




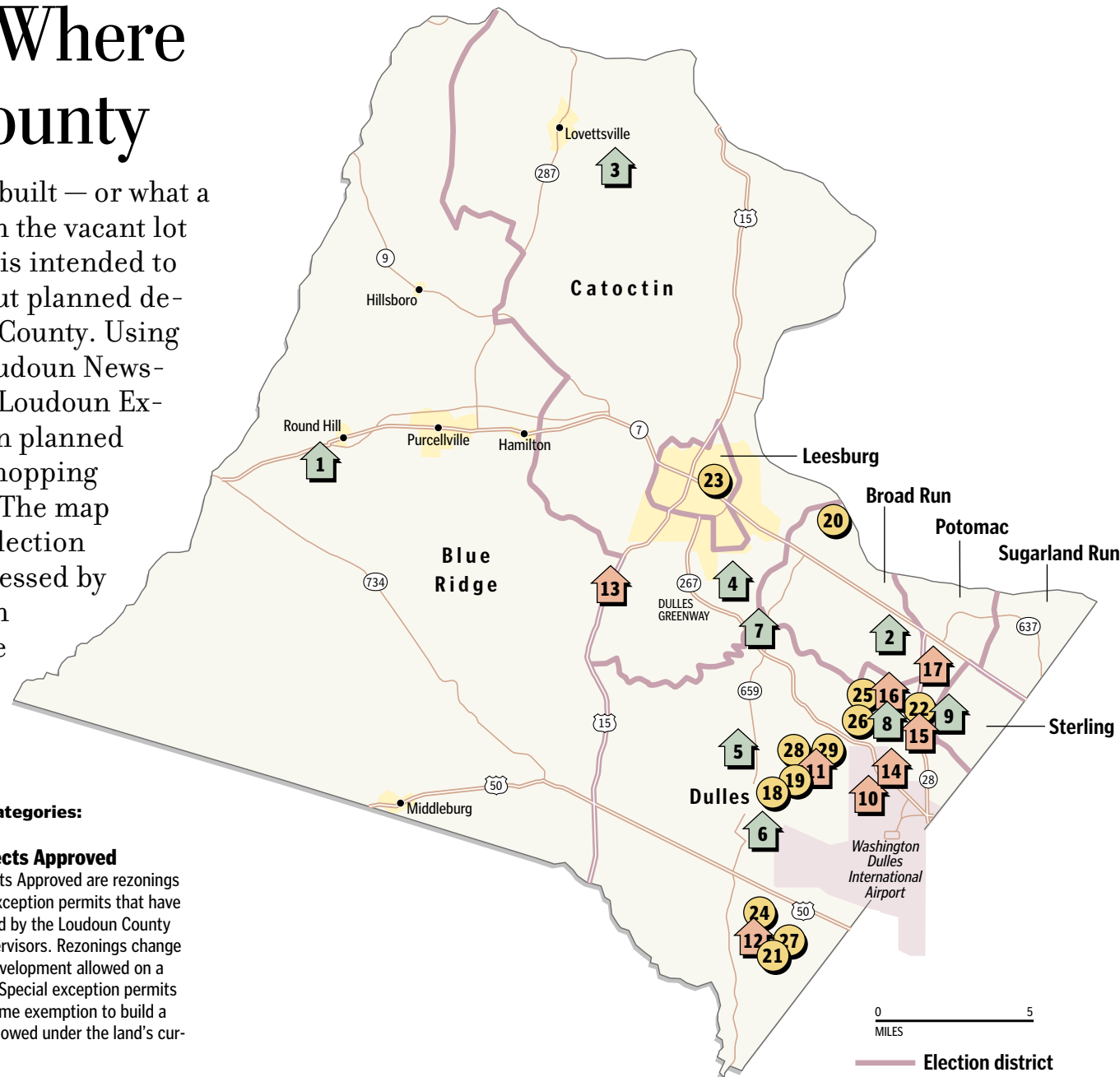
What's Going Where In Loudoun County

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. Rezonings 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. Round Hill Water Distribution Facility**, center of Clendenning Circle. Second-stage storage tank and booster station within the Stoneleigh subdivision on 1.50 acres zoned AR-1 (agricultural rural).
- 2. Beaumeade Phase 2, Lot C**, 21260 Smith Switch Rd. Special exception for installation of a telecommunications antenna and associated equipment on 6.01 acres zoned PD-IP (planned development-industrial park).
- 3. Waterview View Estates, Section 4, Lots 1-16**, north side of Orrison Road, about 2,000 feet east of Featherbed Lane. Subdivide 85 acres zoned AR-1 (agricultural rural) for 16 single-family detached lots and right-of-way dedication for a public street (Waterford View Court).
- 4. Leesburg Park and Ride Lot Facility**, northeast of Sycolin Road. Special exception to expand the limits of SPEX 2004-0028 60 feet beyond that shown on the previous special exception plat within a 354-acre area zoned JLMA20 (joint land management area).

- 5. Brambleton, Section 10, Lots 251-255**, Belmont Ridge Road and Olympia Drive. Subdivide 94 acres zoned PDH-4 (planned development housing-four units per acre) for five single-family detached lots and one open parcel.
- 6. Arcola Center**, north side of Route 50, east of Gum Spring Road. Special exception for a hotel and approval for office uses on about 140 acres zoned PD-IP (planned development-industrial park).
- 7. Goose Creek Village Center Phase 1**, northwest corner of Sycolin and Belmont Ridge roads. Eleven commercial buildings totaling 127,642 square feet and associated infrastructure on about 65 acres zoned R-16 and R-24 (residential, 16 and 24 units per acre).
- 8. Dulles United States Post Office Expansion**, 22403 Randolph Dr. Stormwater management pond "C" as it relates to the 70,000-square-foot expansion of the existing United States Postal Service building on about 60 acres zoned PD-GI (planned development-general industrial).
- 9. West Church Road Property**, 1.07 miles east of West Church Road and the

Route 28 intersection. A 26,682-square-foot retail building and parking lot and associated infrastructure on about 3.46 acres zoned PD-CC-CC (planned development-commercial center-community center).

»Projects Approved

- 10. Mercure Business Park, Lot 23**, south side of Mercure Circle. Approval for 32,000 square feet of office space and 56,600 square feet of warehouse space with associated parking on 3.54 acres zoned PD-GI (planned development-general industrial).
- 11. Trade Center II, Lot 7**, north of Overland Drive, west of Old Ox Road. Approval for a 5,760-square-foot landscaping contractor establishment and a 7,680-square-foot general use facility on 3.50 acres zoned PD-GI (planned development-general industrial).
- 12. Dulles South Multi-Purposes Center**, 24950 Riding Center Dr. Approval for a 23,900-square-foot community center on 26.10 acres zoned PDH-4 (planned development housing-four units per acre).
- 13. CWS Virts Corner Monopole**, 19443 James Monroe Hwy. Approval to al-

low installation of a 120-foot telecommunications monopole and associated equipment shelters on 10,400 square feet zoned AR-1 (agricultural rural).

14. Dulles Parkway Center, southwest corner of Loudoun County Parkway and Dulles Greenway. Special exception to allow two standalone restaurants totaling 16,000 square feet on property zoned PD-OP (planned development-office park) and two office buildings totaling 110,290 square feet on about 13 acres zoned PD-IP (planned development-industrial park).

15. Ultimo One Rezoning, 520 Shaw Rd. Rezone 5.88 acres from PD-IP (planned development-industrial park) under the 1973 zoning ordinance to PD-IP under the revised 1993 zoning ordinance to expand the permitted uses to allow the applicant greater flexibility in determining the best uses for the site including flex industrial buildings.

16. Beaumeade, Lot 12, Beth Chaverrim Reform Congregation, 21740 Beaumeade Cir. Special exception to allow a 19,283-square-foot synagogue and day-care facility at Unit 100 on 11.81 acres zoned PD-IP (planned development-industrial park).

17. Enterprise Rent-a-Car Woodland Road, northwest of the intersection of Woodland Road and Greenoak Way. Rezone 1.42 acres from PD-GI (planned development-general industrial) under the 1973 zoning ordinance to PD-GI under the revised 1993 zoning ordinance and approve a special exception application (SPEX 2006-0007) to allow the establishment of a vehicle rental facility to be located within an existing 18,430-square-foot structure occupied by Cascades Auto Body.

»Building Permits

- 18. Brambleton Land Bay 2**, 12 townhouses at Spice Bush Terrace.
- 19. Brambleton Land Condominium**, 19 condominiums at 22571 Verde Gate Terr.
- 20. Lansdowne Town Center**, six condominiums at 43608 Hampshire Crossing Sq.
- 21. Pleasant Valley**, 57,532-square-foot building at 25077 Elk Lick Rd.
- 22. Dulles 28 Centre**, 3,680-square-foot

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