



Loudoun County, Virginia

Department of Planning & Zoning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

May 3, 2016

**RE: ZCPA-2016-0003 & ZMAP-2016-0005 BRANDT COMMERCIAL
SPEX-2016-0014 BRANDT COMMERCIAL GAS STATION
SPEX-2016-0015 BRANDT COMMERCIAL RESTAURANT
SPEX-2016-0016 BRANDT COMMERCIAL AUTOMOBILE SERVICE
SPEX-2016-0017 BRANDT COMMERCIAL CONTINUING CARE**

Dear Adjacent Property Owner:

This letter serves to inform you that the above referenced land development application has been officially accepted for processing as of May 3, 2016. Should you wish to review the public file, a hard copy is available in the file room located in the Department of Building and Development or to access documents electronically, please go to www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. If you have any further questions regarding the review and processing of this application, please feel free to contact me.

Sincerely,

Marchant Schneider
Land Use Planner

cc: Ben Wales, AICP, Cooley, LLP
Van Armstrong, Land Use Review Program Manager, Department of Planning & Zoning

Attachment on back

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APPLICANT: No VA (Brambleton) Land Acquisition
 Stephen T. Schulte, PE
 42395 Ryan Road, Suite 301
 Brambleton, VA 20148

OWNER: No VA (Brambleton) Land Acquisition Brambleton Community Association
 Stephen T. Schulte, PE Kim Adams, President
 42395 Ryan Road, Suite 301 42395 Ryan Road, Suite 201
 Brambleton, VA 20148 Brambleton, VA 20148

REPRESENTATIVE: Cooley, LLP Urban Ltd.
 Ben Wales, AICP 7712 Little Rive Turnpike
 11951 Freedom Drive Annandale, VA 22003
 Reston, VA 20190
 703-456-8609
 bwales@coolley.com

PROPOSAL: A zoning concept plan amendment to revise the concept development plan and proffers approved with ZMAP-2004-0024.
 A zoning map amendment to rezone approximately 2.35 acres from PD-H4 to PD-CC-CC and 1.81 acres of PD-CC-CC to be rezoned PD-H4 with modifications.
 A special exception to permit revisions to the layout of the gas station approved with SPEX 2004-0041. A special exception to allow the relocation within the Property of a drive-through restaurant use approved with SPEX 2004-0041. A special exception to permit a second automobile service station use on the Property. A special exception to permit the replacement of the assisted living facility approved with SPEX-2002-0041 with a continuing care facility.

PROPERTY LOCATION: Southwestern quadrant of the intersection of Evergreen Mills Road (Route 621) and Shreveport Drive.

PARCEL PIN/TAX MAP: 201282115000 /91////////24/
 202387060000 /92//14////P/
 202488916000 /92//14////O/

CURRENT ZONING: PD-H4 & PD-CC-CC

SURROUNDING ZONING/LAND USE:

NORTH	PD-H4	Residential – HOA property
SOUTH	PD-GI	State Corporation Commission
EAST	PD-H4	Farm
WEST	PD-GI	State Corporation Commission

ELECTION DISTRICT: Blue Ridge