




What's Going Where In Loudoun County

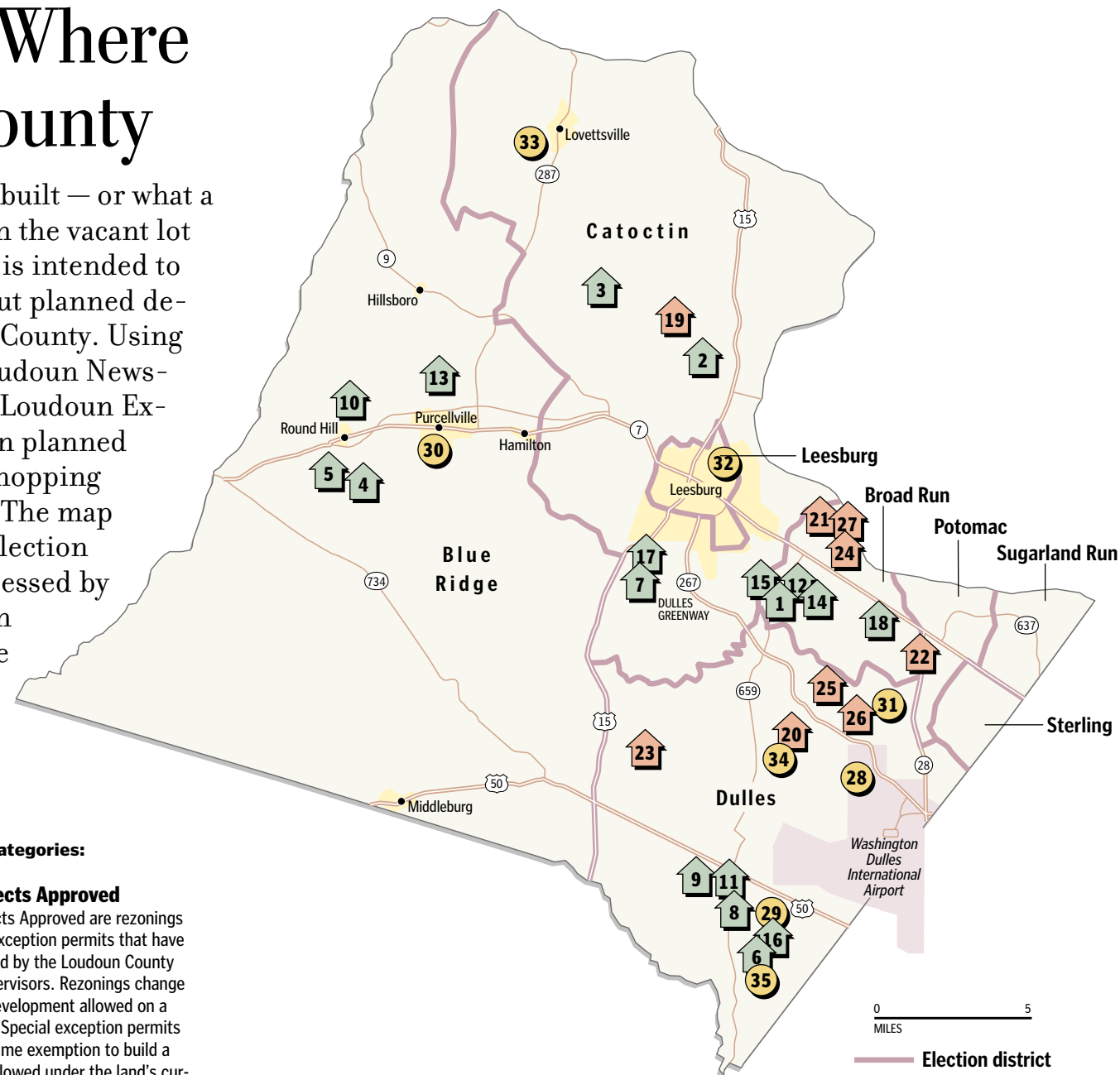
Ever wonder about what's being built — or what a developer proposes to build — on the vacant lot around the corner? This feature is intended to provide an easy way to learn about planned development throughout Loudoun County. Using information collected by The Loudoun News-letter from county agencies, the Loudoun Extra gives you a monthly update on planned subdivisions, office buildings, shopping centers and other development. The map identifies planned projects, by election districts, that were recently processed by officials. For further information about any of the projects, call the Loudoun County Building and Development Department at 703-777-0397.

The status of the projects is described in three categories:

 **Projects Proposed**
Projects Proposed are rezonings and special exception permits submitted for county review. Public hearings are held before any action.

 **Building Permits**
Building Permits allow a property owner to construct, alter or demolish a building or structure.

 **Projects Approved**
Projects Approved are rezonings and special exception permits that have been approved by the Loudoun County Board of Supervisors. Rezoning change the kind of development allowed on a tract of land. Special exception permits allow a one-time exemption to build a project not allowed under the land's current zoning.



»Projects Proposed

1. Belmont Greene, Parcels F, G, H, I, and J, near Winkel Drive and Belmont Ridge Road. Subdivide 33.74 acres zoned PDH-3 (planned development housing-three units per acre) for five single-family detached lots.

2. Raspberry Falls Section D1, about 0.75 miles north of Leesburg near Raspberry Plain Lane. Subdivide 30.75 acres zoned AR1 (agricultural rural) for 24 hamlet lots, one conservancy lot and public improvements.

3. Waterford Downs Phase 1, Section 1, south of Featherbed Lane and west of Loyalty Road. Subdivide 386.32 acres zoned AR1 (agricultural rural) for two single-family detached residential lots, one residue parcel and right-of-way dedication.

4. Black Oak Ridge Phase 1, north of Paxson Road and east of Airmont Road. Subdivide 247.67 acres zoned AR1 (agricultural rural) for 22 residential lots, three

conservancy lots and one open lot.

5. Poplar Hill, south of Route 7 and west of Route 712 on Yatton Road. Subdivide 25.13 acres zoned JLMA1 and JLMA3 (joint land management area) for 11 single-family detached homes and right-of-way dedication.

6. Dawsons Corner, Section 1, Lots 1-75, south of Braddock Road on Route 659. Subdivide 224.66 acres zoned PDH-3 (planned development housing-three units per acre) for 75 single-family detached lots with five open parcels with public right of way and a public park.

7. Courtland Rural Village Recreation Center, south of The Woods and Gleedsville roads. Subdivide 147.67 acres zoned PD-RV (planned development-rural village) for a recreation center.

8. Providence Glen, Lots 1-79, Gum Springs Road south of John Mosby Highway. Subdivide 22.75 acres zoned PDH-4 (planned development housing-four units per acre) for 20 single-family detached lots, 59 townhouse lots, a recreation site,

one open parcel and right-of-way dedication.

9. Stone Ridge, Landbay 4, Lots 1-79, south of Route 50, north of Tall Cedars Parkway near Millstream Drive. Subdivide 111.78 acres zoned PDH-4, PD-IP and R-16 (planned development housing-four units per acre, planned development-industrial park and residential-16 units per acre) for 78 single-family detached lots and three open parcels with public streets.

10. Verizon Wireless at Round Hill, Evening Star Drive northwest of Route 7. Special exception to increase the height of a telecommunications monopole about 11 feet including a four-foot panel attachment and an equipment cabinet on 0.93 acres zoned PDH-3 (planned development housing-three units per acre).

11. Glascock Farm-Building One, Routes 659 and 50. A 75,829-square-foot office-medical building on 8.70 acres zoned CLI (commercial light industrial) and PD-GI (planned development-general industrial).

12. Belmont Greene Taco Bell, northeast of Belmont Ridge Road and Portsmouth Boulevard. Construct a restaurant, parking lot and private utilities on 7.78 acres zoned PDH-3 (planned development housing-three units per acre).

13. Fields Farm High School Septic System, property encompassed by Route 7 to the south, Hillsboro Road to the west and Alder School Road to the north. Construction of a wastewater disposal system, two wastewater pump stations and a sanitary disposal field and associated force mains on 227.94 acres zoned JLMA-3 (joint land management area).

14. Village Center at Belmont Greene, Belmont Ridge Road and Portsmouth Boulevard. Supermarket with retail, required parking and utilities on 33.74 acres zoned PDH-3 (planned development housing-three units per acre).

15. Luck Stone Leesburg Contractor Yard Site, Belmont Ridge Road and Jackpit Lane. Contractor building, shed and dry-storage building for wholesale trade establishment on 81.27 acres zoned MR-

HI (mineral resources-heavy industrial).

16. South Riding Landbay H-Defender Drive, Route 50 and South Riding Boulevard along the southern side of Route 50 and the east side of South Riding Boulevard. Construct four two-story office buildings, one five-story hotel, one restaurant and associated parking and utilities on 19.28 acres zoned PDH-3 and PDH-4 (planned development housing-three and four units per acre).

17. Courtland Rural Village Recreation Center, northwest of Courtland Village and Spotted Owl drives. Recreation center, pool, commercial building for sales and services, and related infrastructure on 147.67 acres zoned PD-RV (planned development-rural village).

18. Elementary School 19 at One Loudoun, south of Harry Byrd Highway and west of Loudoun County Parkway. Approval for an elementary school, entrance drive, parking area and sporting fields on

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358.17 acres zoned PD-CC, PDH-6 and PD-TC (planned development-commercial center, planned development housing-six units per acre and planned development-town center).

»Projects Approved

19. Historic Selma Estates Phase 1 Section 3, north of Montresor Road. Approval for 25 lots, three conservancy lots, street dedication and various easements on 279.09 acres zoned AR1 (agricultural rural).

20. Amberleigh Section 2, Lots 113-144, south side of Croson Lane, 0.1 mile west of Ryan Road. Approval for 32 townhouses and one open parcel on 50.44 acres zoned PDH-3 (planned development housing-three units per acre).

21. Lansdowne Town Center, east of Belmont Ridge Road and north of Harry Byrd Highway. Approval for 207 single-family residential lots and four parcels on 32.80 acres zoned PD-TC (planned development-town center) and PDH-6 (planned development housing-six units per acre).

22. Cabot Tech at Dulles Town Crossing, northeast corner of Atlantic Boulevard and Woodland Road. Approval for three office buildings and associated parking lots, travel ways and associated underground utilities on 14 acres zoned PD-CC-RC (planned development-commercial center-regional center).

23. Woodland Community Center, east of Watson Road, about one mile northwest of Evergreen Mills and Red Hill roads. Approval for a community center to serve the future residential development on 0.51 acres zoned PD-RV (planned development-rural village).

24. Ashmill, north of Harry Byrd Highway between Howard Hughes Medical Institute and Inova Loudoun Hospital. Approved for an office building with associated travel ways, parking areas and underground construction on 5.35 acres zoned PD-OP (planned development-office park).

25. Briel and Gamble Rezoning, northeast side of Shellhorn Road near Ashburn Road. Approval to rezone a 5.78-acre parcel from R-1 (single-family residential) to PDH-4 (planned development housing-four units per acre) to allow for the development of 14 duplex homes.

26. Ryan Park Center Martial Arts Studio, 43490 Yukon Dr. Special exception to allow an 8,390-square-foot martial arts studio on 4.2 acres zoned PD-OP (planned development-office park).

27. Lansdowne Animal Hospital, 19393 Promenade Dr. Special exception to allow a 1,100-square-foot animal hospital on property zoned PD-TC (planned development-town center).

»Building Permits

28. Mercure Business Park, 86,600-square-foot building at 44225 Mercure Circle.

29. Gum Spring Village, 20,400-

square-foot building at 24640 Southpoint Dr.

30. County of Loudoun, renovations and a 2,100-square-foot addition at 320 School St., Purcellville.

31. Broad Run Business Center,

19,018-square-foot child-care center at 44825 Prentice Dr.

32. Fort Evans, seven buildings at 500 Fort Evans Rd. NE.

33. Lovettsville Retirement, 10 2,105-square-foot duplexes on Harpers Mill Way.

34. Brambleton, 42 residential condominium units at 22571 Verde Gate Terr.

35. South Riding, 10 1,664-square-foot townhouses at Pine Forest Drive and 10 1,664-square-foot townhouses at Justice Drive.

— Compiled by SANDY MAUCK



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The view from Brambleton: We're all about our pools, parks, and yes, even our bars. That's because we love hanging out with friends, and enjoy having a place to go and meet new ones. Brambleton Town Center, in the heart of our community, is that place. With fine dining and upscale shopping right down the street, there's no better place to spend the day. And with a 16-screen movie theater on the way, that gives you more than enough reasons to get together for drinks. See the entire view by visiting our website, or call our Visitor Center to arrange a tour.

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