ - 120459550000 /78/A46//BK1B/ - 119170187000
/78/A45//BK1A/ - 119181184000 /78/B20/////B/ - 119197523000

SURROUNDING ZONING/LAND USE:

NORTH	PDH-4	Residential
SOUTH	PDH-4/R-1	Residential
EAST	PDH-4	Residential
WEST	PDH-4	Residential

ELECTION DISTRICT: Broad Run