

TOWN OF LEESBURG
NOTICE OF TOWN COUNCIL PUBLIC HEARING
TO CONSIDER TOWN PLAN AMENDMENT TLTPAM2024-0001
LEESBURG GATEWAY

Pursuant to Sections 15.2-1427, 15.2-2204, 15.2-2205, 15.2-2285, and 15.2.2225 of the Code of Virginia, 1950, as amended, the **Leesburg Town Council** will hold a public hearing on **Monday, November 10, 2025 at 7:00 p.m.** in the Town Council Chambers, 25 West Market Street, Leesburg, Virginia 20176, to consider Town Plan Amendment application TLTPAM2024-0001 – a request by Leesburg Gateway, LLC and Battlefield 7 LC (collectively the “Owner”) to amend the Legacy Leesburg Town Plan (Town Plan) by adding a new development alternative and policy guidance that allows data centers, flex industrial buildings, and parkland under “Opportunity Area No. 3- Eastern Gateway District” (Town Plan, pp. 200, 201).

The Town Plan Amendment applies to three contiguous parcels totaling 101.926 acres (the “Property”), which are further described as Loudoun County Parcel Identification Numbers (PIN) 148-35-0679, 148-25-9434, and 148-15-6486. These parcels are 52.772, 46.391, and 2.763 acres respectively.

The Property is bounded by Route 7 (East Market Street) to the south, Battlefield Parkway to the east, Potomac Station Drive and PIN 148-35-3920 to the North, and PIN 189-49-6489 (the Leesburg Outlet Mall) to the west.

PIN 148-35-0679 is zoned R-1, Single-Family Residential District and R-2, Single-Family Residential District, PIN 148-25-9434 is zoned RE, Single-Family Residential Estate District and B-3, Community Retail/Commercial District, and PIN 148-15-6486 is zoned RE, Single-Family Residential Estate District. The subject properties are also subject to the Gateway District (Overlay).

Town Plan Amendment Application TLTPAM2024-0001 is a request by Leesburg Gateway, LLC and Battlefield 7 LC to provide a development alternative for the Property. While the existing land use pattern contemplates a Mixed Use Neighborhood, the proposed development alternative would allow data centers, flex space, and parkland. The new policy language would provide land use guidance and include specific policy addressing parkland and open space requirements, buffering and landscaping, transportation infrastructure, and building and site design.

The Town Plan designates the Property as a “Place to Transform or Evolve” on the Area Based Land Use Initiative Map (pg. 72). The Property is further designated as “Innovation Center” on the Character Areas for Preservation & Change Map (pg. 76). Guidance of the Eastern Gateway District Small Area Plan which designates the Property as Mixed Use Neighborhood also applies.

A separate Rezoning Application (TLREZN2024-0003) has also been submitted by the Applicant that includes a concept plan and proffers for the Property. This rezoning application is still under review.

Additional information and copies of these applications are available at the Department of Community Development located at 222 Catocin Circle, Suite 200, Leesburg, Virginia, 20175, during normal business hours (Monday-Friday, 8:30 a.m. to 5:00 p.m.), on the Town’s website at leesburgva.gov, or by contacting Scott E. Parker, Senior Planning Project Manager at 703-771-2771 or sparker@leesburgva.gov.

At these hearings, all persons desiring to express their views concerning these matters will be heard. Persons requiring special accommodations at the meeting should contact the Clerk of the Council at (703) 771-2733 three days in advance of the meeting. For TTY/TDD service, use the Virginia Relay Center by dialing 711.