

# 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 County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, on **Tuesday, June 27, at 6:00 p.m.** to consider the following:

**ZMAP-2022-0016, SPEX-2023-0018, ZMOD-2022-0058, ZMOD-2022-0059, ZMOD-2022-0061, ZMOD-2022-0062, ZMOD-2023-0029, ZMOD-2023-0033, ZMOD-2023-0034, & ZMOD-2023-0035**  
**COMMONWEALTH CENTER RESIDENTIAL**  
*(Zoning Map Amendment, Special Exception, & Zoning Modifications)*

CWC Shops LC of Fairfax, Virginia has submitted applications for the following: 1) to rezone approximately 28.45 acres from the R-24 ADU (Multifamily Residential Affordable Dwelling Unit Regulations) and PD-CC-SC (Planned Development – Commercial Center (Small Regional Center)) zoning districts under the Revised 1993 Zoning Ordinance to the R-24 ADU (Multifamily Residential Affordable Dwelling Unit Regulations) zoning district under the Revised 1993 Zoning Ordinance in order to develop up to 625 residential units at a density of 21.97 units per acre; and 2) a Special Exception to permit the modification of the minimum yard requirements for the ADU developments in the R-24 ADU (Multifamily Residential Affordable Dwelling Unit Regulations) zoning district. The subject property is located within the Route 28 Taxing District, the AIOD (Airport Impact Overlay District), within one (1) mile of the Ldn 60 aircraft noise contours, and partially within the FOD (Floodplain Overlay District), major floodplain and minor floodplain. The proposed modification of the minimum yard requirements for ADU developments in the R-24 ADU (Multifamily Residential Affordable Dwelling Unit Regulations) zoning district is listed as Special Exceptions under Section 7-1003(C)(4). The applicant also requests the following Zoning Ordinance modification(s):

ZONING ORDINANCE SECTION	PROPOSED MODIFICATION
§1-205(A), Interpretation of Ordinance, Limitations and Methods for Measurements of Lots, Yards and Related, Terms, Lot Access Requirements.	Allow access from a private access easement for the remaining parcels located in the PD-CC (Planned Development – Commercial Center) zoning district.
§3-708(A), R-24 Multifamily Residential, Additional Development Standards, Active Recreation Space.	Reduce the required on-site active recreation space to 7,000 square feet.
§4-202(C), PD-CC Planned Development – Commercial Center, Purpose, Size and Location of Individual Districts, Small Regional Center (SC).	Reduce the minimum size of the remaining PD-CC (Planned Development – Commercial Center) zoning district to 11.8 acres.
§4-206(D), PD-CC Planned Development – Commercial Center, Building Requirements, Vehicular Access	Allow primary access to the remaining PD-CC (Planned Development – Commercial Center) zoning district through residential streets.
and	
§4-206(D)(3), PD-CC Planned Development – Commercial Center, Building Requirements, Vehicular Access, Small Regional Centers.	
§4-207(B), PD – CC Planned Development – Commercial Center, Use Limitations, Landscaped Open Space.	Reduce the required open space for the parcels remaining in the PD-CC (Planned Development – Commercial Center) zoning district.
§4-207(C)(3), PD – CC Planned Development – Commercial Center, Use Limitations, Site Planning – External Relationships.	Allow the required landscape buffer for the remaining PD-CC (Planned Development – Commercial Center) zoning district to be located on the outside perimeter of both the remaining PD-CC zoning district and the R-24 ADU zoning district.
§5-1102, Off-Street Parking and Loading Requirements, Number of Parking and Loading Spaces Required.	Revise the required parking for Affordable Dwelling Units (ADUs) to be 1.2 parking spaces per ADU.
§5-1404(B), Landscaping, Buffer Yards, Screening, and Landscape Plans, Buffer Yards, Use Buffer Yard Matrix, Table 5-1404(B).	Eliminate the required landscape buffer between the remaining PD-CC (Planned Development – Commercial Center) and the R-24 ADU (Multifamily Residential Affordable Dwelling Unit Regulations) zoning districts.
§3-702(A), R-24 Multifamily Residential, Size and Location.	Allow for access to lots created after the rezoning to be provided by Category A and B private roads.
§3-707(B), R-24 Multifamily Residential, Building Requirements, Building Height.	Allow a 60-foot building height without additional setback requirements for a height over 45 feet.
§5-1403(B), Landscaping, Buffer Yards, Screening, and Landscape Plans, Buffer Yards, Use Buffer Yard Matrix, Table 5-1404(B).	Allow for a ten foot building and parking setback along Commonwealth Center Drive.

(More detailed descriptions of each modification are available upon request.)

The subject property is approximately 35.48 acres in size and is located south of Route 7 on the east side of Loudoun County Parkway (Route 607), and both the north and south sides of Russell Branch Parkway (Route 1061) in the Broad Run Election District. The subject property is more particularly described as follows:

PIN	ADDRESS
040-35-3062	20550 HERON OVERLOOK PLAZA
040-35-9407	N/A
040-45-0894	20500 HERON OVERLOOK PLAZA
040-35-0972	20530 HERON OVERLOOK PLAZA
040-45-3498	20460 HERON OVERLOOK PLAZA

The area is governed by the policies of the Loudoun County 2019 General Plan (Suburban Policy Area (Suburban Mixed Use Place Type)), which designates this area for a mix of Residential, Commercial, Entertainment, Cultural and Recreation uses at recommended Floor Area Ratio (FAR) of 1.0.

**ZCPA-2021-0011, SPEX-2021-0055, SPEX-2021-0056, & SPEX-2023-0001,**  
**BROADLANDS, SECTION 104**  
*(Zoning Concept Plan Amendment, Special Exceptions)*

Broadlands Commercial Development LLC of Fairfax, Virginia has submitted applications for the following: 1) to amend the proffers and concept development plan (“CDP”) approved with ZCPA-1994-0005 and ZMAP-1995-0003, ZCPA-1997-0004, ZCPA-2001-0006, ZCPA-2002-0011, ZCPA-2011-0002, ZCPA-2011-0004, ZCPA-2015-0009, ZCPA-2015-0010, ZMAP-2019-0005 and ZCPA-2019-0006 in order to administer the property under the R-16 ADU (Townhouse/Multifamily Affordable Dwelling Unit Regulations) zoning district in order to allow a maximum of 136 dwelling units, including a maximum of 45 single family attached units, a maximum of 27 multifamily stacked units, and a maximum of 64 multifamily attached units, to be developed at a maximum of 13.33 dwelling units per acre; and 2) a Special Exceptions to permit the modification of the minimum yard requirements for the ADU developments in the R-16 ADU (Townhouse/Multifamily Affordable Dwelling Unit Regulations) zoning district. These applications are subject to the Revised 1993 Zoning Ordinance and the proposed modification of the minimum yard requirements for ADU developments in the R-16 ADU (Townhouse/Multifamily Affordable Dwelling Unit Regulations) zoning district is listed as Special Exceptions under Section 7-903(C)(3). The subject property is approximately 10.2 acres in size and is located west of Claiborne Parkway (Route 901) on the north side of Broadlands Boulevard (Route 640) and west side of Van Metre Drive (Route 2343) in the Ashburn Election District. The subject property is more particularly described as follows:

PIN	ADDRESS
118-45-2350	N/A
118-45-5654	N/A
118-45-3723	N/A

The area is governed by the policies of the Loudoun County 2019 General Plan (Suburban Policy Area (Suburban Mixed Use Place Type)), which designates this area for a mix of Residential, Commercial, Entertainment, Cultural and Recreation uses at recommended Floor Area Ratio (FAR) of 1.0.

**ZMAP-2022-0005, SPEX-2022-0017, SPEX-2022-0018, SPEX-2022-0019, SPEX-2023-0013, SPMI-2022-0005, ZMOD-2022-0017, ZMOD-2022-0070, ZMOD-2022-0071, ZMOD-2022-0084, ZMOD-2022-0085, ZMOD-2022-0086 & ZMOD-2023-0018**  
**OLD ARCOLA RESIDENTIAL**  
*(Zoning Map Amendment, Special Exceptions & Zoning Modifications)*

Capretti Land, Inc., of Sterling, Virginia, has submitted applications for the following: 1) to rezone approximately 31.67 acres from RC (Rural Commercial) and GB (General Business) zoning districts under the Revised 1993 Zoning Ordinance to the R8 (R-8-Single Family Residential) and R16 (R-16-Townhouse/Multifamily Residential) zoning districts under the Revised 1993 Zoning Ordinance in order to develop 228 residential units comprising 14 single-family detached units, 81 single-family attached units, and 133 multi-family units; and 2) Special Exceptions to modify yard and lot requirements, and one minor special exception to modify recycling container setbacks. These applications are subject to the Revised 1993 Zoning Ordinance, and the proposed uses are listed as Special Exception uses under Section 5-607(A)(9), Section 7-803(C)(1)(c), Section 7-803(C)(3) and Section 7-903(C)(2)(b) and (c). The applicant also requests the following Zoning Ordinance modifications:

**CONTINUED ON NEXT PAGE**

ZONING ORDINANCE SECTION	PROPOSED MODIFICATION
§5-1404(B) and (D), Landscaping, Buffer Yards, Screening, and Landscape Plans, Buffer Yards, Use Buffer Yard Matrix Table 5-1404 (B), and Buffer Yard Widths and Plant Requirements Table 5-1404(D).	To allow no buffer yard requirement and no required plantings.
§5-1404(B) and (D), Landscaping, Buffer Yards, Screening, and Landscape Plans, Buffer Yards, Use Buffer Yard Matrix Table 5-1404 (B), and Buffer Yard Widths and Plant Requirements Table 5-1404(D).	To allow no buffer yard requirement and no required plantings.
§7-903(C)(2)(a), R-16 Townhouse/Multi-family District, Lot and Building Requirements, Yards, Multi-family structures, front.	To reduce the front yard requirement for corner lots from 25 feet minimum to 10 feet minimum.
§7-803(F), R-8 Single Family Residential District, Lot and Building Requirements, Other Regulations.	To allow single family attached units and multi-family units to front on private streets.
§5-200(A)(2) and (6), Permitted Structures in Required Yards and Setbacks, In all yards or setbacks, including a front yard.	To allow for no maximum height for patios or decks and to allow for porches, enclosed or unenclosed, to not extend closer than 10 (10) feet to a lot line.
§5-1407(B)(1), Landscaping, Buffer Yards, Screening, and Landscape Plans, Parking Area Landscaping and Screening Requirements, Peripheral Parking Area Landscaping.	To allow for all required plant unit types within the Type-A Buffer Yard requirement for peripheral parking lot landscaping to be located on the adjacent County property.
§3-508(B)(2), R-8 Single Family Residential, Building Requirements, Building Height.	To allow for single family attached buildings in the R-8 Zoning District to be a maximum height of 50'.

The subject property is located within the AIOD (Airport Impact Overlay District between Ldn 60-65 aircraft noise contour and the FOD (Floodplain Overlay District) Major. The subject property is approximately 31.67 acres in size and is located along Stone Springs Blvd (Route 659), south of Arcola Mills Drive (Route 651), and north of Lee Jackson Memorial Highway (Route 50) in the Dulles (formerly Blue Ridge) Election District. The subject property is more particularly described as:

PIN	PROPERTY ADDRESS
203-30-1458	24247 STONE SPRINGS BLVD
162-25-3177	N/A
203-20-7070	N/A
203-20-8192	24244 STONE SPRINGS BLVD
203-20-9349	N/A

The area is governed by the policies of the Loudoun County 2019 General Plan (Suburban Employment Place Type) which designates the area for the development of office, production, flex spaces, and warehousing uses. The Suburban Employment Place Type is 100% non-residential at up to a Floor Area Ratio (FAR) of 1.0.

## CMPT-2022-0001 & SPMI-2023-0001 DTC SUBSTATION

*(Commission Permit & Minor Special Exception)*

Dominion Energy, of Richmond, Virginia has submitted an application for Commission approval to permit development of one Utility Substations (Distribution) in the PD-OP (Planned Development - Office Park) zoning district. This application is subject to the Revised 1993 Zoning Ordinance and requires a Commission Permit in accordance with Section 6-1101. The subject property is located within the AIOD (Airport Impact Overlay District), within one (1) mile of Ldn 60-65, aircraft noise contours, and located within the Route 28 Taxing District. The subject property also contains moderately steep slopes. The modification of the Additional Regulations applicable to the proposed Utility Substations is authorized by Minor Special Exception under Section 5-600, Additional Regulations for Specific Uses (the Minor Special Exception application is not subject to consideration by the Planning Commission and requires approval only by the Board of Supervisors), pursuant to which the Applicant requests the following Zoning Ordinance modification(s):

ZONING ORDINANCE SECTION	PROPOSED MODIFICATION
§5-616(D), Additional Regulations for Specific Uses, Utility Substations.	Substitute the required Type 4 buffer yard with a 12' tall 95% opacity architectural screen wall.

The subject property is approximately 8.17 acres in size and is located east of Route 28 and south of Route 7 in the Sterling Election District. The subject property is more particularly described as follows:

PIN	PROPERTY ADDRESS
029-45-5622	No Address

The area is governed by the policies of the Loudoun County 2019 General Plan (Suburban Policy Area (Suburban Mixed Use Place Type), which designates this area for a mix of Residential, Commercial, Entertainment, Cultural and Recreational uses at recommended Floor Area Ratio (FAR) of 1.0.

## CMPT-2022-0009 PRENTICE DRIVE SUBSTATION *(Commission Permit)*

Dominion Energy, of Richmond, Virginia, has submitted an application for Commission approval to permit the installation of a Utility Substation (Distribution) in the PD-OP (Planned Development - Office Park) zoning district. This application is subject to the Revised 1993 Zoning Ordinance and the proposed uses require a Commission Permit in accordance with Section 6-1101. The subject property is approximately 75.7 acres in size and is located on the south side of Shellhorn Road (Route 643) and west of Route 28, in the Sterling Run Election District. The subject property is more particularly described as follows:

PIN	TAX MAP NUMBER	ADDRESS
063-47-7734	/93/F/1/////3/	No Address

The area is governed by the policies of the Revised General Plan (Urban Policy Area (Urban Employment)) where a range of employment uses included office, research and development, and data center uses are envisioned at an Floor Area Ratio of 1.0.

## SPEX-2022-0039 3 DOG FARM *(Special Exception)*

Gina Schaefer, of Purcellville, Virginia, has submitted an application for a Special Exception to permit a dog kennel use in the AR-1 (Agricultural Rural – 1) zoning district. This application is subject to the Revised 1993 Zoning Ordinance, and the proposed use is listed as a Special Exception use under Table 2-102 in Section 2-102. The subject property is located within the FOD (Floodplain Overlay District) Major Floodplain and contains Moderately Steep Slopes. The subject property is approximately 23.02 acres in size and is located north of Shannondale Road (Route 714), and west of Edgegrove Road (Route 716), at 15268 Shannondale Road, Purcellville, Virginia, in the Catocin Election District. The subject property is more particularly described as PIN: 550-46-7353. The area is governed by the policies of the Loudoun County 2019 General Plan (Rural Policy Area (Rural North Place Type)) which designate the area for agricultural, agricultural supportive, and limited residential uses at a recommended density of up to one dwelling unit per 20 acres or one dwelling unit per five acres equivalent for optional residential clustering in large-lot subdivisions.

## ZMAP-2022-0015, ZMOD-2022-0053, ZMOD-2022-0054, ZMOD-2022-0055 & SPMI-2022-0017

### CASCADES MARKETPLACE

*(Zoning Map Amendment, Zoning Modifications, and Minor Special Exception)*

Cascades Marketplace LP and Cascades Park Place LP of Bethesda, Maryland, have submitted an application to rezone approximately 33.79 acres from the PD-H4 (Planned Development – Housing 4) zoning district administered under the PD-CC(CC) (Planned Development – Commercial Center(Community Center)) zoning district under the Revised 1993 Zoning Ordinance to the PD-TC (Planned Development – Town Center) zoning district under the Revised 1993 Zoning Ordinance in order to develop a maximum of 800 dwelling units, consisting of a combination of between 700 multifamily attached units and 180 single family attached and/or multifamily stacked units, at a density of approximately 23.68 dwelling units per acre. The applicant is also requesting a Minor Special Exception to reduce the minimum building setback requirements in the PD-TC zoning district from 75 feet to 35 feet from Cascades Parkway. This application is subject to the Revised 1993 Zoning Ordinance and the proposed modification of the minimum building setbacks requirements for the PD-TC zoning district is listed as a Minor Special Exception under Section 5-1409(B)(1).

The applicant also requests the following Zoning Ordinance modification(s):

ZONING ORDINANCE SECTION	PROPOSED MODIFICATION
§4-802(A), PD-TC Planned Development – Town Center, Size, Location and Components, Town Center Core.	To reduce the size of the Town Center Core from 10 acres to approximately 6.08 acres in size.
§4-806(B)(1)(b), PD-TC Planned Development – Town Center, Building Requirements, Building Height, Town Center Core, Minimum Height.	To reduce the minimum building height from 24 feet to 18 feet in the Town Center Core for existing retail buildings and a minimum building height of 20 feet in the Town Center Core for new retail buildings.
§4-806(B)(2)(a), PD-TC Planned Development – Town Center, Building Requirements, Building Height, Town Center Fringe, Maximum Height.	To increase the maximum building height in the Town Center Fringe on Block A from 60 feet to 70 feet.
§4-808(A)(2), PD-TC Planned Development – Town Center, Land Use Arrangement, Generally.	To reduce the size of the required town green from 40,000 square feet to approximately 12,000 square feet.
§4-808(A)(3), PD-TC Planned Development – Town Center, Land Use Arrangement, Generally.	To increase the maximum total gross floor area devoted to residential use to from 50% to 85%.

ZONING ORDINANCE SECTION	PROPOSED MODIFICATION
§4-808(A)(4), PD-TC Planned Development – Town Center, Land Use Arrangement, Generally.	To eliminate the requirement for 3% of the total gross floor area within the district that is devoted to civic uses and/or other public uses.
§4-808(A)(9), PD-TC Planned Development – Town Center, Land Use Arrangement, Generally.	To reduce the density of street trees within the district from 1 canopy tree per 40 lineal feet to 1 canopy tree per 55 lineal feet.
§4-808(B)(1), PD-TC Planned Development – Town Center, Land Use Arrangement, Town Center Core.	To increase the maximum perimeter of blocks from 1,600 feet to 1,900 feet in the Town Center Core.
§4-808(C)(1), PD-TC Planned Development – Town Center, Land Use Arrangement, Town Center Fringe.	To increase the maximum perimeter of blocks from 1,600 feet to 2,250 feet in the Town Center Fringe.

The subject property is approximately 33.79 acres in size and is located on the east side of Cascades Parkway (Route 1794), south side of Palisade Parkway (Route 1795) and north of Leesburg Pike (Route 7) in the Algonkian Election District. The subject property is more particularly described as:

PIN	PROPERTY ADDRESS
019-28-4698	20960 Southbank St., Sterling, VA 20165
019-28-2139	21050 Southbank St., Sterling, VA 20165
019-37-6524	46230 Cranston St., Sterling, VA 20165
019-27-5587	N/A
019-28-0972	N/A

The area is governed by the policies of the Loudoun County 2019 General Plan (Suburban Policy Area) in the Suburban Mixed Use Place Type, which designate this area for a mix of Residential, Commercial, Entertainment, Cultural and Recreational uses at recommended Floor Area Ratio (FAR) of 1.0.

Unless otherwise noted above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2<sup>nd</sup> Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0220, or electronically at [www.loudoun.gov/lola](http://www.loudoun.gov/lola). The opportunity for public input via this link will be temporarily unavailable during the upgrade of the County's online land management system. However, other opportunities for public comments remain available as described below.

Additionally, documents may be viewed and downloaded electronically the week before the hearing at [www.loudoun.gov/pc](http://www.loudoun.gov/pc). For further information, contact the Department of Planning and Zoning at 703-777-0246.

Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning and Zoning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3<sup>rd</sup> Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to [loudounpc@loudoun.gov](mailto:loudounpc@loudoun.gov). If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. 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 if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

Citizens are encouraged to call the Department of Planning and Zoning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at [www.loudoun.gov/pc](http://www.loudoun.gov/pc). 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 at all other locations. 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. Please provide three days' notice.

**BY ORDER OF:      MICHELLE FRANK, CHAIR  
LOUDOUN COUNTY PLANNING COMMISSION**