



**DATE:** August 31, 2016  
**TO:** Jacqueline Marsh, Project Manager, Department of Planning and Zoning  
**FROM:** Buddy Rizer, Executive Director, DED  
**Prepared By:** George Hoddinott, Development Process Manager, DED  
**SUBJECT:** Ashburn Village Development  
ZMAP 2016-0009, ZMOD 2016-0010, SPEX 2016-0025, and  
SPEX 2016-0026

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The Department of Economic Development's (DED) analysis of the above applications are detailed below in the following sections.

#### **Applicant Proposal**

1. Rezone 52.34 acres from PD-IP to PD-OP (21.4 acres), PD-CC(NC) (5.9 acres), and R-24 (25 acres) (ZMAP 2016-0009);
2. A zoning ordinance modification request to: a) modify Section 3-707(B) to increase the maximum building height to 75 feet without a 1:1 setback beyond 45 feet, b) Section 4-205(C)(2) to reduce the building and parking setback adjacent to agricultural and residential districts or landbays from 100 feet to 25 feet and no requirement for parking between the PD-CC(NC) and R-24 district, c) Section 4-205(C)(3) to reduce the building and parking setback adjacent to other nonresidential districts from 35 feet to 15 feet for buildings and no requirement for parking, d) Section 4-206(D)(1) to allow vehicular access from a major collector road, e) Section 3-708(C) to waive the requirement for a permanent open space buffer of 50 feet with Category Type 2 buffer yard, f) Section 5-900 to reduce the required Route 7 building and parking setbacks from 300 feet and 100 feet to 100 feet and 35 feet respectively, g) Section 5-1403(E) to waive the required Type 3 buffer yard, and h) Section 5-1414(B)(1) to remove the required 10 foot to 25 foot Type I side/rear buffer yard (ZMOD 2016-0010);
3. A Special Exception to permit a use in excess of 5,000 square feet up to a maximum of 15,000 square feet. (SPEX 2016-0025); and
4. A Special Exception to permit any compatible use which serves the immediate neighborhood and is not a use already listed for any district in the Zoning Ordinance.



### **DED Response**

For DED to attract, grow, and retain targeted business, the County must maintain its supply of commercially-zoned property, for this reason, DED is generally not in favor of conversion of commercial land to residential type uses. DED can support the rezoning of approximately 21.4 acres of PD-IP zoned land to PD-OP.

Please contact James David, [james.david@loudoun.gov](mailto:james.david@loudoun.gov) or 571-258-3530, for any follow-up questions or concerns.

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