



Ben I. Wales
(703) 456-8609
bwales@cooley.com

VIA CERTIFIED MAIL

October 9, 2014

**RE: Loudoun County Planning Commission Public Hearing
ZCPA 2012-0006, ZMOD 2012-0005, SPEX 2012-0026, SPEX 2013-0026 & SPEX 2013-0027 – Brambleton Town Center**

Dear Sir/Madam:

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 or diagonally across the street from property that is the subject of the above-referenced zoning concept plan amendment ("ZCPA"), zoning modification ("ZMOD") and special exception ("SPEX") applications.

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, October 21, 2014, in the Board Room of 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.

Brambleton Town Center Associates LLC, of McLean, Virginia, has submitted: 1) an application to amend the concept plan and proffers approved with ZMAP-1993-0005/ZCPA-1993-0007, Brambleton, and ZCPA-2005-0009, Brambleton Town Center, in order to rezone a 3.2-acre portion of PIN# 200-40-9289 from the PD-H4 (Planned Development Housing), administered as Planned Development-Commercial Center-Community Center (PD-CC-CC), zoning district under the Revised 1993 Zoning Ordinance to the PD-H4, administered as R-16 (Townhouse/Multifamily Residential) zoning district under the Revised 1993 Zoning Ordinance in order to increase the previously approved total number of residential dwelling units from 6,240 to 6,288 to permit the development of up to 48 additional single family attached dwelling units at a maximum residential density of 15 dwelling units per acre, increase the previously approved total square footage permitted for commercial, retail, office, and/or civic space uses from 500,000 square feet to 540,000 square feet at a maximum Floor Area Ratio (FAR) of 0.60, and revise certain public streets to private streets and add vehicle turn-around areas; 2) an application for a special exception for a reduction in parking for certain uses in the PD-CC-CC zoning district; 3) an application for a special exception to permit an automobile service station in the PD-CC-CC zoning district; and 4) an application for a special exception to modify the conditions of approval and special exception plat associated with SPEX-2005-0035, Brambleton Town Center, to increase the previously approved maximum percentage of the total floor space of the PD-CC-CC zoning district permitted for Office, administrative, business, professional, medical and dental, from 40% to 65% (up to 351,000 square feet maximum). These applications are subject to the Revised 1993 Zoning Ordinance, and the proposed automobile service station is listed as a Special Exception use under Section 4-204(B), any person who can present circumstances to justify a reduction in parking may apply for a special exception to the Board of Supervisors pursuant to Section 5-1102(F)(6), and the proposed office use is listed as a Special



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Exception use under Section 4-204(B). The Applicant is also requesting modifications of the Zoning Ordinance as follows:

Zoning Ordinance (ZO) Section	Proposed Modification
ZO §1-205(A), Limitations and Methods for Measurements of Lots, Yards and Related Terms, Lot Access Requirements	To permit structures requiring a building permit to be erected upon certain lots without frontage on a Class I, Class II, or Class III road, or private access easement.
ZO §3-606(A), Lot Requirements, Size	To reduce the minimum required lot size for townhouse dwellings from 1,600 square feet to 1,200 square feet.
ZO §3-606(C)(3)(b), Lot Requirements, Yards, Traditional Design Option for Single Family Attached, Side	To eliminate the minimum required 8-foot side yard for certain end units, and reduce the minimum required side yard from 8 feet to 4 feet for the remaining end units.
ZO §3-606(C)(3)(c), Lot Requirements, Yards, Traditional Design Option for Single Family Attached, Rear	To reduce the minimum required rear yard from 25 feet to 4 feet.
ZO §3-607(A), Building Requirements, Lot Coverage	To increase maximum lot coverage from 60% to 80%.
ZO §3-607(C), Building Requirements, Maximum Units Per Building	To increase the maximum number of townhouse dwelling units permitted in one structure from 8 to 10.
ZO §3-608(A), Additional Development Standards, Active Recreation Space	To permit the use of existing active recreation space located within the Brambleton development (Legacy Park) in lieu of providing additional active recreation space for new units within the portion of the subject property to be administered as R-16.
ZO §4-110(I)(2), Site Planning-Internal Relationships, Uses adjacent to single-family residential, or agricultural and residential districts or land bays allowing residential uses	To eliminate the required permanent open space buffer at least 50 feet in width, landscaped with a Type 2 Buffer Yard, along the eastern boundary of the portion of the subject property to be administered as R-16.
ZO §4-110(J) Site Planning-Internal Relationships	<p>To eliminate the required permanent open space buffer at least 75 feet in width with a Type 3 Buffer Yard required for planned shopping centers and convenience establishments adjacent to single-family residential, agricultural-residential districts along the boundary between the portions of the subject property to be administered as R-16 and PD-CC-CC.</p> <p>To reduce the minimum width of the permanent open space buffer with a Type 3 Buffer Yard required for planned shopping centers and convenience establishments adjacent to single-family residential, agricultural-residential districts from 75 feet to 20 feet along the boundary between the proposed automobile service station use and the subject property's southern boundary with PIN# 200-39-8523 and PIN#159-36-1337.</p>
ZO §4-205(C)(1)(b), Lot Requirement, Yards, Adjacent to Roads, Community Center (CC)	To reduce the minimum required yard for parking from 35 feet to 20 feet along sections of Soave Drive and Olympia Drive.
ZO §4-205(C)(2) Lot Requirements,	To eliminate portions of the minimum required 100-foot

Yards, Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses	<p>yard for buildings, parking, outdoor storage, areas for collection of refuse, and loading areas from any agriculture districts, existing or planned residential district, or land bays allowing residential uses, and reduce the minimum required width of other portions of this yard from 100 feet to 10 feet, along the boundary between the portions of the subject property to be administered as R-16 and PD-CC-CC.</p> <p>To permit parking, areas for collection of refuse, and loading spaces in areas between buildings and agricultural districts, existing or planned residential districts, or land bays allowing residential uses where such uses or areas are visible from said agricultural and residential areas.</p>
ZO §4-206(C), Building Requirements, Building Height	To increase the maximum building height from 45 feet to 72 feet without any additional building setbacks from Brambleton Plaza.
ZO §4-206(D), Building Requirements, Vehicular Access	To permit primary access to the commercial center on residential neighborhood streets.
ZO §4-207(D)(2), Site Planning-Internal Relationships	To eliminate the requirement for commercial and service uses and structures and their parking areas to be oriented toward existing and planned major arterials, minor arterials, or collector streets and away from adjacent existing and planned minor streets in residential neighborhoods or from existing and planned adjacent residential neighborhoods not separated from the district by streets.
ZO §5-1103(A), General Location Requirements, Parking Facilities	To permit parking facilities to be provided on a separate lot or parcel of land of the same zoning classification of the lot upon which the use is located, regardless of distance from the principal entrance of the building lot being served.
ZO §5-1303(A)(3), Canopy Requirements, Site Planning	To reduce the minimum percentage of tree canopy required at maturity of 20 years for single family attached units with densities of 11 to 19 units per acre from 15% to 5%.
ZO Table 5-1414(B) of §5-1414, Buffer Yard and Screening Matrix	To eliminate required Type 2 and Type 3 Buffer Yards between certain residential and commercial uses within the development.
ZO §5-1413(A)(2), Parking Lot Landscaping and Screening Requirements, General	To eliminate the requirement for an opaque barrier to be constructed to provide a separation between non-residential parking lots, travelways, alleys, loading spaces and like uses and adjoining land zoned or planned for residential use.
ZO §5-1413(C)(1), Peripheral Parking Lot Landscaping, When the property line abuts land other than street right-of-way	To eliminate all Peripheral Parking Lot Landscaping requirements that apply when a property line abuts land other than street right-of-way.
ZO §5-1413(D)(1), Requirements for	To permit parking lots in residential districts to be used

