



Ben I. Wales
+1 703 456 8609
bwales@cooley.com

May 12, 2017

**Re: Planning Commission Public Hearing
ZMAP-2016-0005, ZCPA-2016-0003, SPEX-2016-0014, SPEX-2016-0015, SPEX-2016-0016, SPEX-2016-0017 & ZMOD-2017-0005**

Dear Sir/Madam:

Cooley LLP represents Northern Virginia Land Acquisition Associates, LLC (the "Applicant") in connection with the above-referenced rezoning ("ZMAP"), zoning concept plan amendment ("ZCPA"), special exception ("SPEX"), and zoning modification ("ZMOD") applications. You are listed in the current real estate tax records of Loudoun County as the owner of a parcel of land either adjacent to or immediately/diagonally across the street from the subject property, known as Brandt – Commercial.

The subject property is approximately 18.61 acres in size and is located along the northern side of Evergreen Mills Road (Route 621), the southern side of Shreveport Drive/Evergreen Mills Road and west of Northstar Boulevard, in the Blue Ridge Election District. The subject property is more particularly described as follows:

TAX MAP NUMBER	PIN	ADDRESS
/91/////////24/	201-28-2115	23650 Strickland Drive, Ashburn, Virginia
/92//14//////P/	202-38-7060	N/A
/92//14//////O/	202-48-8916	N/A
/91//21CM//1/	202-48-3923	23651 Strickland Drive, Ashburn Virginia

In accordance with the provisions of the Revised 1993 Loudoun County Zoning Ordinance, I hereby provide you with notice of the planned public hearing before the Loudoun County Planning Commission at **6:00 p.m. on Tuesday, May 23, 2017, in the Board of Supervisors meeting room at the Loudoun County Government Center, 1 Harrison Street, SE, Leesburg, Virginia.** All members of the public will be heard as to their views on these matters at the public hearing.



The applications request:

- 1) To rezone approximately 1.52 acres from the PD-CC-CC (Planned Development – Commercial Center – Community Center) zoning district to the PD-H4 (Planned Development-Housing), administered as R-8 (Single Family Residential) zoning district under the Revised 1993 Zoning Ordinance in order to develop a 65,000 square foot continuing care facility;
- 2) To rezone approximately 2.35 acres from PD-H4, administered as R-8, zoning district to the PD-CC-CC zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-CC-CC zoning district;
- 3) To rezone 3.94 acres from the PD-H4, administered as PD-CC-CC zoning district to the PD-CC-CC zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-CC-CC zoning district
- 4) To amend the concept development plan and the proffers approved with ZMAP-2004-0024, Brambleton Brandt, in order to: a) replace the approved Assisted Living Facility use with a Continuing Care Facility use; b) expand the area of the PD-CC-CC zoning district; c) increase the maximum square footage permitted in the PD-H4 zoning district from 60,000 square feet to 65,000 square feet, with a maximum Floor Area Ratio (FAR) of 0.71, and increase the permitted square footage of non-residential uses in the PD-CC-CC zoning district from 27,600 square feet to 43,801 square feet, with a resulting increase in FAR from 0.04 to 0.07; d) eliminate a storm water management facility; e) eliminate the previously approved building footprint layout; and f) add a new right in/right out access to the subject property from Northstar Boulevard; and
- 5) Special Exceptions to modify the conditions of approval and special exception plat associated with SPEX-2004-0041, Brambleton Brandt, which currently governs the subject property, in order to: increase the building area for the automobile service station (with gas pumps) from 2,200 square feet to approximately 7,500 square feet, and change the layout; and b) to change the location of and decrease the number of approved restaurants with drive through facilities from 3 to 1 with an approximate building area of 4,500 square feet;
- 6) A Special Exception to permit an approximately 7,500 square feet automobile service station (without gas pumps); and
- 7) A Special Exception to permit an approximately 65,000 square foot continuing care facility. These special exception applications are subject to the Revised 1993 Zoning Ordinance and the proposed uses are listed as Special Exception uses under Section 3-504 and Section 4-204(B).

Cooley

May 12, 2017
Page Three

The applicant also requests the following Zoning Ordinance modifications:

Zoning Ordinance Section	Proposed Modification
§4-205(C)(1)(B), Lot Requirements, Yards, Adjacent to Roads, Community Center (CC).	Permit parking, outdoor storage, areas for collection of refuse or loading spaces to be located between buildings and streets where such uses are visible from any road.
§4-205(C)(2) Lot Requirements, Yards, Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses.	Reduce the minimum yard for buildings, parking, outdoor storage, areas of collection of refuse or loading areas from 100 feet to 80 feet along the northern boundary of Landbay 5 where it adjoins Landbay 3, and from 100 feet to 45 feet along the eastern boundary of Landbay 2 that adjoins Landbay 3 and Permit parking, outdoor storage, areas for collection of refuse or loading space between buildings and residential districts where such uses or areas are visible from such residential districts.
§4-206(D), Building Requirements, Vehicle Access.	Permit primary access to the commercial center on a minor arterial road.
§5-900(A)(9)(b), Access and Setbacks from Specific Roads and the W& OD Trail, Other Arterial Roads.	Reduce the minimum parking setback from 75 feet to 50 feet along Northstar Boulevard.

If you have any questions, please don't hesitate to call me at (703) 456-8609, or Jackie Marsh, the County's project manager, at (703) 777-0246. To view the project file, please contact the Loudoun County Department of Building and Development at (703) 777-0397, or visit the Loudoun Online Application system at www.loudoun.gov/lola.

Sincerely,



Ben I. Wales