

TOWN OF LEESBURG
NOTICE OF TOWN COUNCIL PUBLIC HEARING
TO CONSIDER REZONING APPLICATION TLZM-2021-0002
AND SPECIAL EXCEPTION APPLICATION TLSE-2021-0002
MEADOWBROOK NEIGHBORHOOD CENTER

Pursuant to Sections 15.2-1427, 15.2-2204, 15.2-2205 and 15.2-2285 of the Code of Virginia, 1950, as amended, the **LEESBURG TOWN COUNCIL** will hold a public hearing on **TUESDAY, DECEMBER 13, 2022, at 7:00 p.m.** in the Town Council Chambers, 25 West Market Street, Leesburg, Virginia 20176, to consider Rezoning application TLZM-2021-0002 and Special Exception application TLSE-2021-0002, Meadowbrook Neighborhood Center.

The subject property consists of approximately 23.56 acres of vacant land located at the intersection (southeast corner) of South King Street (Route 15) and Evergreen Mill Road. The property is zoned R-1, Single-Family Residential and is further identified as Loudoun County Property Identification Numbers (PIN) 272-10-4379, 272-10-5189, 272-10-8158, 272-10-6609, 272-10-7319, 272,10-8129, 271-10-8839, and 272-10-9649. A portion of the property also lies within the Gateway District (Overlay).

Rezoning Application TLZM-2021-0002 is a request by Traditional Land, LLC to rezone, subject to a Concept Plan and Proffers, approximately 23.56 acres from R-1, Single-Family Residential to:

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| • PRN, Planned Residential Neighborhood (residential) | 6.98 acres |
| • PRN, Planned Residential Neighborhood (commercial) | 4.51 acres |
| • PRN, Planned Residential Neighborhood (open space) | 8.62 acres |
| • B-3, Community Retail/Commercial | 1.44 acres |

The application requests 65 residential units (single-family attached) and up to 34,000 square feet of commercial uses, including retail, office and dining uses that may be interchanged. A maximum of 11,000 square feet of dining is proposed. The site is located in what the *Legacy Leesburg Town Plan* (LLTP) describes as an “Area to Enhance” on the Area Based Land Use Initiatives Map (LLTP pg. 72). The property is further designated within LLTP as a “Neighborhood Center” on the Character Areas for Preservation and Change Map (LLTP pg. 76). There is no recommended density for residential use or a Floor Area Ratio (F.A.R.) for commercial uses associated with a PRN within LLTP. The requested residential density for the residential portion of the PRN is 1.53 dwelling units per acre (which includes the 8.62-acre open space parcel of Land Bay F). The proposed commercial F.A.R. of the PRN (Land Bay C) is .17.

The application includes 11 requested modifications to the Town of Leesburg Zoning Ordinance (TLZO) regulations.

Special Exception Application TLSE-2021-0002 is a request by Traditional Land LLC for a gas station (with convenience store) of 5,000 square feet and a car wash of 1,450 square feet on a 1.44-acre portion of the 23.56-acre property (Land Bay G). The F.A.R. for the proposed uses is .10, and there is no F.A.R. requirement for the B-3 district.

Additional information and copies of these two applications are available at the Department of Planning and Zoning located on the second floor of the Leesburg Town Hall, 25 West Market Street, Leesburg, Virginia 20176 during normal business hours (Monday-Friday, 8:30 a.m. to 5:00 p.m.), or by contacting Scott E. Parker, AICP, 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 Council at (703) 771-2733 three days in advance of the meeting. For TTY/TDD service, use the Virginia Relay Center by dialing 711.