

PUBLIC HEARING

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the **BOARD OF SUPERVISORS' MEETING ROOM**, on the first floor of the Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, on **Tuesday, April 28, 2026, at 6:00 p.m. to consider the following:**

LEGI-2023-0106, SOUTH RIDING INTERGENERATIONAL COMMUNITY: ZMAP-2023-0012, SPEX-2023-0039, SPEX-2024-0084, & SPEX-2025-0113
(Zoning Map Amendment and Special Exceptions)

Singh Development LLC has submitted applications for the following: a zoning map amendment and three special exceptions for approximately 19.39 acres of land located at the southeast intersection of Eastgate View Drive (Route 3010) and Tall Cedars Parkway (Route 2200) in the Dulles Election District (the "Subject Property"). The Subject Property is more particularly described as PIN # 097-17-2329-000; 43735 Tall Cedars Parkway, Chantilly, VA 20152; Tax Map # 107//13////4/.

For ZMAP-2023-0012, the applicant seeks to rezone the Subject Property from the CLI (Commercial Light Industrial) Zoning District to the SCN-16 (Suburban Compact Neighborhood – 16) Zoning District under the Loudoun County Zoning Ordinance. The request also includes a modification to increase the allowed percentage of multifamily units from 75 to 100 percent within the SCN-16 District. For SPEX-2023-0039, the applicant seeks to permit a continuing care facility. For SPEX-2024-0084, the applicant seeks to allow a community center within the continuing care facility. For SPEX-2025-0113, the applicant seeks to increase the height of the multifamily and continuing care facility buildings from 50 to 55 feet.

LEGI-2024-0008, DULLES SOUTH COMMUNITY PARK: SPEX-2024-0017
(Special Exception)

Loudoun County Department of Transportation and Capital Infrastructure has submitted an application for a special exception for approximately 34.43 acres of land located southwest of Braddock Road (Route 629), south of Grassland Grove Drive (Route 3394), and east of Lotus Pond Place (Route 3686) in the Little River Election District (the "Subject Property"). The Subject Property is more particularly described as PIN # 289-40-4854-000; Tax Map # 105/A/1////1/.

For SPEX-2024-0017, the applicant seeks a special exception to permit a regional park use in the TR-3UBF (Transitional Residential – 3 Upper Broad Run and Upper Foley) Zoning District.

LEGI-2025-0031, NORTH SPRING BEHAVIORAL HEALTHCARE: SPEX-2025-0058 & SPEX-2025-0104
(Special Exception and Minor Special Exception)

North Spring Behavioral Healthcare has submitted applications for the following: a special exception and a minor special exception for approximately 45.63 acres of land located at the northwest intersection of James Monroe Highway (Route 15) and Tutt Lane (Route 740) and south of Saddlebrook Place (Route 1183) in the Catoctin Election District (the "Subject Property"). The Subject Property is more particularly described as PIN # 185-27-3670-000; 42045 Victory Lane, Leesburg, Virginia, 20176; Tax Map # /39////////10/. For SPEX-2025-0058, the applicant seeks a special exception to permit the expansion and remove the nonconforming status of an existing hospital in the AR-1 (Agricultural Rural – 1) Zoning District. For SPEX-2025-0104, the applicant seeks a minor special exception to permit a hospital use for more than 100 patients in an area not served by public well water and sewer systems.

Copies of the proposed plans, ordinances, or amendments for each item listed above may be examined at the Loudoun County Government Center, Office of County Administrator, Information Desk, First Floor, 1 Harrison Street, S.E., Leesburg, Virginia, from 8:30 AM to 5:00 PM, Monday through Friday or call 703-777-0246 (option 5), to request hard copies or electronic copies. Additional project files related to land use applications and land use ordinances may be reviewed electronically at loudoun.gov/landmarc. Additionally, documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc. For further information, contact the Department of Planning and Zoning at 703-777-0246 (option 5).

Planning Commission work sessions and public hearings are held in the Board Room of the Government Center. Public hearings and work sessions are televised on Comcast Government Channel 1075 and Verizon FiOS Channel 40 and are also livestreamed at loudoun.gov/meetings.

Members of the public desiring to do so may appear and present their views during the public hearing. Public comment will be received only for those items listed for public hearing. Members of the public who wish to provide public input, whether electronically or in person, are encouraged to sign-up in advance; however, speakers may sign-up during the hearing. If you wish to sign up in advance, please call the Department of Planning and Zoning at 703-777-0246 (option 5) prior to 12:00 PM on the day of the public hearing; however, speakers may also sign-up at the public hearing. Written comments concerning any item before the Commission are welcomed at any time and may be sent to the Loudoun County Planning Commission, P.O. Box 7000 Leesburg, VA 20177-7000, or by e-mail to loudounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and for the Clerk's records. Members of the public may also submit comments on land use items electronically at loudoun.gov/landapplications. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning and Zoning prior to the date of the public hearing to request additional time to speak on behalf of such organization.

Regularly scheduled Planning Commission public hearings are held on the fourth Tuesday of each month. In the event the public hearing cannot be conducted on that date due to weather or other conditions that make it hazardous for members to attend the hearing, the public hearing will be continued to the next day (Wednesday). In the event the public hearing may not be held on that Wednesday due to weather or other conditions that make it hazardous for members to attend the hearing, the public hearing may be continued to the first Thursday of the next month.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings. If you require any type of reasonable accommodation as a result of a physical, sensory, or mental disability to participate in this meeting, contact the Department of Planning and Zoning at 703-777-0246 (option 5). Three business days advance notice is requested.

CLIFFORD KEIRCE, CHAIR, Chair
LOUDOUN COUNTY PLANNING COMMISSION

4/09, 4/16/26