

PRESENTED: February 23, 2016

RESOLUTION NO. \_\_\_\_\_

ADOPTED: February 23, 2016

A RESOLUTION:     ADOPTING TOWN PLAN AMENDMENT TLTA-2015-0001, AMENDING THE TOWN PLAN LAND USE POLICY MAP TO REPLACE THE “LOW DENSITY RESIDENTIAL” PLANNED LAND USE CATEGORY WITH “DOWNTOWN” ON THE PENNINGTON LOT AND PROVIDE PARCEL SPECIFIC POLICY LANGUAGE FOR APPROPRIATE LAND USE.

WHEREAS, application has been filed by The Loudoun County Department of Transportation & Capital Infrastructure on behalf of the Loudoun County Board of Supervisors to amend the Town Plan Land Use Policy Map and provide site specific policy language for a 9.9 acre tract of land known as the Pennington Lot; and

WHEREAS, a duly advertised Planning Commission public hearing was held on January 7, 2016; and

WHEREAS, at their meeting of January 28, 2016 the Planning Commission recommended approval of this application to the Town Council; and

WHEREAS, the Town Council held a duly advertised public hearing on this application on February 9, 2016; and

WHEREAS, staff recommends approval; and

WHEREAS, the Council has concluded that the approval of the application would be in the public interest and in accordance with sound zoning and planning principles.

; and

WHEREAS, Town Council has determined that the approval criteria of Zoning Ordinance Section 3.16.12 have been satisfied; and

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WHEREAS, Town Council has determined that the planned land use proposed by Town Plan Amendment TLTA 2015-0001 provides a more compatible land use pattern that promotes the health, safety, convenience, prosperity and general welfare for Leesburg.

THEREFORE, RESOLVED, by the Council of the Town of Leesburg in Virginia that TLTA-2015-0001 Pennington Lot Land Use is hereby approved as described:

1. The Town Plan’s Planned Land Use Policy Map is amended to reflect a change in planned land use from Low Density Residential to Downtown as depicted on Exhibit A; and
2. Insert the following text on Page 6-15 of the Town Plan:

*“Objective 17. The tract of land known as the “Pennington Lot” in the northeast quadrant of Church Street and North Street is designated for Downtown Land Use as shown on the Planned Land Use Policy Map. The property is appropriate for residential use of a design and density consistent with a transition use between the Old and Historic District to the west and south and the Low Density Residential uses to the north and east. Alternatively, the property may be used for parking associated with the Loudoun County Courts Complex, and other low-intensity government center uses, provided that the following conditions are met:*

- a. Church Street Extended is developed to public road standards.*
- b. Appropriate screening and buffering is provided for adjacent residential development;*
- c. The impacts of onsite lighting on surrounding residential development are mitigated through appropriate design and operation;*
- d. Any access to North Street from the site is limited to one-way exit until such time as such access is aligned with Harrison Street.”*

PASSED this 23<sup>rd</sup> day of February, 2016.

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David S. Butler, Mayor  
Town of Leesburg

ATTEST:

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Clerk of Council

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Exhibit A.

