

**TOWN OF LEESBURG**  
**NOTICE OF TOWN COUNCIL PUBLIC HEARING TO CONSIDER**  
**REZONING APPLICATION TLZM-2016-0002**  
**AND SPECIAL EXCEPTION APPLICATION TLSE-2016-0002,**  
**JOHNSON MINI-WAREHOUSE AT VILLAGE OF LEESBURG**

Pursuant to Sections 15.2-1427, 15.2-2204, 15.2-2205 and 15.2-2285 of the Code of Virginia, 1950, as amended, the **Leesburg Town Council** will hold a public hearing on **Tuesday, September 13, 2016 at 7:30 p.m.** in the Town Council Chambers, 25 West Market Street, Leesburg, Virginia, 20176 to consider Rezoning Application TLZM-2016-0002, Johnson Mini-warehouse a request by Johnson Development Associates to amend the previously approved proffers for TLZM-2010-0003 to allow two additional uses within Land Bays D and E of the Village at Leesburg. A special exception to allow a 110,000 square foot mini-warehouse is also under consideration. The property subject to these requests is zoned I-1, Industrial/Research Park District.

**Rezoning Application TLZM-2016-0002** is a request to amend the approved proffers for TLZM-2010-0003 to allow two additional uses within Land Bays D and E of the Village at Leesburg. The proposed additional uses are a Mini-Warehouse and a Commuter Parking Lot. Land Bay D is identified as Loudoun County Parcel Identification Number (PIN): 149-19-2655 (Tax Map Number: /49/F/2///1/). Land Bay E is identified as Loudoun County Parcel Identification Number (PIN): 150-49-0155 (Tax Map Numbers: /49/F/2///2-1/, /49/F/2///2-2/). Neither property currently has a street address. The *Town Plan* designates this property as “Regional Office” on the Land Use Policy Map with a recommended density of between 0.35 and 1.0 FAR (Floor Area Ratio).

**Special Exception Application TLSE-2016-0002** is a request to allow a 110,000 square foot, 48-foot tall mini-warehouse in the I-1 Zoning District on a 2.37 acres of land in Land Bay D of the Village at Leesburg. Land Bay D is identified as Loudoun County Parcel Identification Number (PIN): 149-19-2655 (Tax Map Number: /49/F/2////1/) as noted above and is adjacent to Golf Club Road (State Route 653). The proposed density of the 2.37 acre mini-warehouse site is 1.07 FAR.

Additional information and copies of these applications are available at the Department of Planning and Zoning located on the second floor of the Leesburg Town Hall, 25 West Market Street, Leesburg, Virginia 20176 during normal business hours (Monday-Friday, 8:30 a.m. to 5:00 p.m.), or by contacting Irish Grandfield, Senior Planner, at 703-771-2766 or [igrandfield@leesburgva.gov](mailto:igrandfield@leesburgva.gov).

At these hearings, all persons desiring to express their views concerning these matters will be heard. Persons requiring special accommodations at the Town Council meeting should contact the Clerk of Council at (703) 771-2733 three days in advance of the meeting. For TTY/TDD service, use the Virginia Relay Center by dialing 711.

**Ad to run:**  
**8/31/16**  
**9/7/16**



**Date of Meeting:** September 13, 2016

**TOWN OF LEESBURG  
TOWN COUNCIL PUBLIC HEARING**

**Subject:** TLZM-2016-0002, Village of Leesburg I-1 Lands  
TLSE-2016-0002, Johnson Mini-warehouse, Land Bay D

**Staff Contact:** Brian Boucher, Deputy Director, DPZ

**Council Action Requested:** (1) Approval of TLZM-2016-0002 to amend the existing Village of Leesburg proffers to allow a mini-warehouse and a commuter parking lot as land uses in the I-1 zoned lands (Land Bays D and E); and (2) Approval of TLSE-2016-0002 to allow a mini-warehouse on 2.37 acres in Land Bay D of the Village at Leesburg.

**Staff Recommendation:** (1) Approval of TLZM-2016-0002 to amend the proffered permitted land uses in Village at Leesburg Land Bays D and E (See Attachment 1 for the draft ordinance); and (2) Approval of TLSE-2016-0002 to allow a mini-warehouse on 2.37 acres in Land Bay D of Village at Leesburg (See Attachment 2 for the draft resolution).

**Commission Recommendation:** (1) The Planning Commission recommends approval of proffer amendment TLZM-2016-0002 to add two new uses to Land Bays D and E; and (2) The Planning Commission recommends approval of special exception TLSE-2016-0002 to permit a mini-warehouse facility in Land Bay D subject to conditions.

The Planning Commission held a public hearing for each application on August 4, 2016. No public comment was received and the hearings were closed. The Commission asked clarifying questions about the special exception application, including security for the site, whether a caretaker's residence is proposed and mechanical equipment screening. Security will be provided by a fence around the site and a security gate restricting access. Hours of operation will be from 6:00 a.m. to 10 p.m. No caretaker's residence is proposed or provided for on the plat. Mechanical equipment screening is required by Condition #10 of the special exception to shield such equipment from view, including Route 7.

A fourth issue involved architecture for the building. The applicant showed three options for the building at the hearing, including a more industrial design structure designated as Option #3 in the presentation. The Commission expressed a desire for a more traditional design or one more in keeping with the architecture of the Village at Leesburg and specifically recommended against Option #3 in its motion. All options will be shown to the Town Council at the meeting on September 13, 2016. Note that because the mini-warehouse is located in the H-2 Overlay District, the Board of Architectural Review must approve a Certificate of Appropriateness for the design as part of the site planning process.

The Commission recommended approval of proffer amendment TLZM-2016-0002 Village at Leesburg Land Bays D and E by a vote of 5-0-2.

The Commission recommended approval of special exception TLSE-2016-0002 Johnson Mini-Warehouse by a vote of 5-0-2 with the following motion:

I move that Special Exception TLSE-2016-0002, Johnson Mini-Warehouse, be forwarded to the Town Council with a recommendation of approval on the basis that the Approval Criteria of Zoning Ordinance Sections 3.4.12 have been satisfied and that the proposal would serve the public necessity, convenience, general welfare and good zoning practice subject to the following conditions:

1. The conditions in the staff report dated August 4, 2016, be incorporated.
2. The provision for a caretaker residence be removed.
3. The architecture of the building be consistent with Options 1 or 2, presented at the Planning Commission public hearing on August 4, 2016 and be compatible with the architecture of the Village at Leesburg.

**Fiscal Impact:** Approval of these applications will result in increased property values as compared to the property's current vacant state generating additional real estate tax revenue to the Town and business license revenue.

**Work Plan Impact:** As with all rezoning applications, the Town will need to review and approve additional site development applications prior to construction of the site. Such site development plan processing is anticipated in the Town's work plan.

**Executive Summary:** The applicant, Johnson Development Associates has applied for special exception approval to allow a mini-warehouse on 2.37 acres in Land Bay D of the Village at Leesburg. Allowable uses at the Village of Leesburg are established by proffer. Currently the proffers for this site do not allow a mini-warehouse. As a result, the applicant has also submitted a rezoning application to amend the proffers to allow two additional land uses in the I-1 zoned Land Bays of the Village at Leesburg (Mini-Warehouse and Commuter Parking Lot). Should these applications be approved, the applicant intends to subdivide the 2.37 acres of the special exception area from Land Bay D. The remainder of Land Bay D may be proposed for a Commuter Parking Lot or other allowable uses identified in the proffers.

**Background:** The property is part of the original rezoning application TLZM-2004-0005 Village at Leesburg. Several amendments to the Village at Leesburg's concept plan and proffers have been approved over the years. The proffers of record for Land Bays D and E are associated with the rezoning application TLZM 2010-0003. Proffer I.A. restricts land uses as follows:

Only the following uses listed in the I-1 District as permitted or special exception uses may be developed within the I-1 zoned portion of the Property: office; research and

development; eating establishment without drive-in facility; hotel/motel; conference center; child care center; parking structure, private; park, public; fire and/or rescue facility; and school, technical. Any of the above-listed uses that require prior special exception approval may only be developed after obtaining special exception approval by Town Council.

This current rezoning request would add two new uses to the proffered use list: mini-warehouse and commuter parking lot. The mini-warehouse use requires special exception approval by Town Council. If the existing proffer is amended to add the two uses, applicant proposes to locate a mini-warehouse on a portion of Land Bay D and has filed a special exception application that is being processed concurrently with the proffer amendment application.

Staff believes the proposal is in general conformance with the policies of the Town Plan; meets the approval criteria of the Town of Leesburg Zoning Ordinance; and serves the public necessity, convenience, general welfare and good zoning practice. Further detailed information regarding this ordinance amendment can be found in the attached Planning Commission staff report dated August 4, 2016 (Attachment 3).

**Attachments:**

1. Draft Ordinance for TLZM-2016-0002
2. Draft Resolution for TLSE-2016-0002
3. Planning Commission Public Hearing Staff Report including attachments:
  - Executed Proffer Statement dated July 20, 2016
  - Statement of Justification dated May 18, 2016
  - Mini-Warehouse Special Exception Plan Set dated July 13, 2016



**Date of Meeting:** August 4, 2016

**TOWN OF LEESBURG  
PLANNING COMMISSION PUBLIC HEARING**

**Subject:** TLZM-2016-0002, Village at Leesburg, Land Bays D&E  
TLSE-2016-0002, Johnson Mini-Warehouse

**Staff Contact:** Irish Grandfield, AICP Senior Planner

**Applicant:** Beau Gunn III, Johnson Development Associates Inc.  
[bgunn@johnsondevelopment.net](mailto:bgunn@johnsondevelopment.net)  
864.594.5916

**Applicant's Representative:** Molly Novotny, Cooley LLLP  
[mnovotny@cooley.com](mailto:mnovotny@cooley.com)  
703.456.8105

**Proposal:** The rezoning is to amend the previously approved proffers for TLZM-2010-0003 to add two uses (mini-warehouse and commuter parking lot) for the I-1 zoned lands (Land Bays D & E) of the Village at Leesburg. The special exception is to allow a 110,000 s.f. mini-warehouse on 2.37 acres of land within Land Bay D.

**Planning Commission Critical Action Date:** November 12, 2016

**Recommendation:** Staff recommends approval of the applications.

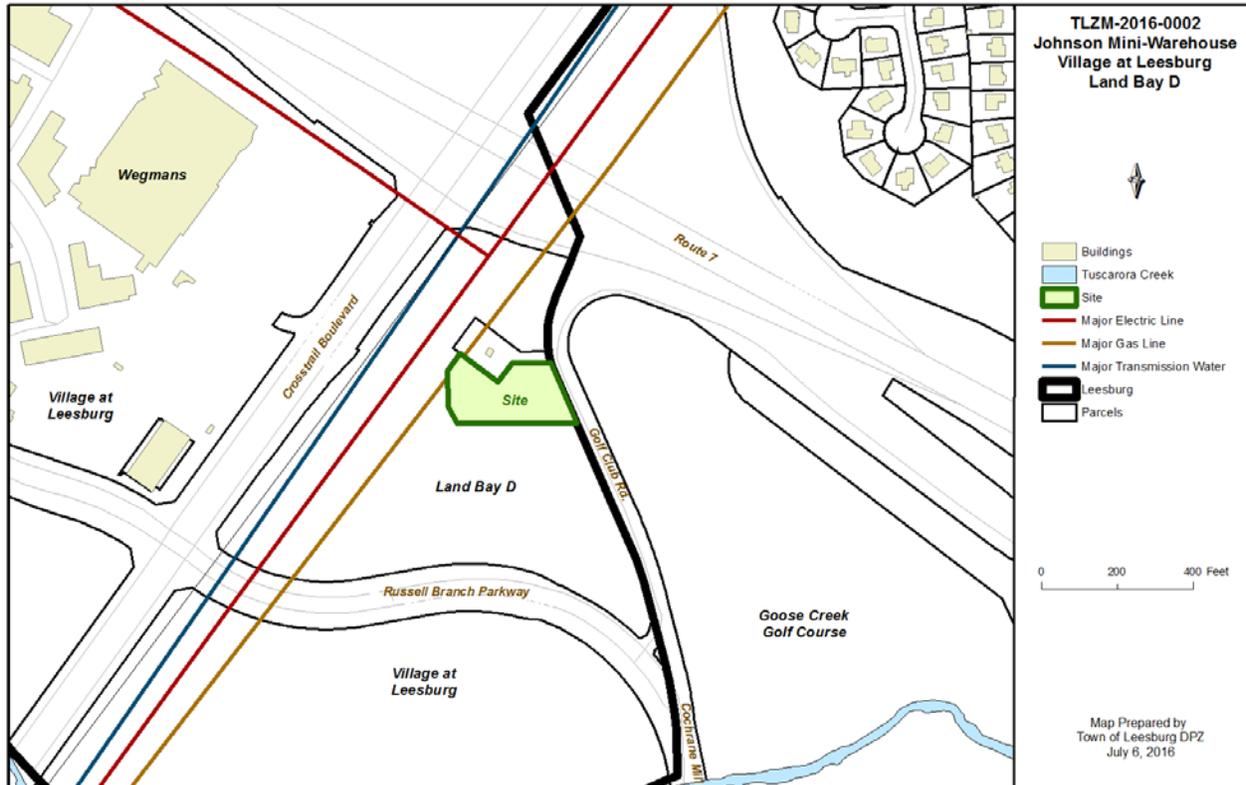
**Application Acceptance Date:** February 26, 2016

<b>Table 1. TLZM-2016- 0001 Property Information</b>			
<b>Address:</b>	None	<b>Zoning:</b>	I-1
<b>PINs #:</b>	149-19-2655, 150-49-0155	<b>Proposed Density:</b>	N/A
<b>Size:</b>	47.11 ac.	<b>Planned Land Use:</b>	Regional Office

<b>Table 2. TLSE-2016- 0002 Property Information</b>			
<b>Address:</b>	None	<b>Zoning:</b>	I-1
<b>PIN #:</b>	A portion of 149-19-2655	<b>Proposed Density:</b>	1.07 FAR (Floor Area Ratio).
<b>Size:</b>	2.37 ac.	<b>Planned Land Use:</b>	Regional Office

**Acceptance Modifications/Waivers:** None.

**Web Link:** A comprehensive listing of all application documents is found here:  
<http://www.leesburgva.gov/government/departments/planning-zoning/liam-interactive-applications-map>



*Figure 1. Location*

**Suggested Motions TLZM-2016-002:**

**Approval**

I move that Zoning Map Amendment TLZM 2016-0002, Village at Leesburg Land Bays D & E, be forwarded to the Town Council with a recommendation of approval on the basis that the Approval Criteria of Zoning Ordinance Sections 3.3.15 have been satisfied and that the proposal would serve the public necessity, convenience, general welfare and good zoning practice. -OR -

**Denial**

I move that Zoning Map Amendment TLZM 2016-0002, Village at Leesburg Land Bays D & E, be forwarded to the Town Council with a recommendation of denial on the basis that the Approval Criteria of Zoning Ordinance Section 3.3.15 have not been satisfied due to the following reasons \_\_\_\_\_.

**Suggested Motions TLSE-2016-0002:**

**Approval**

I move that Special Exception Application TLSE 2016-0002, Johnson Mini-Warehouse, be forwarded to the Town Council with a recommendation of approval on the basis that the Approval Criteria of Zoning Ordinance Sections 3.4.12 have been satisfied and that the proposal would serve the public necessity, convenience, general welfare and good zoning practice. -OR -

**Denial**

I move that Special Exception Application TLSE 2016-0002, Johnson Mini-Warehouse, be forwarded to the Town Council with a recommendation of denial on the basis that the Approval Criteria of Zoning Ordinance Section 3.4.12 have not been satisfied due to the following reasons

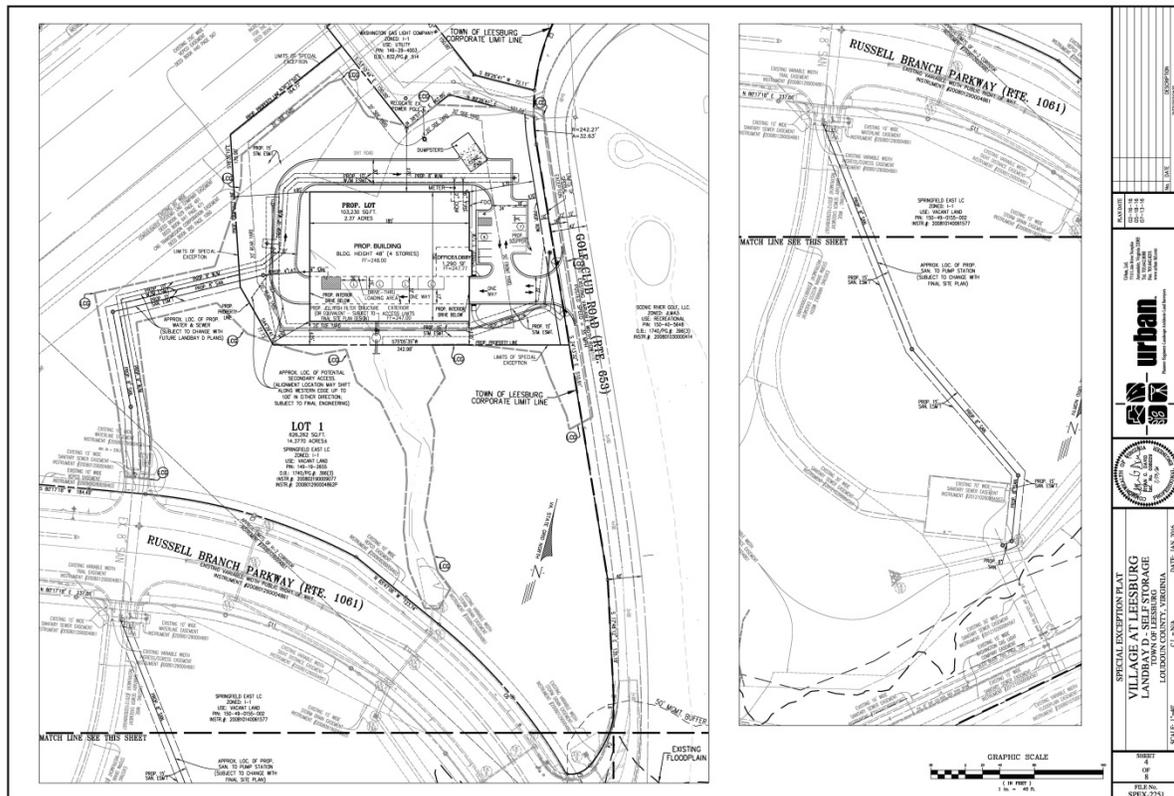


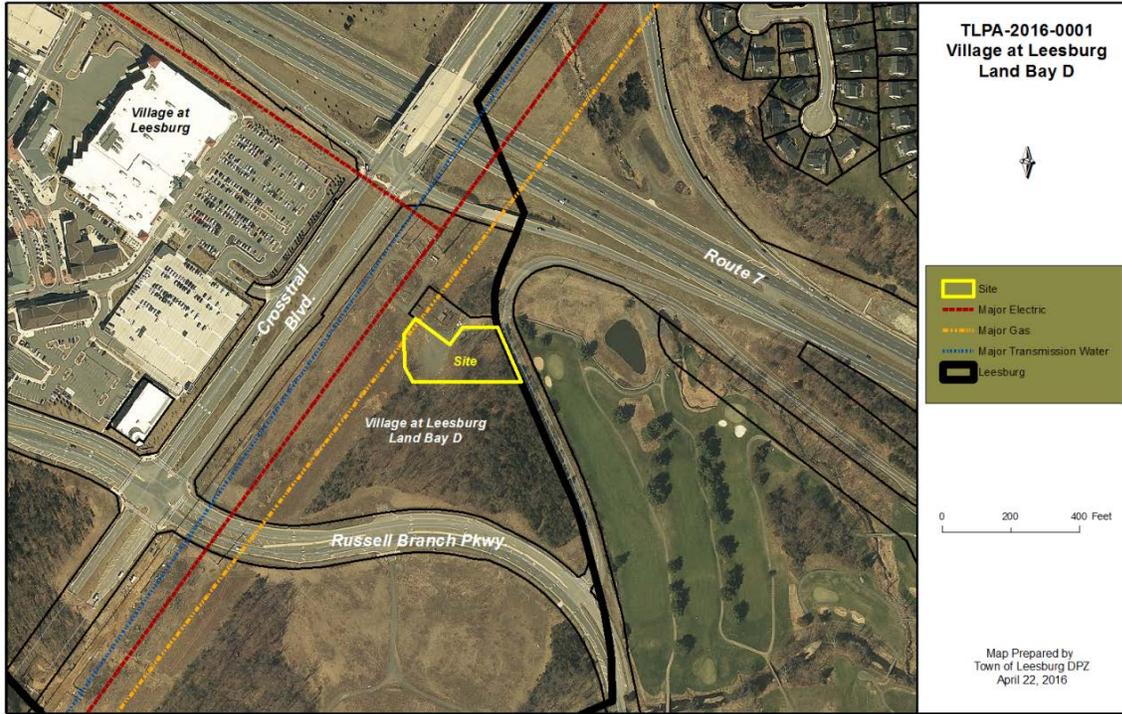
Figure 2. Proposed Plan

- I. **Application Summaries:** A mini-warehouse is allowable by special exception in the I-1 Zoning District. However, the existing proffers for the Village at Leesburg (Proffer 1.A, TLZM-2010-0003) identify only nine specific land uses for the I-1 zoned land on the site and mini-warehouse is not one of them. The rezoning application is to amend the proffers to allow two additional land uses in the I-1 zoned Land Bays of the Village at Leesburg (Land Bays D & E). The two additional land uses are the Mini-Warehouse use and a Commuter Parking Lot. Should these applications be approved, the applicant intends to subdivide the 2.37 acres of the special exception area from Land Bay D. The remainder of Land Bay D may be proposed for a Commuter Parking Lot or other allowable uses identified in the proffers. No cash contributions are proffered as part of this proffer amendment.

Primary vehicular and pedestrian access is provided via Golf Club Road. The Special Exception plat shows a potential future secondary access by private travelway from the remainder of Land Bay D. The proposed 4-story mini-warehouse building is 48 feet in height. Required buffering, landscaping, and street trees are provided consistent with the Town's Zoning Ordinance.

- II. **Current Site Conditions:** The 2.37 acre subject site of the proposed mini-warehouse is currently vacant. The site is largely forested with a mixed stand of hardwood and conifer trees of various ages. The northwest portion of the mini-warehouse site is covered by a gravel lot associated with the major utility transmission lines on the remainder of Land Bay D. Figure 3 shows the aerial perspective of the mini-warehouse site. Figure 4 shows the view northward looking into Land Bay D from Russel Branch Parkway. The mini-warehouse site is not visible from this angle. Its location is further north on the right hand side of the photo. Figure 5 shows the front of the mini-warehouse site facing Golf Club Road.

Major gas transmission lines and major overhead electrical lines are located directly to the east. A small structure associated with the gas transmission line is located on a separate parcel to the north of the site. Undeveloped land is located to the south. To the east is Golf Club Road, a public road.



*Figure 3. Existing Conditions*



*Figure 4. Land Bay D Looking North*



*Figure 5. Mini-Warehouse Site Looking Southeast*

**III. Uses on Properties Adjacent to the Mini-warehouse Site:**

<b>Table 2. Adjacent Uses</b>			
<b>Direction</b>	<b>Existing Zoning</b>	<b>Current Use</b>	<b>Town Plan Land Use Designation</b>
North	I-1	Gas Transmission	Regional Office
South	I-1	Retail, Townhouse	Regional Office
East	Loudoun County	Golf Course	Open Space
West	I-1	Utility Transmission	Regional Office

**IV. Zoning History:** The property was part of rezoning application TLZM-2004-0005 Village at Leesburg. Figure 6 depicts the current zoning of the property. Several amendments to the Village at Leesburg’s concept plan and proffers have been approved over the years. The proffers of record for Land Bays D and E are associated with the rezoning application TLZM 2010-0003. Proffer I.A. restricts land uses as follows:

Only the following uses listed in the I-1 District as permitted or special exception uses may be developed within the I-1 zoned portion of the Property: office; research and development; eating establishment without drive-in facility; hotel/motel; conference center; child care center; parking structure, private; park, public; fire and/or rescue

facility; and school, technical. Any of the above-listed uses that require prior special exception approval may only be developed after obtaining special exception approval by Town Council.

This current rezoning request would add two new uses to the proffered use list: mini-warehouse and commuter parking lot.



*Figure 6. Zoning*

V. **Staff Analysis:** The Rezoning application is subject to the general rezoning approval criteria in TLZO Sec. 3.3.15. The Special Exception application is subject to the approval criteria in TLZO Sec. 3.4.12. Staff provides the following summary of review and analysis of the two applications.

**1. Rezoning Application (TLZM-2016-0002)**

**A. Review Summary:** The rezoning application is simply a proffer amendment to add two uses to the permitted use list. The only issue was related to whether the new proffer statement would supersede all existing proffers for Land Bays D & E or supplement the previous proffers in effect for Land Bays D & E of TLZM-2010-0003. Staff and the applicant have agreed that the proposed proffers for Land Bays D & E would completely replace the previously approved proffers for these two land bays only. The draft proffers attached to this application are consistent with that approach. There are no outstanding issues.

- B. *Town Plan Compliance:*** TLZO Section 3.3.8 requires an assessment of whether the proposed rezoning is consistent with the applicable provisions of the *Town Plan* and states that “*inconsistency with the Town Plan may be one reason for denial of an application.*” Further, TLZO Section 3.3.15 includes five approval criteria, the first of which states that a rezoning application must be consistent with the *Town Plan*. Due to the limited nature of the proffer amendment proposal there is little guidance in the *Town Plan* that is applicable. Note that there is applicable *Town Plan* guidance related to the Special Exception application discussed in Section V.2 of this report. Staff finds the proffer amendment to add two additional uses is not inconsistent with the *Town Plan*.
- C. Rezoning Approval Criteria:** Zoning Ordinance Section 3.3.15 establishes the following criteria for the Planning Commission and Town Council to use, in addition to other reasonable considerations, in making their decision regarding approval or disapproval of a zoning map amendment application. Listed below are the specific criteria with staff response.
- *Consistency with the Town Plan, including but not limited to the land use compatibility policies.* – Staff finds the proposal consistent with the policies of the *Town Plan*. The property is already zoned I-1. Allowing more uses consistent with the existing zoning and adjacent land uses benefits the *Town Plan* objectives related to maintaining balanced tax revenue from residential and commercial uses.
  - *Consistency with any binding agreements with Loudoun County, as amended, or any regional planning issues, as applicable.* - There are no applicable binding agreements or inconsistent regional planning issues.
  - *Mitigation of traffic impacts, including adequate accommodation of anticipated motor vehicle traffic volumes and emergency vehicle access.* – The existing transportation network is adequate to handle the vehicular trips proposed by the development. The developer of Village at Leesburg provided major improvements of the primary means of access to the site (Russell Branch Parkway and Crosstrail Boulevard).
  - *Compatibility with surrounding neighborhood and uses.* – Staff believes the application is compatible and adequately mitigates impacts of the proposal. The property is zoned I-1 with additional I-1 zoning to the north, west, and south. To the east is a public road on the other side of which is a golf course. Staff does not foresee conflicts with surrounding uses.

- *Provision of adequate public facilities.* - All public infrastructure required to serve the site is either in place or will be required to be provided as part of the site development.

**D. Proffers:** The only change is to allow two additional land uses in the I-1 lands (Land Bays D & E) of the Village at Leesburg. All of the previous proffer commitments for Land Bays D & E are retained. Staff believes the proposed proffers cover the essential issues associated with the proposed land uses.

## 2. Special Exception Application (TLSE-2016-0002)

**A. Review Summary:** Two submissions of the special exception application were reviewed by Staff. During the review several issues were resolved.

### Resolved Issues/Comments:

- Plat deficiencies
- Site design
- Building design
- Pedestrian access
- Tree protection
- Buffering and screening
- Site access
- Site lighting
- Sight distance
- Proffers
- Stormwater Management

**Unresolved Comments:** None.

**B. Town Plan Compliance:** TLZO Section 3.4.12 lists four approval criteria, the first of which states that a rezoning application must be consistent with the *Town Plan*. Staff cites the following *Town Plan* guidance:

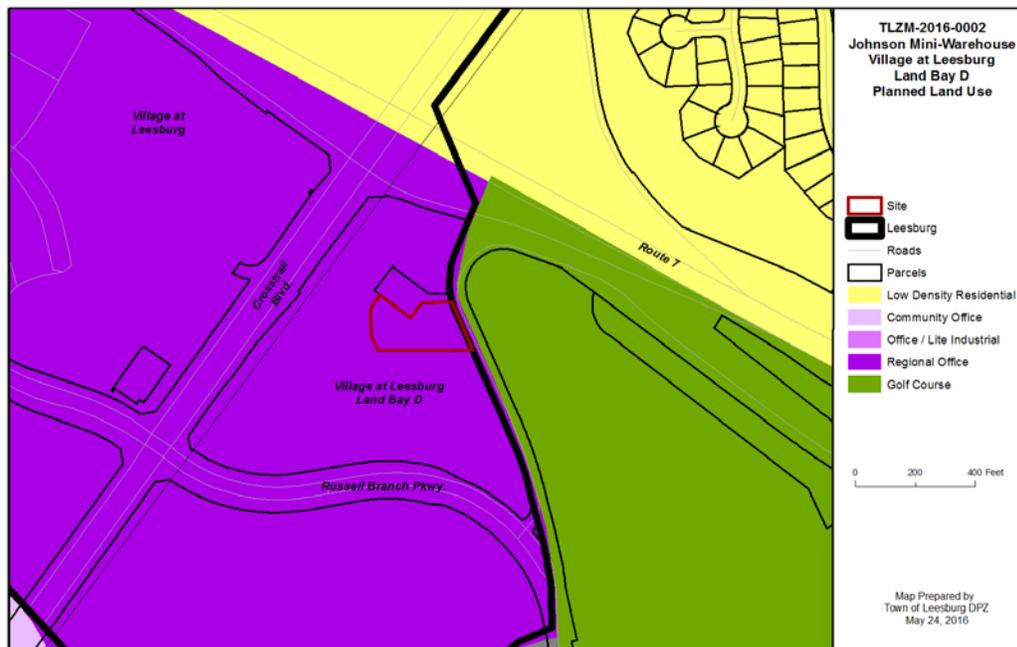
Land Use General Objective 2: “Development should be compatible with the Town’s character in terms of land use and design.”

Staff Analysis: The applicant has proffered to meet H-2 design guidelines that were established to be consistent with the Town’s existing development. On June 20, 2016 The Board of Architectural Review passed a resolution (BAR #2016-0001) indicating conceptual approval for the mini warehouse facility. No further action is needed as part of the special exception application. At the time of final site plan the applicant will need to obtain the final Certificate of

Appropriateness. Staff believes this effectively addresses compatibility with Town character.

Economic Development Policy 3c: “Increase business and employment so that at least 55% of general fund revenues are generated from non-residential sources.”

Staff Analysis: This development will result in increased tax revenue through higher property values and new Business and Professional Occupational License (BPOL) income. The proposal is consistent with this objective.



*Figure 7. Planned Land Use*

**D. Transportation Analysis:** The applicant provided a trip generation analysis prepared by Wells and Associates dated February 1, 2016 demonstrating the proposed use generates less than 15% of the total existing traffic at the nearest intersection. As such, no further traffic impact analysis is required pursuant to DCSM Sec. 7-111.1. The Village of Leesburg has already constructed substantial road improvements (including a four lane divided road section fronting Land Bays D & E). The existing roads are sufficient to handle the limited amount of traffic generated by the proposed mini-warehouse use.

**E. Parking:** TLZO Sec. 11.3 sets the parking standards for this mini-warehouse use as four parking spaces per each 1,000 square feet of office plus one per employee and two for any residential manager’s quarters. A total of 1,290 square feet of

office is proposed requiring five spaces. The facility will have one employee necessitating one additional parking space for a total of 6. No residential manager is proposed on this site. The Special Exception plat shows how the required parking spaces are provided. The proposed parking meets the required standard.

- F. Loading:** Eleven loading spaces would have been required based on the size of the building. However, TLZO Sec. 11.9 indicates that in no circumstances shall more than five off-street loading spaces be required for any given use or building. The special exception plat shows four loading spaces proposed internal to the building and the applicant is requesting a modification to forgo providing the fifth one (see the “Modifications” section of this report). Staff believes the location and number of loading spaces are sufficient.
- G. Site Design:** The building is appropriately situated onsite with access from Golf Club Road. Onsite vehicle circulation is sufficient with a one-way travel aisle that serves the interior loading spaces and encircles the building. Adequate pedestrian access is provided via a 5 foot wide concrete sidewalk from Golf Club Road. The dumpster location is located along the side of the building near the front and will be screened. The site design should function well and help minimize impacts on adjacent uses.
- H. Building Design:** The property is located in the H-2 Overlay District. On June 20, 2016 The Board of Architectural Review passed a resolution (BAR #2016-0001) indicating conceptual approval for the mini warehouse facility. No further action is needed as part of the special exception application. At the time of final site plan the applicant will need to obtain the final Certificate of Appropriateness.
- I. Buffering and Screening:** Sheet 6 of 8 of the special exception plat shows the proposed landscaping and screening. A combination of medium and large canopy trees plus large evergreens provide screening on all sides of the buildings. Groupings of shrubs augment the screening. The required 10-foot wide S-1 buffer is provided adjacent to I-1 zoned lands along the sides and in the rear of the property.
- J. Fiscal Impact:** The Zoning Ordinance does not require submission of a Fiscal Impact Study with special exception applications. The land is currently vacant. Development of the proposed mini-warehouse would increase property values resulting in additional tax revenue to the Town compared to its existing condition.
- G. Utilities:** The site is served adequately by sewer and water.
- H. Specific Use Standards for a Mini-Warehouse:** TLZO Section 9.3.14 lists six specific use standards for a mini-warehouse facility. Staff provides an analysis of how the proposal meets those standards below:

1. *“Storage units shall be provided for long-term storage only, and all storage shall be within completely enclosed buildings.”* – Special Exception Condition #4 ensures compliance with this standard.
2. *“Loading docks shall not be permitted.”* – No loading docks are proposed, only surface level loading spaces.
3. *“Except for the purposes of loading and unloading, there shall be no incidental parking or storage of trucks and/or moving vans.”*- Special Exception Condition #5 ensures compliance with this standard.
4. *“No office, retail or wholesale use of the storage units shall be permitted.”* - None is proposed and Condition #6 of special exception approval prohibits such uses.
5. *“One accessory residential unit may be permitted solely for the use of a caretaker or watchman.”* - None is proposed.
6. *“The outdoor storage area, loading or parking shall be limited to areas designated on an approved site plan, and adequately screened from adjacent properties and roadways. Such areas shall not be used for the storage or display of inoperable vehicles as defined in Section 32-147 of the Town Code.”* – A site plan will be submitted following approval of the special exception. No outdoor storage or loading dock is proposed. Parking and other areas are effectively screened. Special Exception Condition #7 ensures that no inoperable vehicles will be stored onsite.

I. **Special Exception Approval Criteria:** Zoning Ordinance Section 3.4.12 establishes the following criteria for the Planning Commission and Town Council to use, in addition to other reasonable considerations, in making their decision regarding approval or disapproval of a special exception application. Listed below are the specific criteria with staff response.

- A. *“The proposed use will not adversely affect the use of neighboring properties.”* - This site is adjacent to other I-1 zoned land on three sides and a public road on the fourth. The proposed mini-warehouse is compatible with neighboring properties. Potential compatibility issues have been addressed through the site design, proffers, and the conditions of approval.
- B. *“The use shall comply with applicable zoning district regulations and applicable provisions of the adopted Town Plan, including but not limited to the Plan’s Land Use Compatibility policies.”* – The proposed mini-warehouse complies with the existing I-1 zoning classification; it is the restrictive proffers that prohibit its use. Upon approval of TLZM-2016-0002, the use will be allowed as a special exception. In addition, the proposed use complies with the Town Plan and the accompanying Land Use Policy Map.

- C. *“The location, size, and, height of buildings, structures, walls, and fences, and the nature and extent of screening, buffering, and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings.”* – The adjacent uses in the Town are approved for similar uses. Appropriate landscaping, buffering, and screening are provided to ensure compatibility with development of adjacent and nearby lands.
- D. *“The proposed use will be such that pedestrian and vehicular traffic generated will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood and on the streets serving the site.”* – The mini-warehouse use will generate limited traffic. Golf Course Road and Russell Branch Parkway have sufficient capacity to handle the expected traffic. Staff finds that the proposal will not inhibit safe and convenient pedestrian and vehicular travel.

- J. **Modifications:** As allowable by the Town Zoning Ordinance (TLZO Sec. 11.10.2) the Applicant has submitted a modification request to the Zoning Administrator related to the number and size of the required loading spaces. Specifically, the applicant is requesting a reduction in the height requirement by one foot (1') from 15-foot to 14-feet to match the clear height of the first floor. WB-50 trucks and SU type vehicles, which are what the loading spaces are dimensioned for, do not exceed 13.5 feet in height and would still pass through the building with the planned 14-foot height.

TLZO Section 11.9 requires five (5) off-street loading spaces (11 would be required based only on the size of the building; however, the Ordinance has a provision that no single use shall need to provide more than five loading spaces). The Applicant has proposed four loading spaces (a reduction of one of the required spaces). Providing all five of the loading spaces would not fit within the footprint of the building. Given that many of the customer trips to the mini-warehouse facility typically come in small moving trucks or personal vehicles which use only a portion of each loading space staff believes the modification is warranted. Subject to Council approval of the special exception application, the Zoning Administrator will grant the modification request.

- K. **Conditions and Safeguards:** Zoning Ordinance Section 3.4.14 grants Town Council the authority to impose conditions and safeguards deemed necessary for the protection of general welfare and individual property rights. Such conditions may relate to topics including hours of operation, noise, and odor containment. Staff is recommending conditions of approval as listed below.

1. **Substantial Conformance.** Development of this property shall be in substantial conformance with Sheet 4 of 8 (herein referred to as the “Special

Exception Plat”) of the plan set entitled “Special Exception Plat for Self-Storage Use Within the I-1 Zone, Village at Leesburg”, Sheets 1-8, dated July 13, 2016 by Urban LTD with reasonable allowances to be made for engineering and design alteration to meet Town Subdivision and Land Development Regulations, Zoning Ordinance or Design and Construction Standards Manual requirements.

2. **No Modifications Granted or Implied.** Approval of this special exception does not express or imply any waiver or modification of the requirements set forth in the Subdivision and Land Development Regulations, the Zoning Ordinance, or the Design and Construction Standards Manual. Final plats, development plans, and construction drawings are subject to the applicable town regulations, unless modified administratively.
3. **Uses Permitted.** This Special Exception grants approval for a “Mini-Warehouse Facility” use as defined by the Zoning Ordinance in the I-1 zoning district, and shall apply only to the portion of the Property as shown on the Special Exception Plat.
4. **Enclosed Storage.** Storage units shall be provided for long-term storage only, and all storage shall be within completely enclosed buildings.
5. **Truck/Van Parking.** Except for the purposes of loading and unloading, there shall be no incidental parking or storage of trucks and/or moving vans.
6. **Storage Unit Use.** No office, retail or wholesale use of the individual storage units shall be permitted.
7. **Parking and Loading.** Loading and parking shall be limited to areas designated on an approved site plan, and adequately screened from adjacent properties and roadways. Such areas shall not be used for the storage or display of inoperable vehicles as defined in Section 32-147 of the Town Code.
8. **Stormwater Management.** Prior to site plan approval, the Applicant shall verify capacity of the existing stormwater pipe network downstream between the Property and the existing wet pond in Land Bay E. If any pipe(s) between the Property and existing wet pond need to be replaced or upsized, the Applicant will either seek a waiver from the Director, as permitted by the Town of Leesburg’s Design and Construction Standards Manual, or replace the pipe. At the time of final site plan, the Applicant will not be required to provide any additional outfall improvements downstream of the Existing Wet Pond on Land Bay E, provided it can demonstrate that the site plan for the proposed Mini-Warehouse Facility on the Property does not increase the runoff from what was designed with the Wet pond outfall.

9. **Stormwater Quality.** Prior to site plan approval, the Applicant shall demonstrate that the special exception area has been designed to meet the Virginia and Town of Leesburg stormwater regulations for water quality that were in effect at the time of approval of TLSE-2016-0002 for the Property. These additional water quality measures are only subject to the limits of the special exception area and are not intended to supersede the grandfathering rights of the remaining Land Bay or other portions of the Village at Leesburg.
10. **Mechanical Equipment.** All mechanical equipment, including roof-top equipment, shall be screened from public view by appropriate architectural elements.
11. **Sprinkler System.** For fire suppression purposes the mini-warehouse building shall have a sprinkler system acceptable to the Fire Marshall. Such sprinkler system shall be in place prior to the issuance of any occupancy permit.

**I. Findings for Approval:**

TLZM-2016-0002:

- A. The proposal will allow the subject property to offer additional uses that are currently allowed *by-right* in other I-1 Districts
- B. The proposal is in general conformance with the policies of the Town Plan; and
- C. The approval criteria of TLZO Sec. 3.3.15 have been satisfied; and
- D. The proposal would serve the public necessity, convenience, general welfare and good zoning practice.

TLSE-2016-0002:

- A. The proposal is in general conformance with the policies of the Town Plan; and
- B. The approval criteria of TLZO Sec. 3.4.12 have been satisfied; and
- C. The proposal would serve the public necessity, convenience, general welfare and good zoning practice.

**VI. Attachments**

1. Johnson Mini-Warehouse plan set prepared by Urban Engineering, dated July 13, 2016
2. Applicant's Statement of Justification dated May 18, 2016
3. Draft Proffer Statement dated July 20, 2016

# SPECIAL EXCEPTION FOR SELF-STORAGE USE WITHIN THE I-1 ZONE VILLAGE AT LEESBURG

TOWN OF LEESBURG  
LOUDOUN COUNTY, VIRGINIA

TLSE # 2016-0002  
TLZM # 2016-0002

**NOTES:**

- THE PROPERTY OWNER IS: SPRINGFIELD EAST LC, 1751 PINNACLE DR, STE. 700 MCLEAN, VA 22102-4003  
THE APPLICANT IS: JOHNSON DEVELOPMENT ASSOCIATES INC, 100 DUNBAR ST, STE. 400 SPARTANBURG, SC 29306  
THE PROPERTY IS IDENTIFIED WITHIN LOUDOUN COUNTY TAX RECORDS AS TAX MAP #: 149F2/III/11 & PIN # 149-19-2655-000
- THE PURPOSE OF THIS SPECIAL EXCEPTION APPLICATION IS TO PERMIT A MINI-WAREHOUSE FACILITY WITHIN LEESBURG VILLAGE CENTER'S LAND BAY D ZONED I-1.
- THE PROPERTY AREA IS CURRENTLY ZONED I-1 AND CONTAINS 14.377 ACRES. THE PROPOSED SPECIAL EXCEPTION AREA IS 2.370 AC.
- THE BOUNDARY INFORMATION SHOWN WAS DERIVED FROM A FIELD RUN BOUNDARY SURVEY PREPARED BY URBAN LTD. AND RECORDED WITH INSTRUMENT NUMBER #200802190009077.
- THE SITE IS CURRENTLY UNDEVELOPED.
- THE SPECIAL EXCEPTION AREA IS ADJACENT TO A WASHINGTON GAS CONTROL STATION TO THE NORTH; TO THE SOUTH BY UNDEVELOPED LAND; TO THE EAST BY GOLF CLUB ROAD (RTE. 653) ; AND TO THE WEST BY UNDEVELOPED LAND.
- PROPOSED ACCESS TO THE SITE IS FROM GOLF CLUB ROAD (RTE. 653) .
- PARKING REQUIREMENTS ARE SHOWN ON SHEET #2 AND THE MINIMUM DISTANCES OF THE PARKING FROM THE PROPERTY LINE ARE SHOWN ON SHEET #4.
- ALL SIGNS INSTALLED ON THE SITE SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 15, SIGN REGULATIONS OF THE TOWN OF LEESBURG ZONING ORDINANCE AND THE LEESBURG VILLAGE COMPREHENSIVE SIGN APPLICATION (APPROVED JUNE 2009. OWNER RESERVES THE RIGHT TO MODIFY APPROVED SIGNAGE PLAN AND/OR PROPOSE A SIGNAGE PLAN CONDUCIVE TO I-1 ZONED PROPERTY) .
- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT TOWN OF LEESBURG DCSM OR VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS UNLESS A MODIFICATION OF THE STANDARDS SPECIFICATION IS REQUESTED AND APPROVED.
- ALL SITE LIGHTING FOR POLES/SIGNS SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 12, SECTION 11 OF THE TOWN OF LEESBURG ZONING ORDINANCE AND SECTION 7-6 OF THE DCSM.
- APPROVAL OF THIS SPECIAL EXCEPTION DOES NOT EXPRESS OR IMPLY ANY WAIVER OR MODIFICATION OF THE REQUIREMENTS SET FORTH IN THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, ZONING ORDINANCE, OR THE DESIGN OR CONSTRUCTION STANDARDS MANUAL EXCEPT THOSE MODIFICATIONS REQUESTED HEREIN. THE FINAL SITE PLAN IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
- DEVELOPMENT OF THE PROPERTY SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS SPECIAL EXCEPTION PLAT, WHICH SHALL CONTROL THE USE, LAYOUT, AND CONFIGURATION OF THE PROPERTY, WITH REASONABLE ALLOWANCES TO BE MADE FOR ENGINEERING AND DESIGN ALTERATIONS TO MEET TOWN ZONING, SUBDIVISION, AND LAND DEVELOPMENT REGULATIONS.
- PRIOR TO APPROVAL OF THE FINAL SITE PLAN, THE APPLICANT SHALL ADDRESS ADEQUATE OUTFALL, OVERLAND RELIEF, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FOR STORMWATER QUALITY AND QUANTITY (SWM/BMP) FOR THE SITE IN ACCORDANCE WITH THE LATEST VERSION OF THE TOWN'S DCSM.

**MODIFICATIONS:**

- MODIFICATION TO TOWN OF LEESBURG ZONING ORDINANCE SECTION 11.9 TO ALLOW A STANDARD LOADING SPACE REQUIREMENT REDUCTION FROM 5 SPACES TO 4 SPACES.
- MODIFICATION TO TOWN OF LEESBURG ZONING ORDINANCE SECTION 11.6.3A.1 TO ALLOW A STANDARD LOADING SPACE MINIMUM VERTICAL CLEARANCE REQUIREMENT REDUCTION FROM 15' TO 14'. SEE SHEET #2 FOR CONCEPTUAL EXHIBIT.

**SITE REQUIREMENTS:  
SELF-STORAGE SPECIAL EXCEPTION AREA**

EXISTING ZONE:	I-1 & H-2 OVERLAY
EXISTING USE:	VACANT LAND
PROPOSED USE:	SELF-STORAGE (MINI-WAREHOUSE FACILITY)
LANDBAY D AREA FROM TLZM #2004-0005	14.69 AC (639,896 SF)
LANDBAY D AREA AFTER PREVIOUS DEDICATIONS (LOT #1):	14.38 AC (626,262 SF)
SPECIAL EXCEPTION AREA (SUBJECT OF THIS APPLICATION):	2.37 AC (103,230 SF)
APPROX. DEDICATION AREA:	0.06 AC (2,693 SF) - RESERVED FOR DENSITY CREDIT
NET SITE AREA:	2.31 AC (100,537 SF)
PROPOSED GFA:	110,000 SF
TOTAL GFA IN LANDBAY D:	110,000 SF

MINIMUM LOT AREA (NON-RESIDENTIAL)	REQUIRED	PROP. WITH SE
MINIMUM LOT WIDTH (NON-RESIDENTIAL)	40,000 SF	103,230 SF (INCLUDES FUTURE DED. AREA)
FLOOR AREA RATIO (FAR)	200	251
	NONE	1.02 (BASED ON SE AREA)

MINIMUM YARDS/SETBACKS		
FRONT	50'	±70'
REAR	20'	±49'
SIDE	20'	±25'

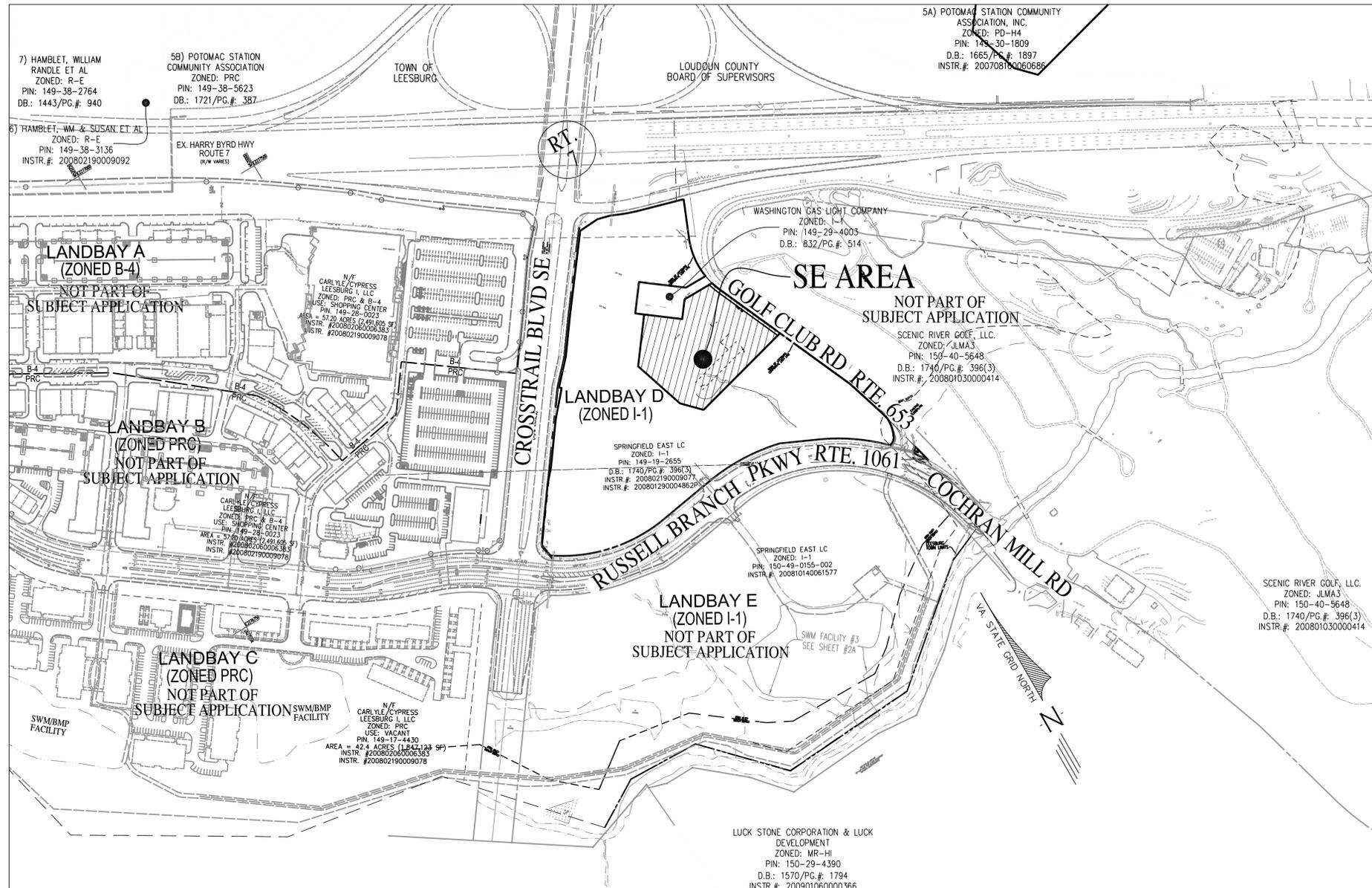
  

MAXIMUM BUILDING HEIGHT	50' (< 4 STORIES)	48' (< 4 STORIES)
MINIMUM ZONING DISTRICT AREA	5 AC	NO CHANGE
MINIMUM OPEN SPACE	N.A.	N.A.

BUFFER REQUIREMENTS		
NORTH BOUNDARY (AGAINST GAS FACILITY)	25'	25'
WEST BOUNDARY (AGAINST COMMUTER PARKING)	25'	12.5' S1 BUFFER (SEE NOTE)
SOUTH BOUNDARY (AGAINST VACANT I-1 PARCEL)	25'	12.5' S1 BUFFER (SEE NOTE)
EAST BOUNDARY (AGAINST GOLF CLUB RD ROW)	NONE	N.A.

BUFFER NOTE: REMAINING 12.5' BUFFER TO BE PROVIDED ON ADJACENT PROPERTY WITH FUTURE DEVELOPMENT (BY OTHERS).



**LEGEND**

AREA OF SPECIAL EXCEPTION

**VICINITY MAP**

1"= 200'

**SHEET INDEX**

- COVER SHEET
- GENERAL NOTES
- 2A-D. SWM ANALYSIS
- OVERVIEW PLAN
- CONCEPTUAL GRADING PLAN
- LANDSCAPE PLAN
- LANDSCAPE COMPUTATIONS
- LIGHTING PLAN
- SIGHT DISTANCE PROFILES

No.	DATE	DESCRIPTION

PLAN DATE  
02-16-16  
05-18-16  
07-13-16

**urban**  
Planners-Engineers-Landscape Architects-Land Surveyors

COVER  
**VILLAGE AT LEESBURG**  
LANDBAY D - SELF STORAGE  
TOWN OF LEESBURG  
LOUDOUN COUNTY, VIRGINIA

DATE: JAN. 2016  
SCALE: AS SHOWN  
C.I. = N/A

SHEET  
1  
OF  
8

FILE No.  
SPEX-2251

**BUILDING DATA CHART**

LANDBAY	BLDG.	OCCUPANT DESCRIPTION	# OF STORIES	HT. (FT)	SPRINKLERED	RES. UNITS	GROSS SQ.-FT.	USE GROUP	TYPE OF CONSTRUCTION
D	1	PROP. MINI-WAREHOUSE	4	48'	Yes	N/A	Up to 110,000	S-1 AND B	IIB

**PARKING TABULATIONS**

**PARKING SPACES:**

**PARKING REQUIRED:**

COMMERCIAL (MINI-WAREHOUSE)  
 4.0 / 1,000 GFA OF OFFICE SPACE X 1,290 GFA: = 5 SPACES  
 1.0 / EMPLOYEE X 1 EMPLOYEE: = 1 SPACE  
 RESIDENT MANAGERS QUARTERS: = 0 SPACES

TOTAL REQUIRED: = 6 SPACES

HANDICAPPED PARKING: = 1 SPACE (VAN-ACCESSIBLE)

**PARKING PROVIDED:**

13 OFF-STREET SPACES (1 HANDICAPPED SPACE INCLUDED)

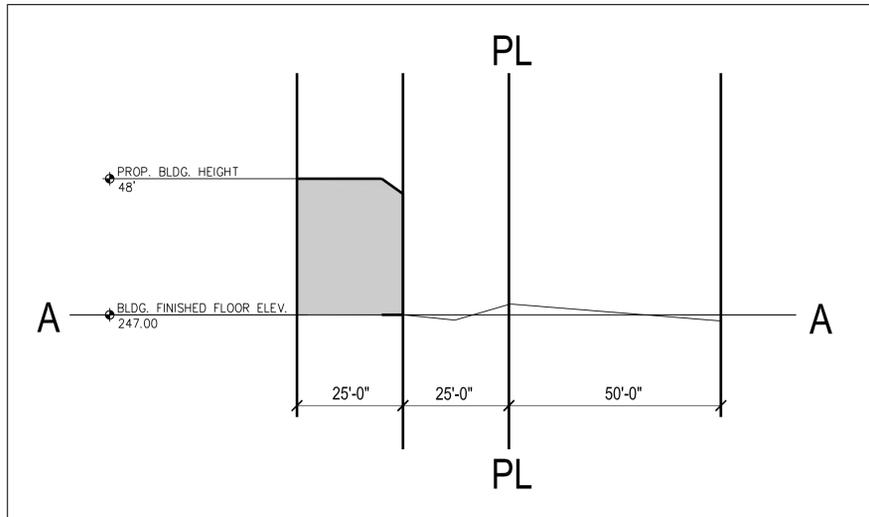
**LOADING REQUIRED:**

1 SPACE / EA. ADDITIONAL 10,000 GFA X 105,440 GFA = 10 SPACES  
 OR 5 SPACE MAX: = 5 SPACES

**LOADING PROVIDED:**

4 OFF-STREET STANDARD LOADING SPACES\*

NOTE: \*MODIFICATION REQUESTED FOR REDUCTION OF TOWN OF LEESBURG Z.O. 11.9 NUMBER OF OFF-STREET STANDARD LOADING SPACES REQUIRED FROM 5 TO 4 SPACES.



**50' BUILDING SECTION**

NTS - FOR CONCEPTUAL PURPOSES ONLY (SEE KEY BELOW)



CROSSTRAIL SELF STORAGE  
Leesburg, VA

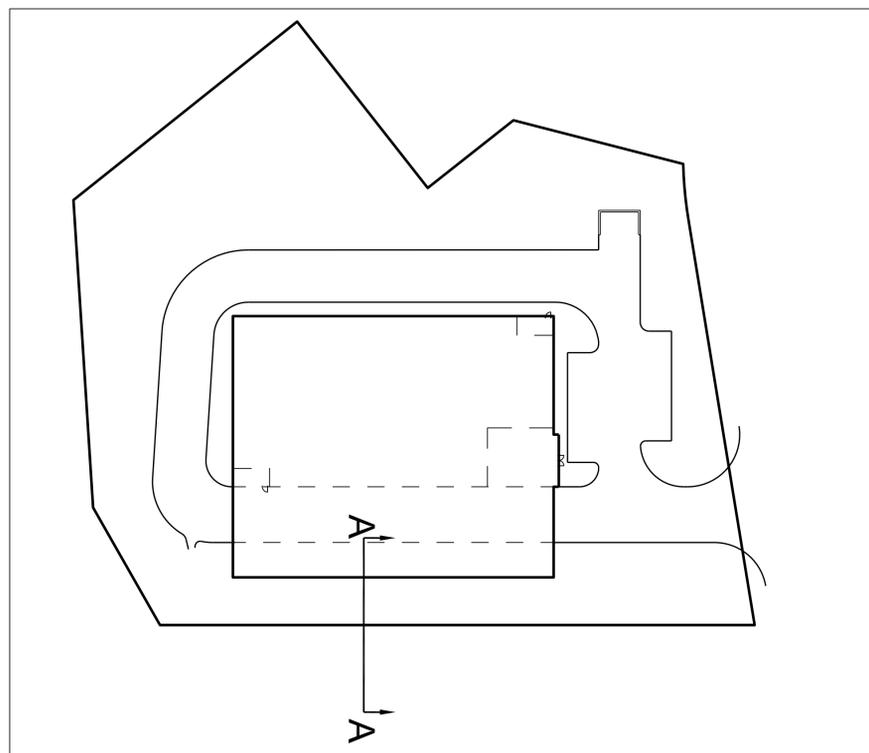
JOHNSON DEVELOPMENT ASSOCIATES, INC.  
ODD

**ARCHITECTURAL ELEVATIONS**

NTS - FOR CONCEPTUAL PURPOSES ONLY

**LEGEND:**

---00---	EXISTING CONTOUR	W	PROPOSED WATERLINE W/TEE
—00—	PROPOSED CONTOUR	HI	PROPOSED FIRE HYDRANT
~~~~~	EXISTING TREE LINE	W-W-W	EXISTING WATER MAIN
-----	BRL LINE	◇	EX. FIRE HYDRANT
25.6	EXISTING SPOT ELEVATION	→○→	PROPOSED SANITARY SEWER
+25.60	PROP. SPOT ELEVATION	→○→	EXISTING SANITARY SEWER
=====	EXISTING CURB & GUTTER	---	LIMITS OF SPECIAL EXCEPTION
-----	EXISTING ACCESS ROAD	---	PROPERTY LINE
---RCP---	PROPOSED STORM SEWER	---	PROP. CLEARING & GRADING LIMITS
---EX. 15" RCP---	EXISTING STORM SEWER	○	PROP. LIGHT
=====	PROPOSED CURB & GUTTER		
○	EXISTING SIGN		



**50' BUILDING SECTION KEY**

NTS - FOR CONCEPTUAL PURPOSES ONLY (SEE SECTION ABOVE)



**ARCHITECTURAL ELEVATION - 14' LOADING CLEARANCE**

NTS - FOR CONCEPTUAL PURPOSES ONLY

NO.	DATE	DESCRIPTION

PLAN DATE
02-16-16
05-18-16
07-13-16

Urban, Ltd.  
 7712 Little River Turnpike  
 Alexandria, Virginia 22303  
 Tel: 703.642.8831  
 www.urban-lltd.com

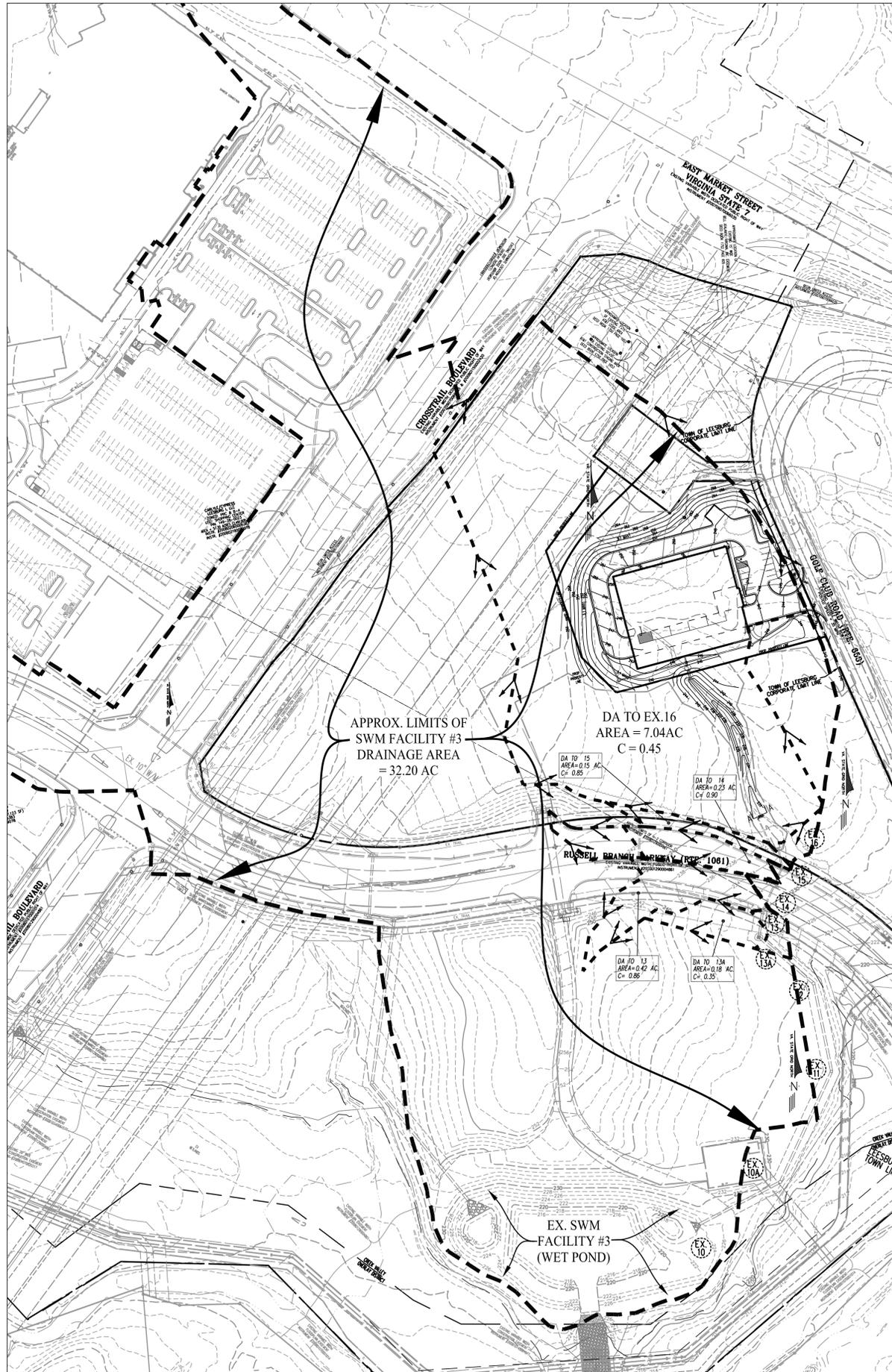


COMMONWEALTH OF VIRGINIA  
 EVAN G. DAVID  
 Lic. No. 608269  
 PROFESSIONAL ENGINEER

GENERAL NOTES  
**VILLAGE AT LEESBURG**  
**LANDBAY D - SELF STORAGE**  
 TOWN OF LEESBURG  
 LOUDOUN COUNTY, VIRGINIA  
 SCALE: AS SHOWN  
 C.I. = N/A  
 DATE: JAN, 2016

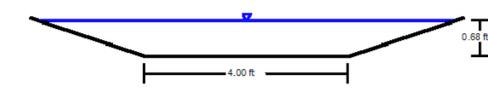
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 2  
 OF  
 8  
 FILE No.  
 SPEX-2251

STORMWATER DRAINAGE MAP



**Cross Section for 2 YR Trap, Channel Section A-A**

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Velocity	4.40 ft/s
Roughness Coefficient	0.030
Channel Slope	0.02000 ft/ft
Normal Depth	0.68 ft
Left Side Slope	3:00 ft(H):1(V)
Right Side Slope	3:00 ft(H):1(V)
Bottom Width	4.00 ft
Discharge	18.22 cfs



MAX ALLOWABLE 2-YR VELOCITY PER VESCH TABLE 3.17-A = 5 ft/s. (TALL FESCUE, 0-5% SLOPE, HIGHLY ERODABLE SOIL - 25% DECREASE)

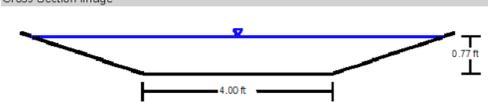
PER VESCH PLATE 5-30 CORRECTION FACTOR FOR PERMISSIBLE VELOCITY BASED ON AVERAGE DEPTH OF FLOW = 0.8

5 ft/s \* 0.8 CORR. FACTOR = 3.75 ft/s PERMISSIBLE < 4.40 ft/s

THEREFORE, VDOT STD. EC-3 CHANNEL LINING TO BE USED (6 ft/s PERMISSIBLE).

**Cross Section for 10 YR Trap, Channel Section A-A**

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Velocity	4.70 ft/s
Roughness Coefficient	0.030
Channel Slope	0.02000 ft/ft
Normal Depth	0.77 ft
Left Side Slope	3:00 ft(H):1(V)
Right Side Slope	3:00 ft(H):1(V)
Bottom Width	4.00 ft
Discharge	23.00 cfs



SWM NARRATIVE

THE SUBJECT SITE IS LOCATED IN THE VILLAGE AT LEESBURG LANDBAY D WITHIN THE DRAINAGE AREA OF EXISTING SWM FACILITY #3. SAID POND IS DESIGNED TO PROVIDE CONTROLS FOR THE DEVELOPED SITE, THEREFORE THE PROJECT IS NOT SUBJECT TO THE NEW STORMWATER REGULATIONS AT THE DISCRETION OF THE DIRECTOR FOR A LEGISLATIVE APPLICATION. THE APPLICANT IS CHOOSING TO PROPOSE WATER QUALITY CONTROLS TO MEET NEW REGULATION CRITERIA BUT IS NOT PROVIDING WATER QUANTITY COMPLIANCE UNDER NEW REGULATIONS WITH THIS APPLICATION. ADDITIONAL APPLICATIONS WITHIN LANDBAY D ARE NOT BOUND TO PROVIDE WATER QUALITY OR QUANTITY COMPLIANCE UNDER NEW REGULATIONS WITH THIS APPLICATION.

THE PROPOSED SITE HAS BEEN DESIGNED WITH ENGINEERED GRADES TO SHEET FLOW OVERLAND TO INLETS THAT WILL BE ADEQUATELY DESIGNED TO INTERCEPT THE RUNOFF. RUNOFF IS THEN CONVEYED VIA AN ENGINEERED CLOSED CONDUIT SYSTEM THAT WILL DISCHARGE ON THE SOUTH SIDE OF THE SITE TO AN ENGINEERED SWALE THAT WILL ADEQUATELY CONVEY THE RUNOFF TO THE EXISTING CLOSED CONDUIT PIPE NETWORK IN RUSSELL BRANCH PARKWAY. THE PIPES IN RUSSELL BRANCH PARKWAY HAVE BEEN DESIGNED TO PROVIDE CAPACITY TO ACCOMMODATE THIS SITE (SEE CALC. THIS SHEET). THIS PIPE NETWORK IS DEMONSTRATED TO ADEQUATELY CONVEY RUNOFF FROM THE SUBJECT SITE INTO "SWM FACILITY #3" LOCATED ON THE SOUTHERN SIDE OF RUSSELL BRANCH PARKWAY.

**WATER QUALITY**  
SWM FACILITY #3 WAS DESIGNED AND CONSTRUCTED PER TOWN OF LEESBURG PLAN #06-105-IF-5.02, "VILLAGE AT LEESBURG INFRASTRUCTURE PLANS - RUSSELL BRANCH PARKWAY EAST PRELIMINARY/FINAL DEVELOPMENT PLAN" TO PROVIDE WATER QUALITY FOR THE SUBJECT MINI-WAREHOUSE SITE. THIS IS DEMONSTRATED ON REFERENCED SHEET #2C OF PLAN #06-105-IF-5.02. THE PLAN DESCRIBES THAT THE POND WAS DESIGNED TO PROVIDE QUALITY FOR LANDBAY D WITH A CN VALUE OF 92. THE APPROXIMATE CN VALUE OF THE PROPOSED DEVELOPED SITE IS 90, AND WITHIN THE DESIGN REGULATIONS OF EXISTING SWM FACILITY #3.

DUE TO THE SPECIAL EXCEPTION BEING A NEW LEGISLATIVE APPLICATION THE APPLICANT INTENDS TO MEET THE WATER QUALITY STANDARDS OF CHAPTER 124, ARTICLE 4 WITH THIS APPLICATION. WATER QUALITY COMPUTATIONS HAVE BEEN PROVIDED ON SHEET #2D AND ARE TO BE MET USING AN ONSITE MANUFACTURED JELLYFISH FILTERING STRUCTURE (OR EQUIVALENT - SUBJECT TO CHANGE WITH FINAL SITE PLAN) AND THE EXISTING DOWNSLOPE WET POND. THE EXISTING POND MEETS NEW REGULATION DESIGN STANDARDS FOR A WET POND #1 PER VA DCR STORMWATER DESIGN SPECIFICATION NO.14 TABLE 14.3 AND HAS BEEN INCLUDED AS SUCH FOR THE PURPOSES OF WATER QUALITY COMPUTATIONS.

**WATER QUANTITY**  
THE POND DIRECTLY DISCHARGES INTO LOWER TUSCARORA CREEK, SWM FACILITY #3 WAS NOT REQUIRED TO PROVIDE QUANTITY CONTROL PER DETERMINATION BY THE TOWN OF LEESBURG SINCE AN ADEQUATE OUTFALL FROM THE POND WAS PROVIDED, PER TOWN OF LEESBURG PLAN #06-105-IF-5.02, "VILLAGE AT LEESBURG INFRASTRUCTURE PLANS - RUSSELL BRANCH PARKWAY EAST PRELIMINARY/FINAL DEVELOPMENT PLAN" SEE REFERENCE SHEET #2B.

ADEQUATE OUTFALL NARRATIVE

THE PROPOSED DEVELOPMENT HAS ONE PROPOSED OUTFALL LOCATED JUST BEYOND THE SOUTHERN LIMITS OF THE SPECIAL EXCEPTION AREA. THIS OUTFALL RECEIVES ON AND OFF-SITE DRAINAGE FLOWS INTO AN EXISTING SWALE THAT HAS BEEN REGRADED AND LINED TO ACCOMMODATE THE PROPOSED DEVELOPMENT.

THIS OUTFALL IS DEMONSTRATED TO BE ADEQUATE BY ANALYZING SECTION A-A (SEE CROSS SECTIONS THIS SHEET). THE ENGINEERED SWALE FLOWS SOUTH INTO EXISTING END WALL STRUCTURE EX.16 ON THE NORTHERN SIDE OF RUSSELL BRANCH PARKWAY (SEE THIS SHEET FOR LOCATION). DRAINAGE THEN CROSSES RUSSELL BRANCH PARKWAY VIA AN EXISTING CLOSED CONDUIT SYSTEM INTO VILLAGE AT LEESBURG LANDBAY E. THIS NETWORK HAS BEEN ANALYZED FOR ADEQUACY FROM THE PROPOSED DEVELOPMENT, DOWN TO THE EXISTING WET POND. THE STORM DRAINAGE COMPUTATIONS FOR THIS ENTIRE RUN OF CLOSED CONDUIT SYSTEMS ARE PROVIDED ON THIS SHEET. SINCE THE SECTION OF PIPE FROM STRUCTURE EX. 13 TO EX. 14 IS UNDER PRESSURE FLOW, HYDRAULIC GRADE COMPUTATIONS HAVE ALSO BEEN PROVIDED TO VERIFY THAT THIS EXISTING SYSTEM REMAINS ADEQUATE PER DCSM 5-239.2.A. STANDARDS. THE PIPE IN QUESTION RESIDES WITHIN A TOWN MAINTAINED ROAD (RUSSELL BRANCH PKWY. - RTE. #1061) AND IS IN COMPLIANCE WITH VDOT SECTION 9.4.9 CALCULATION PROCEDURES AND GUIDELINES. IF AT THE TIME OF FINAL SITE PLAN THIS IS NOT DEEMED TO BE ACCEPTABLE BY THE TOWN, EITHER THROUGH WAIVER OR DIRECTOR APPROVAL THEN THE PIPE WILL BE REPLACED. THE CLOSED CONDUIT SYSTEM ADEQUATELY EXTENDS SOUTH UNTIL IT ULTIMATELY OUTFALLS INTO SWM FACILITY #3. THIS FACILITY WAS DESIGNED WITH APPROVED TOWN OF LEESBURG PLAN #06-105-IF-5.02 TO ACCOMMODATE THE ULTIMATE DEVELOPMENT OF VILLAGE AT LEESBURG LANDBAY D. SPECIFICALLY, THE SPECIAL EXCEPTION AREA PROPOSED HEREON. PLEASE SEE SWM NARRATIVE ABOVE FOR WATER QUALITY AND QUANTITY COMPLIANCE WITH SWM FACILITY #3.

THEREFORE, IT IS THE OPINION OF URBAN ENGINEERING AND ASSOCIATES THAT ADEQUATE OUTFALL EXISTS FOR THE PROPOSED DEVELOPMENT.

STORM SEWER DESIGN COMPUTATIONS

Project: Landbay D Self Storage

From Point	To Point	Drainage Area	C Factor	C x A Increment	C x A Cumul.	Inlet Time	Rain Fall In/Hr	Runoff Q C.F.S.	Invert Elev. Upper End	Invert Elev. Lower End	Length FT.	Slope %	Dia. IN.	Capacity Q C.F.S.	VEL. F.P.S.	Flow Time MIN.	Remarks
EX-16	EX-15	7.04	0.45	3.17	3.17	5.00	7.27	23.03	228.80	227.50	32.3	4.02%	24	45.49	14.53	0.04	
EX-15	EX-14	0.15	0.85	0.13	3.30	5.00	7.27	23.96	227.30	226.45	31.0	2.74%	24	37.54	12.67	0.04	
EX-14	EX-13	0.23	0.9	0.21	3.50	5.00	7.27	25.46	226.25	226.00	43.9	0.57%	24	17.11	5.45	0.13	(SEE HGL COMPS BELOW)
EX-13	EX-13A	0.42	0.86	0.36	3.86	5.00	7.27	28.09	225.00	224.75	41.5	0.60%	36	51.91	7.49	0.09	
EX-13A	EX-12	0.18	0.35	0.06	3.93	5.00	7.27	28.55	224.65	223.95	113.0	0.62%	36	52.64	7.60	0.25	
EX-12	EX-11	0.00	0	0.00	3.93	5.00	7.27	28.55	223.85	223.00	141.5	0.60%	36	51.83	7.51	0.31	
EX-11	EX-10A	0.00	0	0.00	3.93	5.00	7.27	28.55	222.90	221.75	192.0	0.60%	36	51.76	7.50	0.43	
EX-10A	EX-10	0.00	0	0.00	3.93	5.00	7.27	28.55	221.65	220.75	144.5	0.62%	36	52.78	7.61	0.32	

\* = PIPES SHOWN TO EXCEED CAPACITY ARE DEMONSTRATED TO BE ADEQUATE IN THE HYDRAULIC GRADE COMPUTATIONS. HGL IS > 0.5' BELOW INLETS AND < 5' ABOVE PIPE CROWN PER DCSM 5-239.2.A.

HYDRAULIC GRADE LINE COMPUTATIONS

Project	Landbay D Self Storage																							
INLET STATION	UPSTREAM INLET	Outlet		JUNCTION LOSS														Inlet						
		Water Surface Elev.	Do	Qo	Lo	Sfo	Hf	Vo	Ho	Qi	Vi	Qi/Vi	2	Hi	Angle	Hd	Ht	1.3	0.5	FINAL H	Water Surface Elev.	RIM ELEV.		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)				
EX-10																	223.65							
EX-10A		223.65	36.00	28.55	144.50	0.18	0.26	4.04	0.06			0.09				0.08	0.23	0.00	0.12	0.38	224.03	229.25		
EX-11	EX-11	224.15	36.00	28.55	192.00	0.18	0.35	4.04	0.06			28.55	4.04	115.29	0.25	0.09	34.40	0.09	0.25	0.00	0.12	0.47	224.62	229.83
EX-12	EX-12	225.40	36.00	28.55	141.50	0.18	0.26	4.04	0.06			28.55	4.04	115.29	0.25	0.09	39.20	0.09	0.24	0.00	0.12	0.38	225.78	230.50
EX-13A	EX-13A	226.35	36.00	28.55	113.00	0.18	0.21	4.04	0.06			28.55	4.04	115.29	0.25	0.09	38.30	0.13	0.28	0.00	0.14	0.35	226.70	230.10
EX-13	EX-13	227.15	36.00	28.09	41.50	0.18	0.07	3.97	0.06			28.09	3.97	111.62	0.25	0.36	58.30	0.12	0.54	0.70	0.35	0.42	227.57	230.43
EX-14	EX-14	227.60	24.00	25.46	43.92	1.26	0.55	8.11	0.26			25.46	8.11	206.38	1.02	0.32	16.20	0.00	0.57	0.74	0.37	0.92	228.52	232.27
EX-15	EX-15	228.52	24.00	23.96	31.04	1.12	0.35	7.63	0.23			23.96	7.63	182.71	0.90	0.00	0.00	0.57	0.74	0.37	0.92	228.52	232.27	
EX-16	EX-16	229.38	24.00	23.03	32.32	1.03	0.33	7.33	0.21			23.03	7.33	168.85	0.83	0.00	0.00	0.21	0.27	0.00	0.60	229.99	230.00	
0												23.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	229.99	230.00	

Urban, Ltd.  
7712 Lake River Turnpike  
Annandale, Virginia 22003  
Tel: 703.642.8351  
www.urban-lltd.com

Planner/Engineer: Landscape Architecture: Lead Surveyor

**urban**

PLANNING ENGINEER

COMMONWEALTH OF VIRGINIA  
EVAN G. DAVID  
Lic. No. 008269  
1/17/16  
PROFESSIONAL ENGINEER

SWM ANALYSIS  
VILLAGE AT LEESBURG  
LANDBAY D - SELF STORAGE  
TOWN OF LEESBURG  
LOUDOUN COUNTY, VIRGINIA  
C.I. = N/A

PLAN DATE: 03-16-16  
05-18-16  
07-13-16

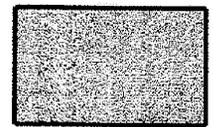
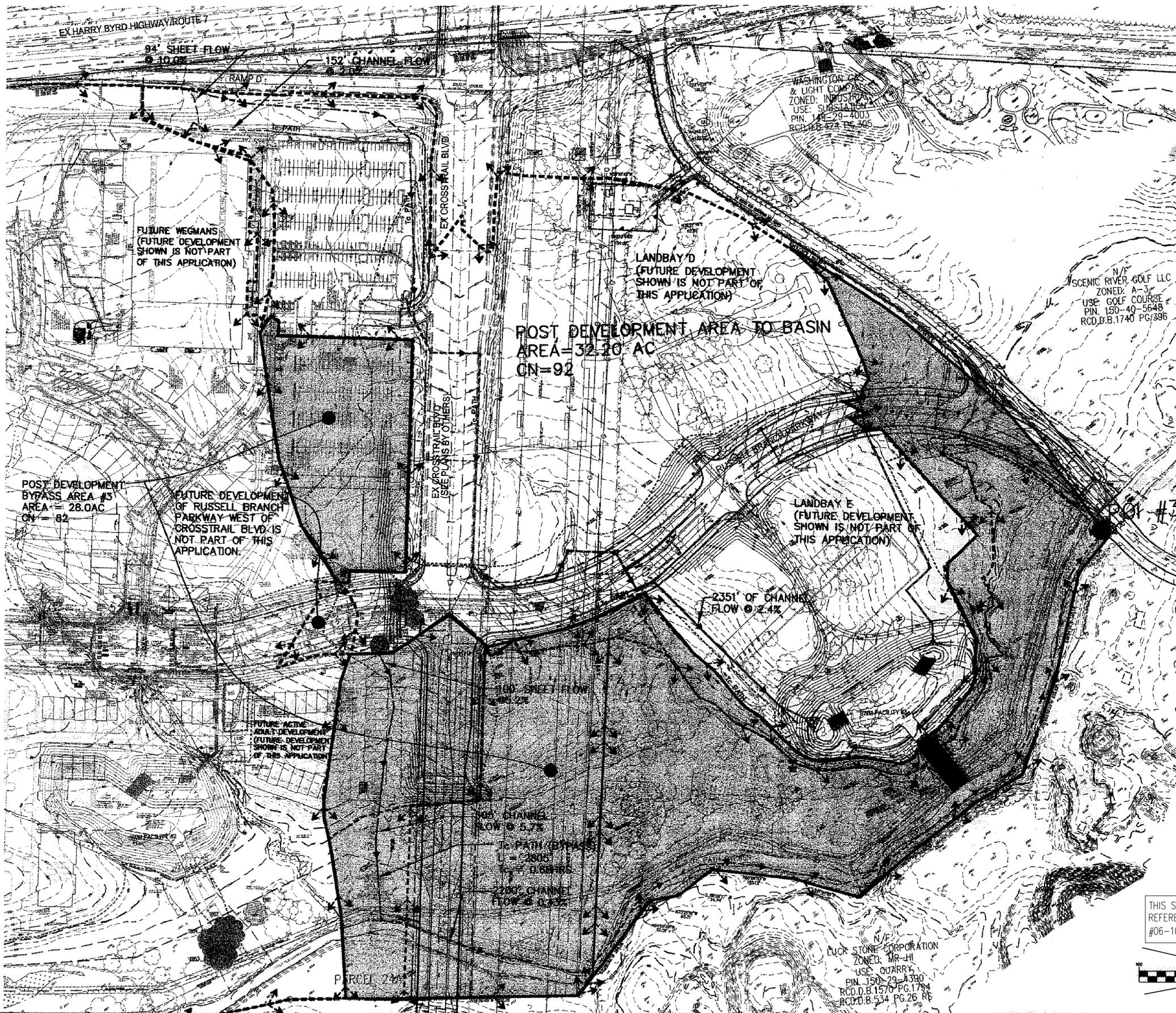
REVISIONS

DATE: JAN. 2016

SCALE: 1"=100'

SHEET 2A OF 8

FILE No. SPEX-2251



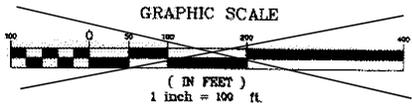
BYPASS AREAS NOT GOING TO POND 3  
STORMWATER MANAGEMENT NARRATIVE

- 1) THE DESIGN OF SWM FACILITY IS BASED UPON THE FUTURE DEVELOPMENT OF VILLAGE AT LEESBURG, LANDBAY D, AND LANDBAY E. THIS FUTURE DEVELOPMENT IS SHOWN AND LABELED "NOT PART OF THIS APPLICATION".
- 2) THE SWM FACILITY #3 HAS 57% IMPERVIOUS AREA FOR THE FUTURE LAYOUTS AS SHOWN. THE FACILITY WILL BE DESIGNED FOR 60% IMPERVIOUS AREA, WHICH IS THE MAXIMUM POSSIBLE IMPERVIOUS AREA THAT CAN BE CONSTRUCTED IN THE DEVELOPMENT OF LANDBAY D, LANDBAY E, AND THE DEVELOPMENT OF WEST CROSSRAIL BLVD. THIS SIMPLY PROVIDES ADDITIONAL BMP VOLUME TO THE FACILITY. THE VOLUME FOR QUALITY CONTROL FOR WET PONDS WITH AQUATIC BENCH IS 4xWQV. THIS VOLUME IS PROVIDED AT THE NORMAL POOL ELEVATION OF 222.0. THE SWM FACILITY #3 THEREFORE HAS ADEQUATE CAPACITY FOR WATER QUALITY VOLUME. WQV/BMP CALCS ARE PROVIDED ON SHEET 61.
- 3) THE STORMWATER FACILITY #3 IS NOT REQUIRED TO PROVIDE QUANTITY CONTROL PER DETERMINATION BY TOWN OF LEESBURG. CONTROL OF THE 2, 10 & 100 YEAR STORM IS NOT REQUIRED. THE 100 YEAR STORM IS PASSED THROUGH THE CONCRETE WEIR/PRINCIPAL SPILLWAY SWM FACILITY #3 PROVIDES BMP ONLY.

**ADEQUATE OUTFALL NARRATIVE FOR SWM FACILITY #3**  
ADEQUATE OUTFALL IS PROVIDED FROM THE POND VIA THE CONCRETE WEIR/PRINCIPAL SPILLWAY. SWALE CALCULATIONS ARE PROVIDED TO SHOW THAT THE POND OUTFALL CAN SAFELY PASS THE 10-YR STORM WELL WITHIN ITS BED AND BANKS (DEPTH=1.6' MAX. IN SECTION C-C) AND IS NON-EROSIVE WITH THE 2 YR STORM EVENT (VEL=3.4 FPS MAX. IN SECTION C1-C1). THE BOTTOM OF THE WEIR ON THE OUTSIDE OF THE POND WILL HAVE A 15' LONG BY 30' WIDE CONCRETE BASE OR SPLASH BLOCK AT 0% TO PREVENT EROSION, AND CLASS 1 RIP RAP IS PROVIDED AT THE OUTFALL CHANNEL BELOW THE SPLASH BLOCK. THE SWALE COMPUTATIONS ARE PROVIDED ON SHEET 57B.

THERE WILL BE NO SEPARATE EMERGENCY SPILLWAY, SINCE THE CONCRETE WEIR WILL ACT AS THE PRINCIPAL EMERGENCY SPILLWAY, CALCULATIONS ARE ON SHEET 63. THEREFORE I CERTIFY THAT ADEQUATE OUTFALL IS PROVIDED.

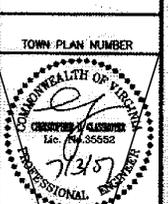
THIS SHEET IS FOR REFERENCE PURPOSES ONLY.  
REFERENCE APPROVED TOWN OF LEESBURG PLAN #06-105-1F-5.02 (01/28/08)



# Bowman CONSULTING

Bowman Consulting Group, Ltd.  
Urban/Landscape Architects  
7012 Lake River Temple  
Annandale, Virginia 22003  
Tel: 703.642.8351  
www.bowman-ld.com

POST-DEVELOPMENT SWM DRAINAGE AREA  
VILLAGE AT LEESBURG INFRASTRUCTURE PLANS  
RUSSELL BRANCH PARKWAY EAST  
PRELIMINARY/FINAL DEVELOPMENT PLAN  
TOWN OF LEESBURG  
LOUDOUN COUNTY, VIRGINIA



DATE	DESCRIPTION
9/15/06	REVISED PER T.O.I. REVIEW
2/9/07	REVISED PER T.O.I. REVIEW
3/15/07	REVISED PER T.O.I. REVIEW
4/16/07	REVISED PER T.O.I. REVIEW
7/2/07	REVISED PER T.O.I. REVIEW

DATE: SEPTEMBER, 2005  
FILE No. 2445-D-CP-005

SHEET 59 OF 95

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7012 Lake River Temple  
Annandale, Virginia 22003  
Tel: 703.642.8351  
www.urban-ld.com

**urban**  
Planners - Engineers - Landscape Architects - Land Surveyors

PLAN DATE	DESCRIPTION
02-16-16	
05-18-16	
07-13-16	

PLAN STATUS

DATE	DESCRIPTION
9/15/06	REVISED PER T.O.I. REVIEW
2/9/07	REVISED PER T.O.I. REVIEW
3/15/07	REVISED PER T.O.I. REVIEW
4/16/07	REVISED PER T.O.I. REVIEW
7/2/07	REVISED PER T.O.I. REVIEW

DATE: SEPTEMBER, 2005  
FILE No. 2445-D-CP-005

VILLAGE AT LEESBURG  
LANDBAY D - SELF STORAGE  
TOWN OF LEESBURG  
LOUDOUN COUNTY, VIRGINIA

SWM ANALYSIS

TOWN PLAN NUMBER

71315

C.I. = N/A

DATE: JAN, 2016

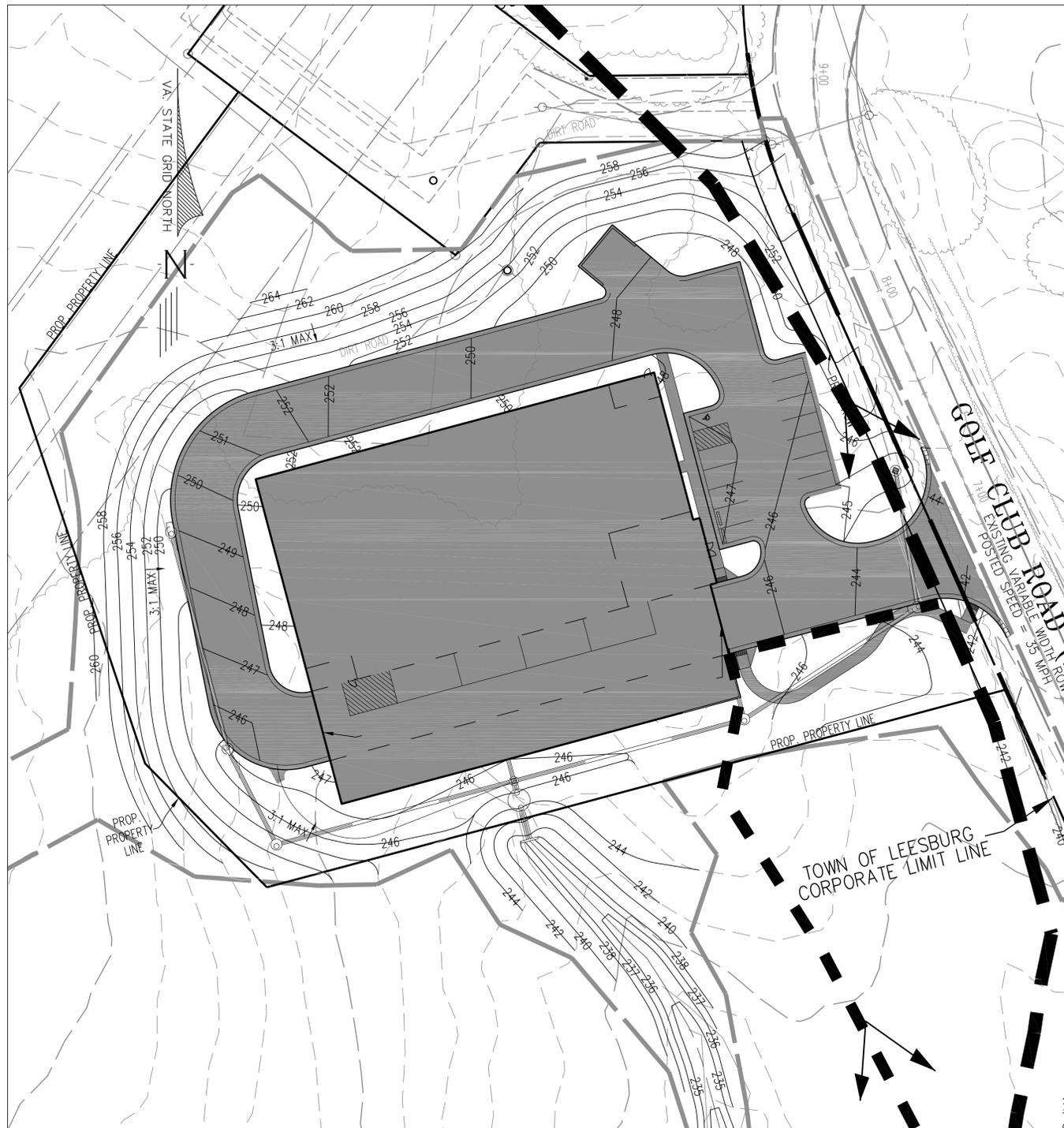
SCALE: N/A

SHEET 2B OF 8

FILE No. SPEX-2251



IMPERVIOUS AREA MAP



BMP COMPUTATIONS

Site Summary

Total Rainfall = 43 inches

Print Preview Print

Site Land Cover Summary

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	1.22	1.22	51
Impervious Cover (acres)	0.00	0.00	0.00	1.15	1.15	49
					2.37	100

Site Tv and Land Cover Nutrient Loads

Site Rv	0.59
Treatment Volume (ft <sup>3</sup> )	5,073
TP Load (lb/yr)	3.19
TN Load (lb/yr)	22.80

Total TP Load Reduction Required (lb/yr)	2.22
------------------------------------------	------

Site Compliance Summary

Total Runoff Volume Reduction (ft <sup>3</sup> )	0
Total TP Load Reduction Achieved (lb/yr)	2.21
Total TN Load Reduction Achieved (lb/yr)	6.83
Remaining Post Development TP Load (lb/yr)	0.97
Remaining TP Load Reduction (lb/yr) Required	0.00

\*\*No further TP load reduction required (Required - Achieved < 0.005 lb/yr)

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	1.22	0.00	0.00	0.00	0.00	1.22
Impervious Cover (acres)	1.15	0.00	0.00	0.00	0.00	1.15
Total Area (acres)	2.37	0.00	0.00	0.00	0.00	2.37

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Reduced (lb/yr)	2.21	0.00	0.00	0.00	0.00	2.21
TN Load Reduced (lb/yr)	6.83	0.00	0.00	0.00	0.00	6.83

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	1.22	1.22	51
Impervious Cover (acres)	0.00	0.00	0.00	1.15	1.15	49
					2.37	

BMP Selections

Practice	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	BMP Treatment Volume (ft <sup>3</sup> )	TP Load from Upstream Practices (lbs)	Untreated TP Load to Practice (lbs)	TP Removed (lb/yr)	TP Remaining (lb/yr)	Downstream Treatment to be Employed
13.a. Wet Pond #1 (Spec #14)	10	22.2	85,631.70	0.00	53.74	26.87	26.87	

Total Impervious Cover Treated (acres)	1.15
Total Turf Area Treated (acres)	1.22
Total TP Load Reduction Achieved in D.A. (lb/yr)	2.21
Total TN Load Reduction Achieved in D.A. (lb/yr)	6.83

13.a. Wet Pond #1 (Spec #14)	0	0.79	0.12	3,957	0	5,073	5,073	50	1.24	0.70	0.97	0.97	
13.b. Wet Pond #1 (Coastal Plain) (Spec #14)	0			0	0	0	0	45	0.00	0.00	0.00	0.00	
13.c. Wet Pond #2 (Spec #14)	0			0	0	0	0	75	0.00	0.00	0.00	0.00	
13.d. Wet Pond #2 (Coastal Plain) (Spec #14)	0			0	0	0	0	65	0.00	0.00	0.00	0.00	

14.a. Manufactured Treatment Device-Hydrodynamic	0			0	0	0	0	20	0.00	0.00	0.00	0.00	
14.b. Manufactured Treatment Device-Filtering	0	0.43	1.04	0	0	3,957	3,957	50	0.00	2.48	1.24	1.24	13.a. Wet Pond #1
14.c. Manufactured Treatment Device-Generic	0			0	0	0	0	20	0.00	0.00	0.00	0.00	

IMPERVIOUS AREA TABULATIONS

TOTAL SITE AREA = 103,230 SF = 2.37 AC  
 PROPOSED IMPERVIOUS AREA = 51,372 = 1.18 AC  
 PROPOSED PERVIOUS AREA = 51,858 = 1.19 AC

NOTE: IMPERVIOUS AREA SUBJECT TO CHANGE WITH FINAL SITE PLAN. AREAS SHOWN HEREON ARE APPROXIMATE AND MAY VARY WITH FINAL ENGINEERING AND DESIGN.

LEGEND

PROPOSED IMPERVIOUS AREA

PLAN DATE	DESCRIPTION
02-16-16	
05-18-16	
07-13-16	

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 7712 Little River Turnpike  
 Alexandria, Virginia 22303  
 Tel: 703.642.8851  
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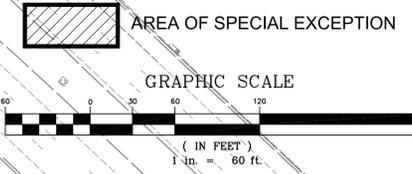
SWM ANALYSIS  
 VILLAGE AT LEESBURG  
 LANDBAY D - SELF STORAGE  
 TOWN OF LEESBURG  
 LOUDOUN COUNTY, VIRGINIA

SHEET 2D OF 8

FILE No. SPEX-2251

CARLYLE/CYPRESS  
LEESBURG I, LLC  
ZONED: PRC & B-4  
USE: MIXED USE  
PIN: 149-28-0023  
AREA = 57.20 ACRES (2,491,605 SF)  
INSTR. #200802060006383  
INSTR. #200802190009078

**LEGEND**



WASHINGTON GAS LIGHT COMPANY  
ZONED: I-1  
PIN: 149-29-4003  
D.B.: 832/PG.#: 514

SPRINGFIELD EAST LC  
ZONED: I-1  
PIN: 149-19-2655  
D.B.: 1740/PG.#: 396(3)  
INSTR.#: 200802190009077  
INSTR.#: 200801290004862P

SCENIC RIVER GOLF, LLC.  
ZONED: JLMA3  
PIN: 150-40-5648  
D.B.: 1740/PG.#: 396(3)  
INSTR.#: 200801030000414

SPRINGFIELD EAST LC  
ZONED: I-1  
PIN: 150-49-0155-002  
INSTR.#: 200810140061577

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PLAN DATE	DESCRIPTION
02-16-16	
05-18-16	
07-13-16	

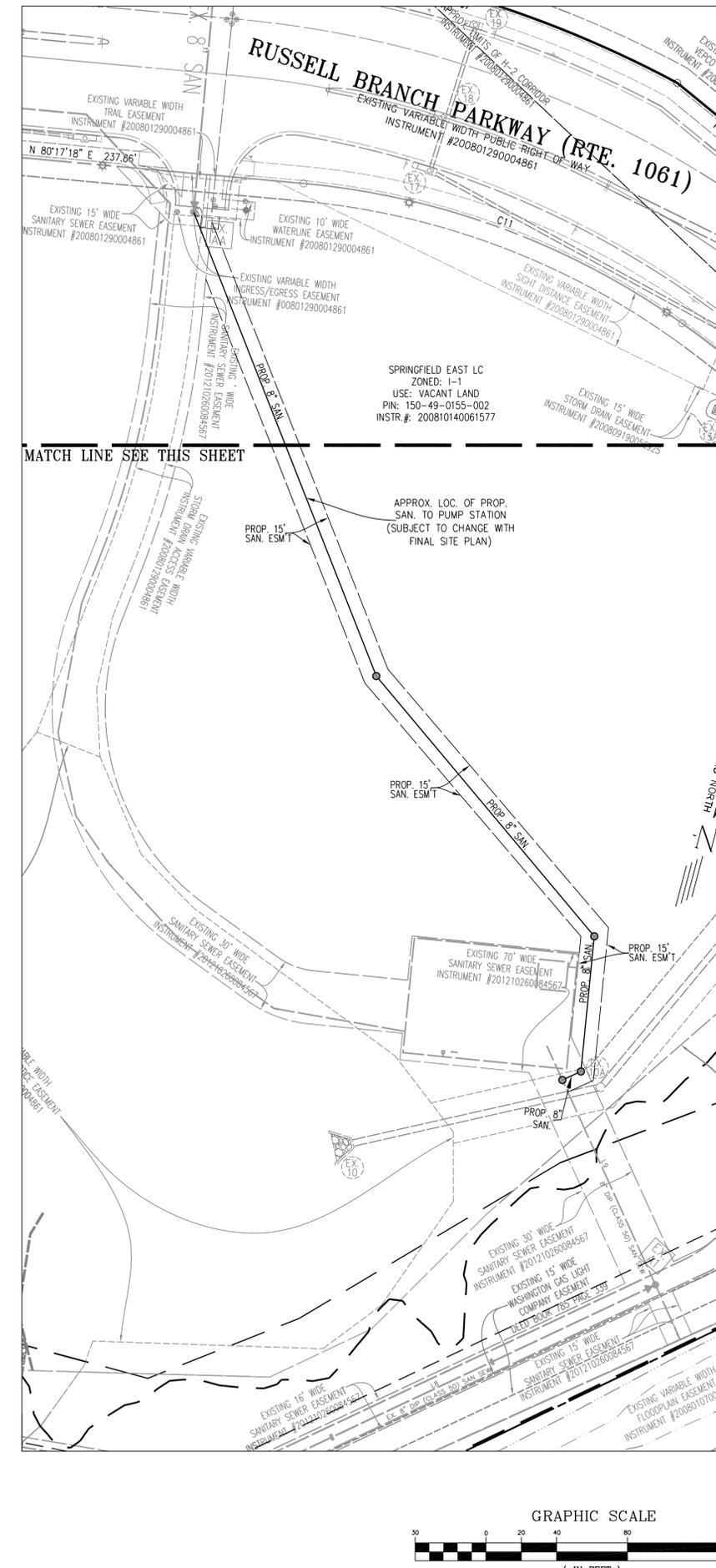
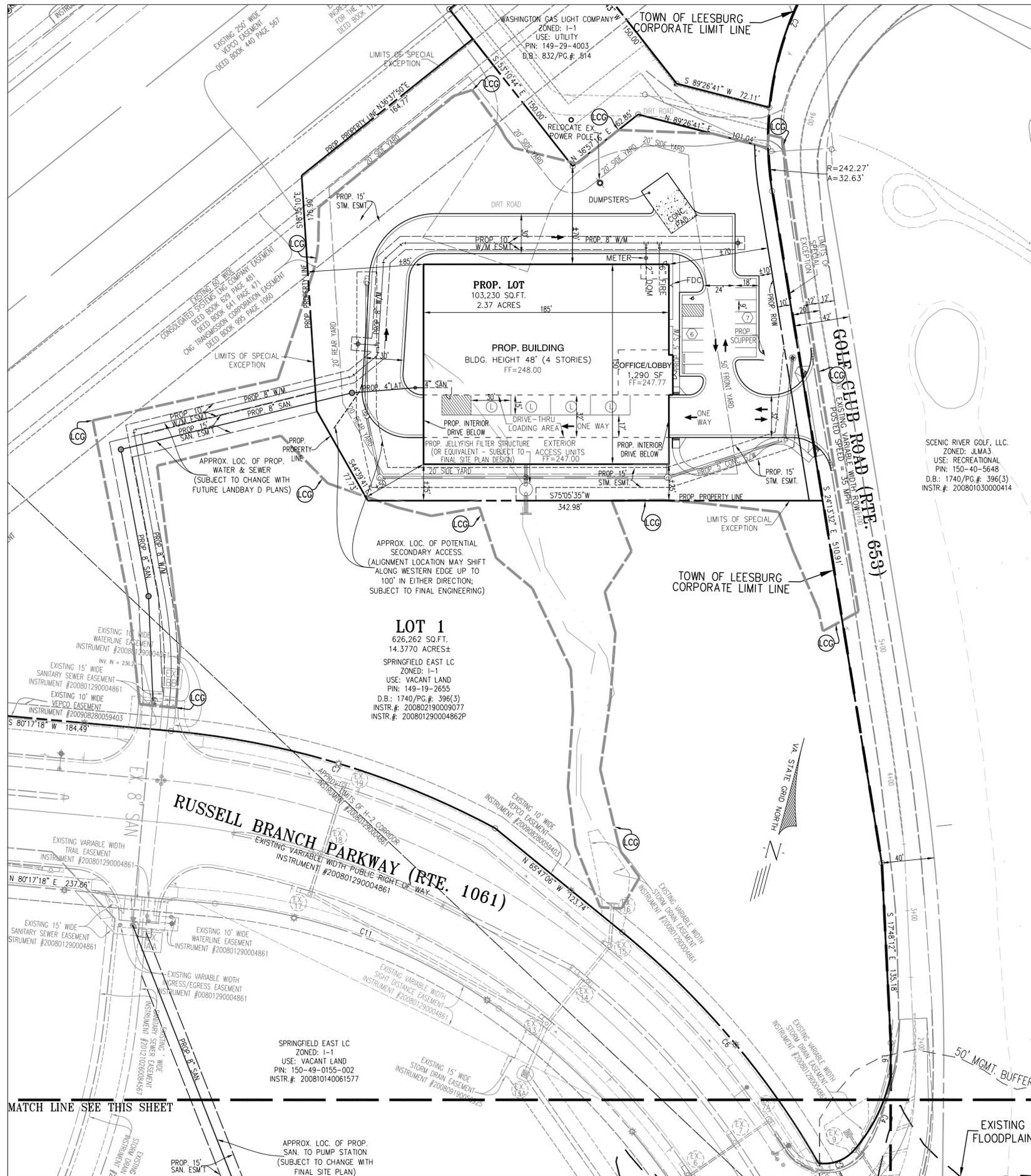
Urban Ltd.  
7712 Little River Turnpike  
Annandale, Virginia 22003  
Tel: 703.642.8251  
www.urban-lltd.com



OVERVIEW PLAN  
VILLAGE AT LEESBURG  
LANDBAY D - SELF STORAGE  
TOWN OF LEESBURG  
LOUDOUN COUNTY, VIRGINIA  
SCALE: 1"=60'  
C.I. = N/A

DATE: JAN, 2016

SHEET 3 OF 8  
FILE No. SPEX-2251



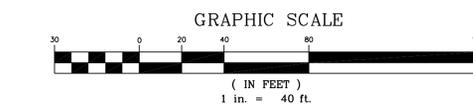
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 ZONED: J/LMA3  
 USE: RECREATIONAL  
 PIN: 150-40-5648  
 D.B.: 1740/PG.#: 396(3)  
 INSTR.#: 200801030000414

SPRINGFIELD EAST LC  
 ZONED: I-1  
 USE: VACANT LAND  
 PIN: 150-49-0155-002  
 INSTR.#: 200810140061577

EXISTING 70' WIDE  
 SANITARY SEWER EASEMENT  
 INSTRUMENT #201210260064567

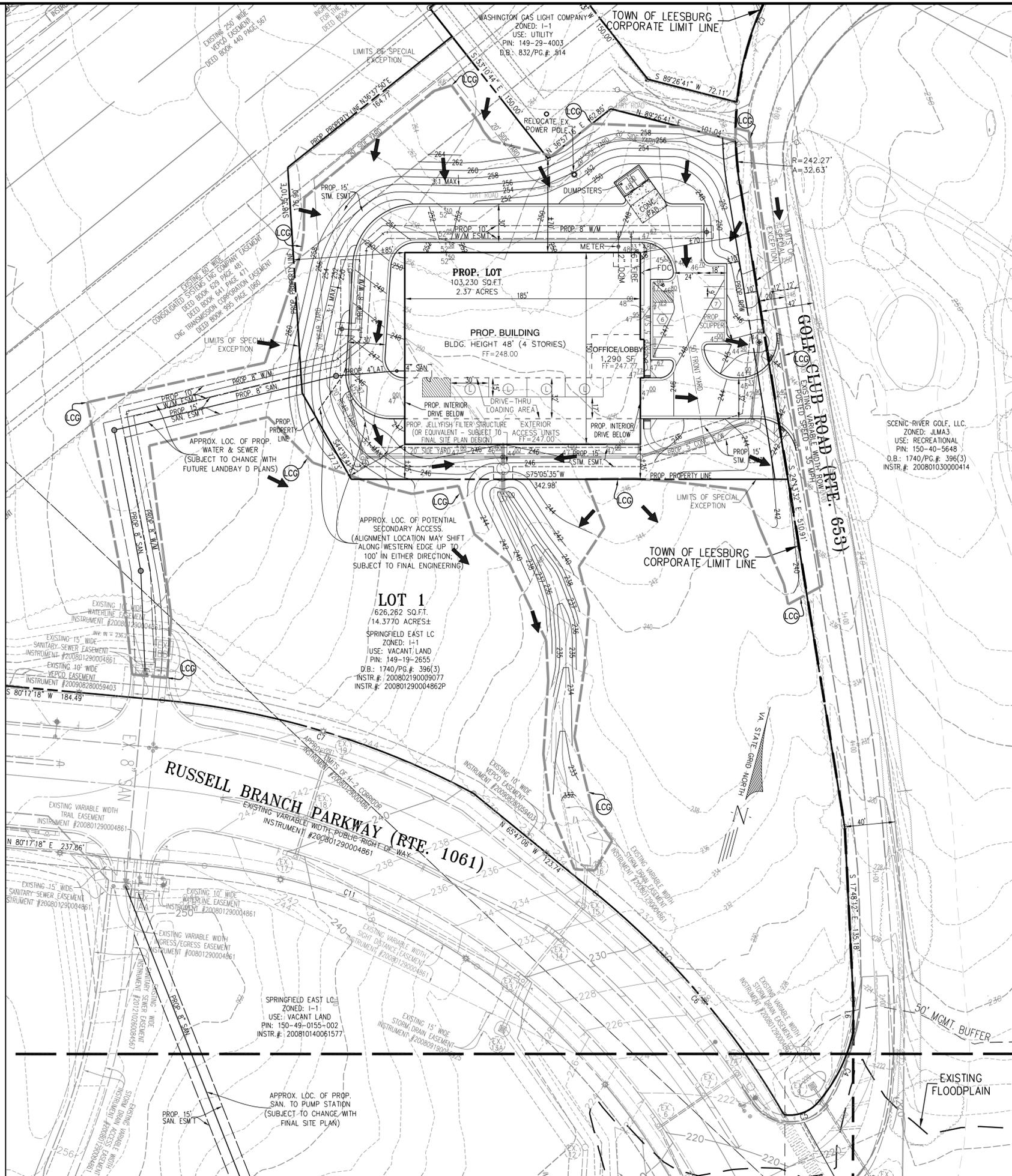
EXISTING 30' WIDE  
 SANITARY SEWER EASEMENT  
 INSTRUMENT #201210260064567

EXISTING 15' WIDE  
 WASHINGTON GAS LIGHT  
 COMPANY EASEMENT  
 DEED BOOK 765 PAGE 339



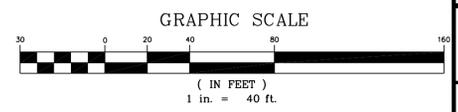
PLAN DATE		02-16-16	05-18-16	07-13-16
No.				
DATE				
DESCRIPTION				
 <b>urban.</b> Planners - Engineers - Landscape Architects - Land Surveyors				
<b>SPECIAL EXCEPTION PLAT</b> <b>VILLAGE AT LEESBURG</b> <b>LANDBAY D - SELF STORAGE</b> <b>TOWN OF LEESBURG</b> LOUDOUN COUNTY, VIRGINIA				
SCALE: 1"=40'		CL: N/A		DATE: JAN. 2016
SHEET 4		OF 8		FILE No. SPEX-2251

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**LEGEND**

← PROP. WATER RUNOFF FLOW ARROW



PLAN DATE	No.	DATE	DESCRIPTION	REVISIONS
02-16-16				
05-18-16				
07-13-16				

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Amanville, Virginia 22003  
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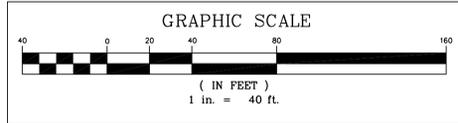
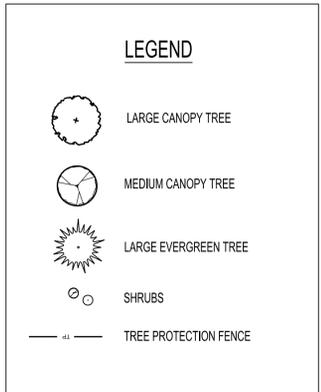
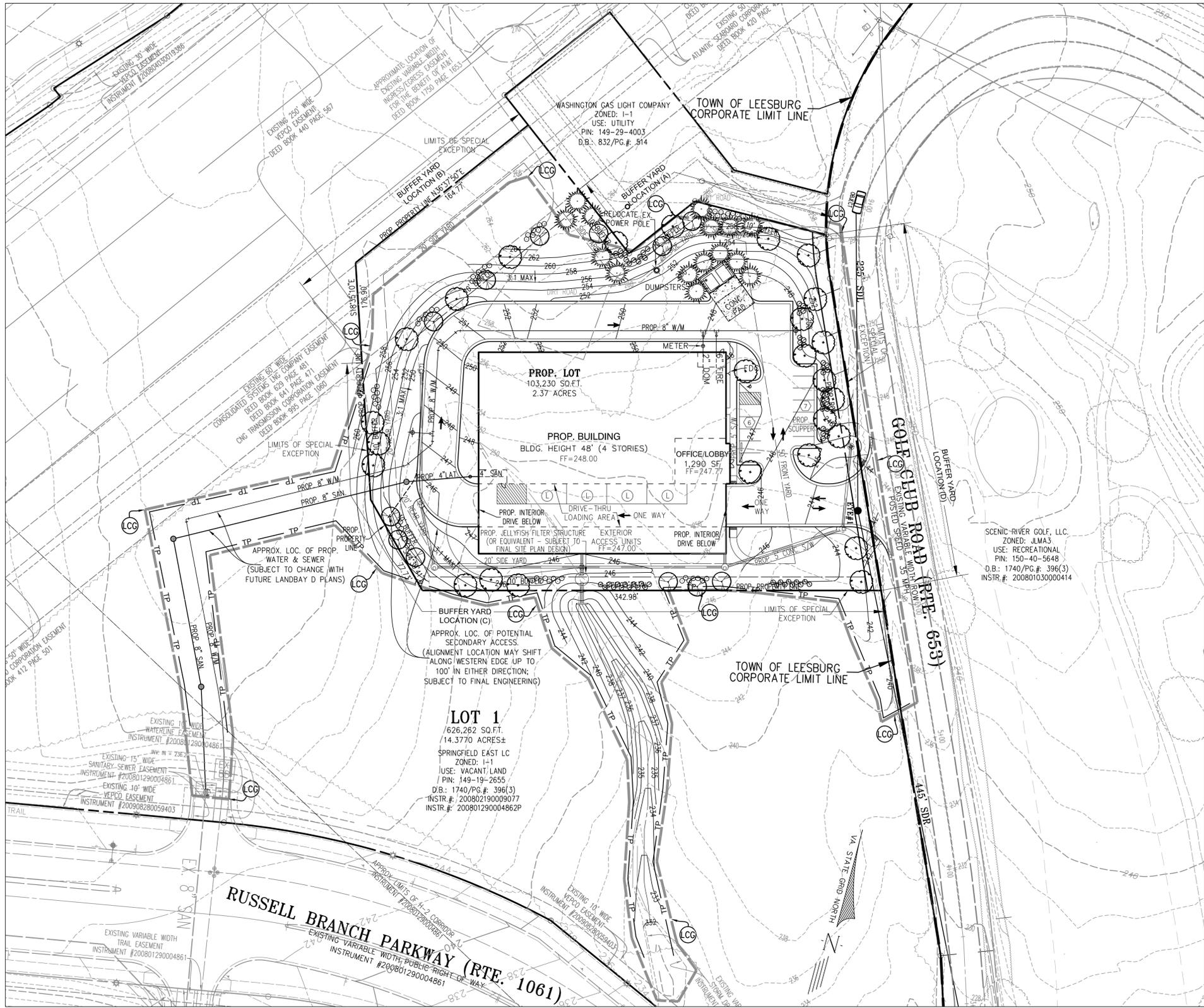


**CONCEPTUAL GRADING PLAN**  
**VILLAGE AT LEESBURG**  
**LANDBAY D - SELF STORAGE**  
TOWN OF LEESBURG  
LOUDOUN COUNTY, VIRGINIA

DATE: JAN. 2016  
C.I. # 2  
SCALE: 1"=40'

SHEET  
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OF  
8  
FILE No.  
SPEX-2251

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**NOTES**

- LANDSCAPING LOCATIONS, SIZES, AND SPACING SHOWN IS CONCEPTUAL AND SUBJECT TO ADJUSTMENT AT TIME OF FINAL ENGINEERING. GENERAL DENSITY OF TREES SHOWN AND MINIMUM CANOPY COVERAGE REQUIREMENTS, AS WELL AS BUFFERS AND PERIPHERAL PARKING REQUIREMENTS WILL BE PROVIDED AS REQUIRED BY THE ZONING ORDINANCE.
- THE ENTIRETY OF THE PROPERTY IS TO BE CLEARED, AND THEREFORE NO TREE PRESERVATION IS CREDITED TOWARDS MEETING THE 20 YEAR CANOPY COVER REQUIREMENTS. THE 20 YEAR CANOPY COVERAGE WILL BE MET THROUGH ON-SITE PLANTING.

No.	DATE	DESCRIPTION

PLAN DATE  
 02-16-16  
 05-18-16  
 07-13-16

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 Annandale, Virginia 22003  
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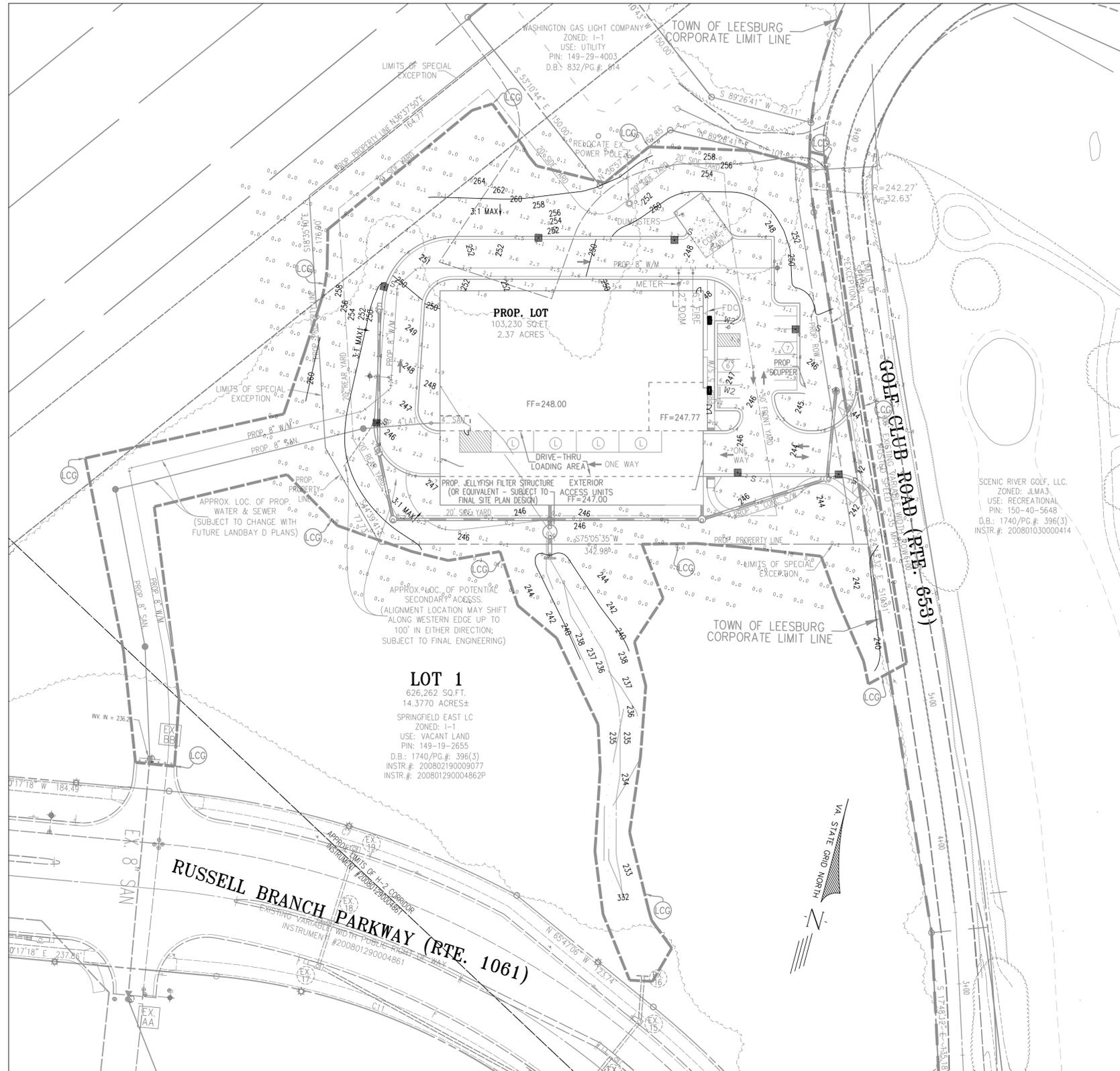
LANDSCAPE PLAN  
**VILLAGE AT LEESBURG**  
**LANDBAY D - SELF STORAGE**  
 TOWN OF LEESBURG  
 LOUDOUN COUNTY, VIRGINIA

DATE: JAN. 2016  
 SCALE: 1"=40'  
 C.I. = 2

COMMONWEALTH OF VIRGINIA  
  
 Kevin J. Tankersley  
 Lic. No. 983  
 7/12/2016  
 LANDSCAPE ARCHITECT

SHEET  
 6  
 OF  
 8  
 FILE No.  
 SPEX-2251





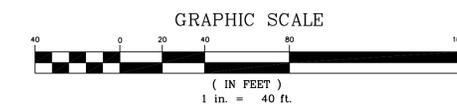
**CONCEPTUAL LIGHTING FIXTURE SPEC.**  
SUBJECT TO CHANGE WITH FINAL SITE PLAN

LUMINAIRE SCHEDULE						
SYMBOL	QUANTITY	LABEL	ARRANGEMENT	TOTAL LAMP LUMENS	LLF	DESCRIPTION
	65	SINGLE	N.A.		0.9	CREE 1/OSQ.A xx 4ME 5 40K-UL w OSQ-BLSLF, PSRV22-CT-FINISH
	2	SINGLE	N.A.		0.9	CREE XSPWax3FC-U, 10' AFG

CALCULATION SUMMARY						
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN
PARKING AND DRIVE AISLE	ILLUMINANCE	FC	2.76	6	0.9	3.07
						6.67



**TYPICAL LIGHT DETAILS**  
NTS - FOR CONCEPTUAL PURPOSES ONLY



**LIGHTING PLAN**

**VILLAGE AT LEESBURG**  
**LANDBAY D - SELF STORAGE**  
**TOWN OF LEESBURG**  
**LOUDOUN COUNTY, VIRGINIA**

DATE: JAN. 2016  
SCALE: 1"=40'  
C.I. = N/A

Urban, Ltd.  
712 Little River Turnpike  
Annandale, Virginia 22003  
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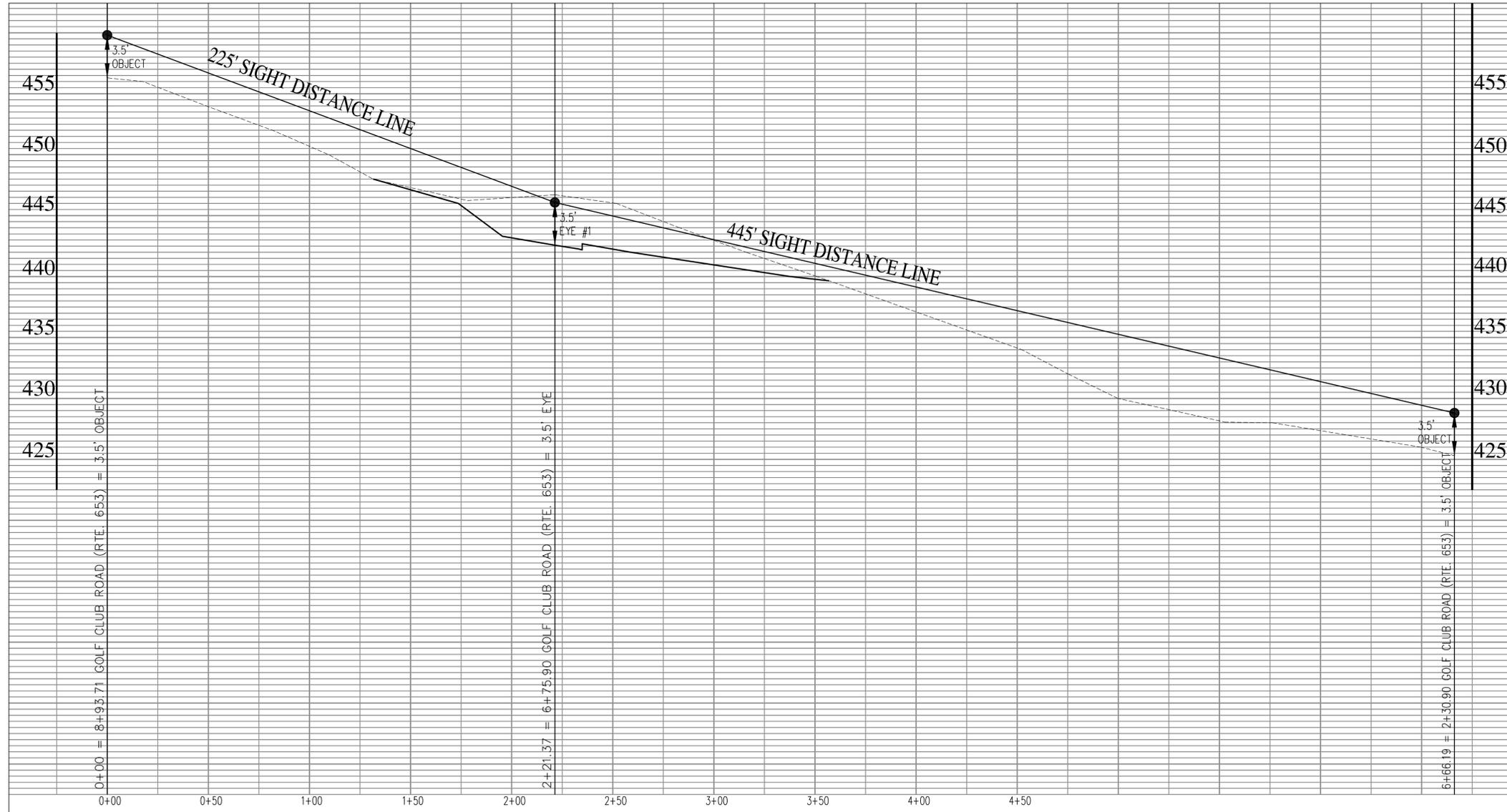
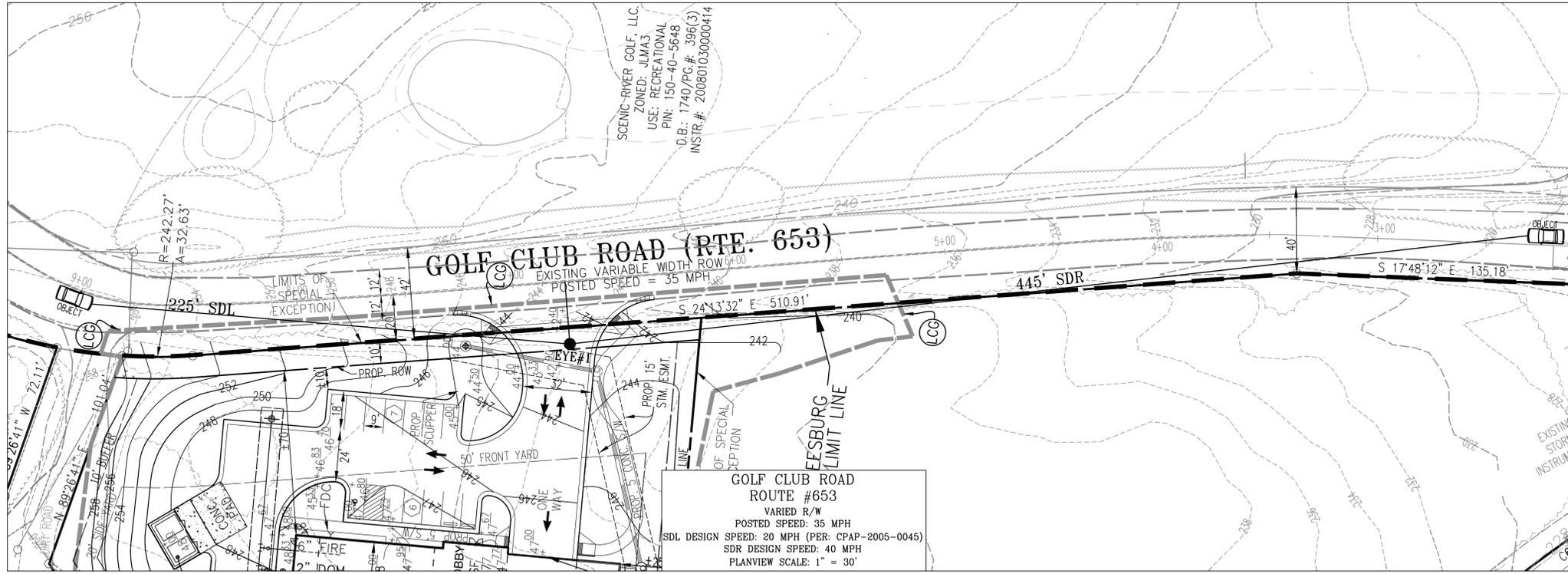
**urban.**  
Planners - Engineers - Landscape Architects - Land Surveyors

PLAN DATE  
02-16-16  
05-18-16  
07-13-16

No.	DATE	DESCRIPTION

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OF  
8

FILE No.  
SPEX-2251



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No.	DATE	DESCRIPTION

PLAN DATE  
 02-16-16  
 05-18-16  
 07-13-16

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 Tel. 703.642.8080  
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SIGHT DISTANCE PROFILE  
**VILLAGE AT LEESBURG**  
**LANDBAY D - SELF STORAGE**  
 TOWN OF LEESBURG  
 LOUDOUN COUNTY, VIRGINIA

SCALE: H:1" = 30'; V: 1" = 5'  
 C.I. #2

DATE: JAN. 2016

SHEET  
 8  
 OF  
 8

FILE No.  
 SPEX-2251

## PROFFER STATEMENT

**Rezoning # TLZM 2016-0002, Village at Leesburg**  
**Record Owner: Carlyle/Cypress Leesburg I, LLC and Springfield East, LC**  
**Property: MCPI #'s 149-17-4430; 149-28-0023;**  
**150-49-0155; 149-19-2655**  
**150.1 acres**

**Date: May 18, 2016**  
**Revised July 20, 2016**

Pursuant to Section 15.2 -2303 of the Code of Virginia, as amended and Section 3.3.16 of the Zoning Ordinance of the Town of Leesburg, (hereinafter the "**Town**"), the undersigned, Carlyle/Cypress Leesburg I, LLC, and Springfield East, LC (hereinafter collectively called the "**Applicant**"), are the owners of 150.1 acres of real property of which 64.17 acres of real property is zoned Planned Residential Community ("**PRC**"), 38.84 acres of real property zoned Mixed Use Business District (B-4) and 47.11 acres of real property is zoned Industrial/Research Park District/I-1) that is described as Loudoun County MCPI Numbers: 149-17-4430; 149-28-0023; 150-49-0155; 149-19-2655 (hereinafter collectively called the "**Property**"), which is more particularly described on Sheet 1 of the Concept Plan described below. Applicant hereby proffers on behalf of itself and its successors and assigns, that if the Leesburg Town Council approves TLZM 2016-0002, the Property shall be developed and used consistent with the following terms and conditions herein. The Applicant is aware that several zoning cases have been filed subsequent to the original rezoning case (TLZM 2004-0005) that established the initial proffers and that those cases have amended or superseded various aspects of the proffers. The said terms and conditions herein supersede and replace any prior proffers that have been offered or previously approved for Land Bays D and E of the Property, including but not limited to any proffers associated with Rezoning Application TLZM 2004-0005 approved November 8, 2005, Rezoning Application TLZM 2008-0003 approved September 9, 2008, Rezoning Application TLZM 2008-0010 approved on June 9, 2009, Rezoning Application TLZM 2009-0008 approved on April 13, 2010, and Rezoning Application TLZM 2010-0003 approved on January 10, 2012. These proffers shall have no force and effect to any portion of the Property outside of Land Bays D and E and all approvals that exist on the Property as of the date of the approval hereof shall remain in full force and effect unless and until they are subsequently changed by an appropriate application.

## PROFFERS

### I. SUBSTANTIAL CONFORMANCE WITH CONCEPT PLAN, USE, AND DEVELOPMENT

**A. I-1 Industrial/Research Park District.** The portion of the Property to be retained in the I-1 District will be limited to non-residential uses that are designed to substantially conform with the character and quality of the uses developed on the balance of the Property. Only the following uses listed in the I-1 District as permitted or special exception uses may be developed within the I-1 zoned portion of the Property: office; research and development; eating establishment without drive-in facility; hotel/motel; conference center; child care center; parking

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structure, private; park, public; fire and/or rescue facility; school, technical; mini-warehouse facility and commuter parking lot. Any of the above-listed uses that require prior special exception approval may only be developed after obtaining special exception approval by Town Council.

**B. Substantial Conformance.** Development of the Property will be in substantial conformance with Sheets 1, 3, 3A, 3B, 3C, 4, 5, 6, 6A, 7, 7A and 8D of the Concept Plan prepared by Urban, dated December 2010, as revised through October 19, 2011 (hereafter referred to as “*Concept Plan*”), which is attached hereto and made a part hereof as Exhibit A. Reasonable allowances shall be made for engineering and design alteration to meet Town Subdivision and Land Development Regulations, Town Zoning Ordinance Regulations and the Town Design and Construction Standards Manual (“*DCSM*”) requirements (collectively the “*Town Development Regulations*”). All uses listed in the B-4 and PRC zoning districts as per the Town Zoning Ordinance may be developed on the Property except lumber and/or building material sales with outdoor storage, mini-warehouse, and warehouse. Any by-right or special exception use that may be added to the use list set forth in Section 6.6.2 of the Zoning Ordinance as the result of a text amendment approved by Town Council pursuant to Section 3.2.1 of the Zoning Ordinance may be developed on the B-4 zoned portion of the Property. Consistent with the Legend and Development Tabulations Table on Sheet 3A of the Concept Plan the following accessory uses set forth in Section 6.6.2 of the Zoning Ordinance may be developed within the offices constructed between East Market Street and Parking Garage D: bank, without drive-in facility; emergency care facility; mailing services; printing and/or publication (copy center); special instruction school (after special exception approval); and the following personal services uses: bicycle repair store; caterer; dry-cleaning and/or laundry pickup station; locksmith shop; musical instrument repair shop; photographer’s studio; photostat shop; travel agency; and watch repair shop. Personal services in such offices shall not include nail salons. Uses listed under Zoning Ordinance Sections 8.5.2, 8.5.3 and 6.6.2 that require special exception approval shall continue to require special exception approval before they may be developed on the Property, unless such approvals occur or have occurred concurrently with approval of TLZM 2004-0005, TLZM 2008-0003, TLZM 2008-0010, TLZM 2009- 0008, and TLZM 2010-0003. The Concept Plan layouts for special exception uses developed on the Property such as a hotel and theater shall be determined at the time of Town Council approval of such uses. Development of the Property shall comply with the Town Development Regulations. All private streets and parking courts constructed on the Property shall comply with Town Development Regulations. The horizontal and vertical geometries of streets and private parking courts constructed on the Property must accommodate an AASHTO ‘SU’ design vehicle. All public and private roads and streets constructed on the Property shall be inspected and authorized for opening by the Town or VDOT depending upon which jurisdiction assumes authority for maintenance.

**C. Construction and Location of Concept Plan Elements.** The following guidelines will guide development of the Property:

**1.** Subject to I.B. and C.2. herein, ground floor retail space within buildings located in Landbays A and B as depicted in the Concept Plan will be sized as follows: (a) on the north side of the Main Street the maximum size of a single tenant will be 35,000 square feet on the

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ground floor or 60,000 square feet, if a second story is included, and (b) on the south side of Main Street the maximum size of a single tenant will not exceed 10,000 square feet or 20,000 square feet if a second story is utilized. In Land Bay A as illustrated on Sheet 3A of the Concept Plan, with the exception of a hotel or theater and the commercial recreation and/or retail uses located north of such uses in Land Bay A as illustrated on Sheet 3A of the Concept Plan, there shall be no freestanding retail ground floor single tenant retail use in excess of 20,000 gross square feet. The location of all buildings in Landbays A and B, whether they are single use or have retail uses located on the ground floor and residential, hotel, theater, or office uses on upper floors, and the type of these uses located within each of these same buildings, shall be in substantial conformance with Concept Plan Sheet 3A Land Use Map, allowing for vertical integration within a single footprint of the following use mixes: retail only, office only or office over retail, hotel or theater over retail and/or restaurant, residential over office or retail, residential only, and parking deck. The height of buildings constructed on the Property shall not exceed the limits set forth on the Development Tabulations Table on Sheet 3A of the Concept Plan. The Village Center Land Use Map and Legend depicted on Sheet 3A of the Concept Plan will govern the location of retail, office, residential, parking, theater, and hotel uses with the exception of that certain structure located at the northwest corner of Russell Branch Parkway and the first entrance to the Village Center, which shall be developed with first floor office or retail uses and upper floor residential uses. Building X depicted on Sheet 3A of the Concept Plan will be constructed to include at least 55,440 gross square feet of office uses.

**2.** One freestanding retail structure that shall not exceed 140,000 square feet may be developed on the Property in Landbay A in the location indicated on the Concept Plan. The Applicant agrees to limit the use of the 140,000 square foot structure to Wegmans which shall be constructed consistent with the following criteria for the Crosstrail Boulevard and East Market Street building frontage:

**a.** Distinct architectural elements along Crosstrail Boulevard and East Market Street building frontage to divide the mass and scale of the building and provide compatible styles, but varied facades, setbacks and building fronts within the overall elevation of the building;

**b.** A variety of high quality architectural materials in the architectural elevations consisting of brick, stone, and other masonry;

**c.** A variety of rooflines and architectural grade roof materials and pitches, as well as cornices, quoins, and other details, as appropriate, to enhance the distinct architectural facades and provide interest and appeal;

**d.** Appropriate fenestration, shuttered window openings and/or trim to animate the elevations and complete the village streetscape along Crosstrail and East Market Street; and

**e.** One or more appropriate steeple or similar type vertical elements to accent and provide further variety to the overall roofline and elevation.

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The purpose of the design elements is to eliminate the impression of a single large structure and provide a signature of quality for the project and the Town that is consistent with the character of the Town of Leesburg. The final building elevations will be reviewed within these guidelines in connection with H-2 Overlay District review and approval procedures.

**D. Community Design.**

**1. Village Center Main Street and Connecting Private Streets, Dodona Terrace and Classic Path Way.** The following design elements will be observed in the development of Land Bays A and B as shown on Sheet 3A:

**a.** Street trees will be planted along the Main Street that bisects Land Bays A and B, adjacent to the parallel parking, spaced an average of 40 feet on center. Street trees will be planted along the private street that bisects North “A” Land Bay and South “A” Land Bay (known as “*Classic Path Way*”) and along the private street that bisects North “A” Land Bay and the adjacent parking deck (known as “*Dodona Terrace*”) in the approximate locations shown on Sheet 7 of the Concept Plan. The plantings per street section shall substantially conform to the requirements stated on Sheet 7 of the Concept Plan.

**b.** Sidewalks along Main Street, and along both sides of Classic Path Way from its intersection with Dodona Terrace to the westernmost pedestrian entrance of any structure developed on North “A” Land Bay will have a minimum width of 12 feet between the face of storefront and back of curb (to include the street tree zone).

**c.** The sidewalks and pedestrian crosswalks along Main Street and the portions of Dodona Terrace and Classic Path Way described in Proffer I.D.1.b. will incorporate masonry pavers, scored concrete and/or other similar paving materials to establish pedestrian zones and create visual interest. Similar materials may be used in a portion of the Main Street, north and/or west of the central park. The portion of the sidewalk illustrated as the “proposed outdoor seating areas” on Sheet 3A of the Concept Plan will incorporate masonry pavers, scored concrete and/or other similar paving materials to establish outdoor seating areas separate from the sidewalk areas. The outdoor seating areas for the restaurant uses illustrated on Sheet 3A of the Concept Plan shall be physically separated from the sidewalk areas during the time of the year such areas are used for outdoor seating to separate restaurant functions from pedestrian access.

**d.** The median of the Main Street will be landscaped with lawn, ornamental trees and flower beds, and include pedestrian crosswalks at designated locations.

**e.** The Plaza on the south side of Main Street will include a fountain or similar dynamic water feature that will animate the park through the permissible weather season. This Plaza will incorporate scored concrete, masonry pavers and/or other similar landscape materials, shade trees, seating areas, lighting, benches and trash receptacles. This Plaza may include ornamental trees, lawn, potted plants and bollards in the final design,

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**f.** An architectural feature such as an obelisk, clock tower or other feature similar in character may be located within or in the vicinity of the central Plaza.

**g.** The Plaza on the north side of the Main Street will incorporate scored concrete masonry pavers and/or other similar landscape materials, shade trees, seating areas and lighting and may also include ornamental trees, potted plants and bollards, as appropriate.

**2. Main Street and Classic Path Way Uses and Character.** The Concept Plan illustrates the relationship of the Main Street and Classic Path Way retail (or office) to the residential or office uses above, the location of buildings in relation to abutting private streets, the location of the service road(s), the parking garage(s) and access to the second and third story residential (or office). The following specific elements illustrated on the Concept Plan are proffered:

**a.** The primary facade materials for all buildings built on Land Bays A and B as shown on Sheet 3A of the Concept Plan shall include any one or a combination of the following materials: brick, masonry, synthetic stucco, cementitious horizontal plank, cultured stone, architectural concrete, glass and ornamental metal.

**b.** The retail and office storefronts at street level will include the following features: shop or office entry doors, storefront windows, identification signage, awnings and canopies. The awnings and/or canopies will conform to the standards and criteria stated in the H-2 Corridor Design Guidelines as referenced in Section 7.6.7 of the Town Zoning Ordinance.

**c.** Street facing facades of street level retail uses shall be a maximum of 40% glass. Street facing facades of office uses located above retail uses shall be a minimum of 25% glass. Facades of all single use stand-alone office buildings shall be a minimum of 50% glass.

**d.** The maximum length of blank wall between windows and/or storefronts facing the Main Street and Classic Path Way will be 50 feet.

**e.** Above the one story retail storefronts at street-level will be two or three levels of residential units or office space as illustrated on Sheet 3A of the Concept Plan.

**f.** Roof materials shall be asphalt shingle, slate, wood or metal.

**g.** Vinyl shall not be used on any exterior walls visible from streets.

**h.** Loading for the retail and office uses will be provided at the rear of the retail buildings, accessed from the service road located between the parking garage(s) and the retail buildings.

**i.** Access to the residential units above the street-level retail (or office) will be provided in the locations shown on the Concept Plan via an elevated pedestrian bridge connecting the adjacent parking deck to an entry vestibule or corridor within the residential building. Access to additional levels of residential uses will be via internal stairs and/or elevator,

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as appropriate. Additional at-grade entrances to the residential units may be added, as appropriate. Additional access to residential and nonresidential uses from an adjacent parking deck may be provided via an elevated pedestrian bridge in other locations on the Property which will be indicated at the time of site plan approval for portions of the Property developed with such other residential and nonresidential structures.

**j.** The form and location of any structure constructed along Classic Path Way shall be oriented towards Classic Path Way in a manner that substantially conforms with the orientation of structures constructed along Main Street.

**k.** The vehicular entrance from Classic Path Way to North “A” Land Bay as shown on Sheet 3A of the Concept Plan may be shifted, but at least two vehicular entrances shall be provided to North “A” Land Bay.

**l.** The freestanding dumpster enclosure illustrated on North “A” Land Bay as shown on Sheet 3A of the Concept Plan shall be sufficiently large to accommodate refuse and recyclable material generated by any use developed on the North “A” Land Bay.

**m.** With the exception of the commercial recreation use described above in Proffer I.C.1., the by-right uses developed within North “A” Land Bay as shown on Sheet 3A of the Concept Plan shall be located to frame Classic Path Way and Dodona Terrace in accordance with the following guidelines:

- (i) A minimum setback of the twelve feet where a building fronts a private street shall be provided to accommodate the established streetscape pattern;
- (ii) The maximum setback for buildings located adjacent to Classic Path Way or Dodona Terrace shall be no more than 25 feet.
- (iii) Any front elevation shall be a primary façade in accordance with the Village Center Design Guidelines. Any exterior wall facing Dodona Terrace and Classic Path Way should be at a minimum a primary façade in accordance with those guidelines. Any exterior wall elevation facing Route 7 shall be at a minimum a type 2 primary façade in accordance with those guidelines.
- (iv) A building shall be located adjacent to the intersection of Classic Path Way and Dodona Terrace consistent with the setbacks described above and shall be constructed at a scale that is consistent with structures located across Dodona Terrace and Classic Path Way from the North “A” Land Bay.

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- (v) A strip-center style of building layout, locating the building(s) along the western and northern boundary of the development area is prohibited.
- (vi) Maximum building facades without interruptions shall be no longer than two hundred feet;
- (vii) Multiple buildings are permitted and should relate to one another.

**n.** The site plan for North “A” Land Bay shall incorporate vehicle circulation elements that include access from Dodona Terrace and Classic Path Way and shall encourage on-street parking opportunities along Classic Path Way east of the site entrance shown on Concept Plan Sheet 3A.

**o.** In the event more than one building is constructed in North “A” Land Bay, pedestrian linkages between buildings shall be provided that incorporate a concrete surface, a separation from parking and loading spaces that will be at least six feet, and a landscaping element that compliments a pedestrian environment.

**p.** Parking spaces are encouraged within the North “A” Land Bay along Classic Path Way east of the site entrance shown on Concept Plan Sheet 3A and along Dodona Terrace. Any parking spaces located in the above-described portion of North “A” Land Bay shall be buffered by at least a six foot wide landscaped area that shall include trees and shrubs. Parking areas within North “A” Land Bay shall accommodate no more than twenty contiguous spaces and shall be separated by islands suitable for planting trees. Best efforts shall be made to designate a single loading space area to serve the North “A” Land Bay as shown on Sheet 3A of the Concept Plan.

**q.** Unless integrated within the structural design of a building, dumpster enclosures shall not be constructed adjacent to Classic Path Way or Dodona Terrace. All dumpster enclosures constructed within North “A” Land Bay shall utilize masonry construction, shall be no less than six feet tall, and shall be buffered with landscaping along any external wall.

**3. Building Heights.** Building heights on the Property will be as shown on the Development Tabulations Table on Sheet 3A of the Concept Plan. Notwithstanding the building heights shown on the Development Tabulations Table on Sheet 3A of the Concept Plan for the retail uses in Land Bay B, the height limit for the retail uses in Land Bay B will not exceed 45 feet. The height limit for the townhouse office buildings along the northern facade of Parking Deck D described below in Paragraph I.D.5.a. will not exceed thirty-five (35) feet.

**4. Pedestrian Crossing of Russell Branch Parkway.** The following specific design elements illustrated on the Concept Plan are proffered by the Applicant:

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**a.** The first and second intersections west of Russell Branch Parkway and Crosstrail Boulevard will be signalized for vehicles and will incorporate a pedestrian count down system to assist pedestrian crossings between Land Bays B and C.

**b.** The Applicant will highlight the pedestrian crossing zone at these locations through the use of painted stamped asphalt or Duratherm within the designated crosswalk areas.

**c.** The portion of Russell Branch Parkway from Crosstrail Boulevard to the most western median break will be designed and constructed with a six (6) foot wide landscaped median that will incorporate pedestrian crossing areas at intersections to provide pedestrian crossing safety zones in coordination with the final location of the crosswalks.

**5. Route 7 Office Townhouses and Parking Deck D Elevation.**

**a.** The Applicant will construct two-story townhouse office buildings, which will not exceed thirty-five (35) feet in height along the northern facade of Parking Deck D, as shown in the Concept Plan and in the Special Exception for Parking Deck D, and these office buildings will be completed prior to the initial use of Parking Deck D.

**b.** The front and exposed sides of the townhouse office buildings will have a primarily masonry facade, but cementations horizontal planking may be used periodically to create visual interest and the front elevations of the townhouse office buildings will be staggered to avoid a flat, monotonous appearance.

**c.** The exposed elevations of Parking Deck D on the north, west and east sides will have a facade (e.g. brick, aggregate or other finish) that is complimentary to the adjacent buildings.

**6. Reverse Frontage Lots on Russell Branch Parkway.** Any reverse frontage residential lots adjoining Russell Branch Parkway in Land Bay C shall incorporate the following features:

**a.** The rear yard privacy fencing parallel to Russell Branch Parkway will be six feet in height and utilize brick piers at each property corner with visually opaque board-on-board fence in between each pier.

**b.** The side and rear facade of these units will incorporate architectural trim, shutters, exterior materials and fenestration identical to the front facade of the units.

**7. Enhanced Buffer for Residential Structures Abutting Crosstrail Boulevard.** The Applicant agrees to increase the amount of screening materials planted in the fifty (50) foot wide buffer yard between Crosstrail Boulevard and residential lots that abut Crosstrail Boulevard so that such plantings comply with the screening requirements set forth in Section 12.8.2.G.2.c. of the Town Zoning Ordinance.

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**8. Covenants, Conditions and Restrictions.** The Applicant shall create covenants, conditions and restrictions to coordinate development within the Property, which shall address all proffered design elements and such items as architectural controls, signage, building materials, lighting and landscaping. An Owners Association(s) or another identifiable single entity (i.e., owner) shall be formed to oversee the on-going management and maintenance of the common areas of the Property, including landscaping and maintenance of such common areas.

### **E. Transportation.**

**1.** Proposed improvements to public roads will consist of the dedication, construction, and/or improvement of the portions of Route 7, Crosstrail Boulevard, River Creek Parkway, Russell Branch Parkway and Route 653 located on the Property or off-site as depicted on Sheet 6A of the Concept Plan and on Loudoun County Plan #CPAP2005 0045. The Applicant will also construct all other private roadways, travelways, and parking lots illustrated on Sheet 6A of the Concept Plan as development plans for portions of the Property including such features are approved by the Town. Design and construction of any private streets, parking areas and entrances adequate to ensure ingress and egress to public roadways will be submitted for review and approval by the Commonwealth of Virginia Department of Transportation (hereinafter called the “**VDOT**”) if the roadway will be maintained by VDOT, or the Town if the roadway will be maintained by the Town, as a part of the subdivision or development plan process for affected portions of the Property. Transportation improvements proffered herein will include acceleration, deceleration, and return lanes where required to provide safe access for development on the Property and shall be constructed in accordance with applicable Town or VDOT roadway standards.

**2.** Prior to the issuance of the first permit for occupancy of a building constructed on the Property, the Applicant will construct the roads depicted on Sheet 6A that are described below to substantial completion including: placement of all pavement (with the exception of the final surface course) with all required signage and all pavement markings installed; authorization for opening each road section by The Town of Leesburg and/or VDOT depending upon maintenance responsibility of the new roads; and shall open such roads to traffic:

**a.** Interchange: A grade-separated diamond shaped interchange at the intersection of Route 7/Crosstrail Boulevard. Interchange construction will include realignment of River Creek Parkway as depicted on Sheet 6A (Loudoun County Plan #CPAP20050045) and will include provision of traffic signalization consistent with the VTRC Interchange Selection Guide.

**b.** Crosstrail Boulevard: A four lane divided section within 120-foot right-of-way from the intersection with Route 7 through the intersection with Russell Branch Parkway to a point where grading would not encroach into the FEMA 100 year floodplain with the understanding that the portion of Crosstrail Boulevard from Russell Branch Parkway to the FEMA 100 year floodplain will not be opened to traffic until Crosstrail Boulevard is connected by others to the southern Property boundary. The Applicant will design Crosstrail Boulevard to a point that ensures the adequate road crossing of Tuscarora Creek (approximately 500 feet

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beyond the southern property boundary). The Applicant will also provide FEMA floodplain studies and alteration studies for the portion of the Property where Crosstrail Boulevard crosses Tuscarora Creek to ensure the vertical alignment of the road is adequate.

**c.** Russell Branch Parkway: A four lane divided section within 90 foot right-of-way from the eastern Property boundary to the western Property boundary. The four lane divided section of Russell Branch Parkway will connect to Route 653 via a transition on the Property composed of a two lane road section. Relocation of Route 653 shall be approved by Loudoun County.

**d.** The Applicant shall install, at such time as required by warrants, the following signalization, based on the latest edition of the Manual on Uniform Traffic Control Devices, as determined by the Town or VDOT as applicable:

**i.** Signalization at the intersection of Crosstrail Boulevard and Russell Branch Parkway; and

**ii.** Signalization at the first and second roadway crossover on Russell Branch Parkway to the west of the intersection of Crosstrail Boulevard and Russell Branch Parkway. The Applicant shall install pedestrian countdown signalization devices at the time each signal is installed to assist pedestrian crossings between Land Bays B and C.

**3.** Route 653: The existing signalization at the intersection of River Creek Parkway and Route 7 and the existing signalization at the intersection of Route 7 and Route 653 will be removed.

**4.** Existing access from Route 653 to Route 7 will be terminated at its current location at such time as access to the Property is available via the grade-separated interchange described above in Proffer I.E.2.a.

**5.** The Applicant shall provide for temporary construction access to the Property from Route 7 and/or from Route 653, including, but not limited to roadway improvements, signage and pavement markings required to provide safe access to public roadways.

**6.** At the time of approval of the first record subdivision plat or final development plan for adjacent sections of the Property, the Applicant shall create and grant to VDOT with no compensation a no-access easement along the Property's Route 7 frontage with the exception of the area for access to the Route 7/Crosstrail diamond-shaped interchange. The intent of the easement is to prohibit direct access to Route 7 from the Property, but shall not preclude access via Crosstrail Boulevard.

**7.** In lieu of contribution of the sums indicated and listed in the Town Plan as adopted pursuant to Town Resolution 97-216, the Applicant agrees to construct and dedicate to VDOT the grade-separated interchange at the intersection of Crosstrail Boulevard and Route 7 as illustrated on the Concept Plan as its pro-rata share toward the Town transportation improvement

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fund supporting the commercial, office, and residential uses on the Property. This donation shall be in the form of actual construction. The Applicant shall complete such construction prior to issuance of the Occupancy permit for any building constructed on the Property.

**8.** The Applicant agrees to relocate to the west the current entrance to the Holiday Inn at Carradoc Hall by approximately 450 feet, including the extension of the existing Route 7 westbound acceleration/deceleration lane to this new entrance and the construction of an acceleration lane for approximately 1,000 feet west of the new entrance to provide a safe merge back into the westbound through traffic. In addition to these Route 7 improvements, the Applicant will extend the new entrance from Route 7 to the parking lot and repair or replace, as appropriate, decorative landscaping and/or lawn area affected by the entrance relocation, provided any needed property access permissions for this work are granted. The Applicant will pay for and construct these improvements to the Carradoc Hall entrance as described above, as part of its funding of the construction of the Route 7/River Creek Parkway interchange.

**9.** Sheet 6 of the Concept Plan depicts the pedestrian circulation network for the Property. The bridge-portion of the Route 7 / River Creek Parkway interchange will include a ten (10) foot wide sidewalk along the west side and a twelve (12) foot wide trail along the east side. Both will be extended to the north to connect into the existing Potomac Station sidewalk network along River Creek Parkway and to the south to the Village at Leesburg sidewalk network. The pedestrian elements of the interchange are depicted on design plans for the interchange (Loudoun County Plan #CPAP20050045). Notwithstanding the typical cross section on Sheet 6 for Crosstrail Boulevard, the Applicant will build a six-foot wide sidewalk along the west side and a ten-foot wide trail along the east side. Along Russell Branch Parkway, the Applicant will build an eight-foot wide trail along the northern side and an eight-foot wide trail along the southern side. All other pedestrian walkways within the Village of Leesburg will be as shown on Sheet 6.

**10.** Prior to the issuance of the first permit for occupancy of a building constructed on the Property, the Applicant will establish locations on the Property suitable for transit stops by a shuttle operated by the Town, the Virginia Regional Transportation Service or other provider and will cooperate with and support such service provider to facilitate bus service to and from the Property and the Town Historic District.

**11.** Prior to issuance of the first permit for occupancy of a building constructed in Land Bays D or E, the Applicant agrees to construct a half section of Russell Branch Parkway from the western Property line to the Town's Wastewater Treatment Plant. Such construction will be consistent with Town Development Regulations and will be predicated on the Town obtaining the right-of-way or on receipt at no cost to the Applicant of the right-of-way necessary to construct the half section of Russell Branch Parkway to provide access to the Town's Wastewater Treatment Plant via Russell Branch Parkway.

**12.** Prior to issuance of the first permit for occupancy of a building constructed in Land Bays D or E, the Applicant agrees to install pedestrian countdown signalization devices at the intersection of Crosstrail Boulevard and Russell Branch Parkway.

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**F. Residential Recreation.** The recreational amenities shown in Land Bays B and C will be provided in the locations that substantially conform to those illustrated on the Concept Plan, with the understanding that such amenities may shift within the areas shown on Land Bays B and C. The community center in Land Bay B will be built within the adjacent residential building and will include, at a minimum, a fitness center, business center, media room and entertainment/social area that will collectively be at least 3,500 square feet, as well as an outdoor pool and outdoor social area. The bocce courts and lawn games area will be built concurrently with the adjacent residential buildings and will be available for use prior to issuance of occupancy permits for such buildings. The community I fitness center in Land Bay C will be built at the same time as the adjacent multifamily structure immediately to its south and will include, at a minimum, a fitness center, business center, media room and entertainment/social area that will collectively be at least 4,500 square feet, as well as an outdoor pool and social area and outdoor game area and will collectively be available for use prior to issuance of occupancy permits for such buildings. The tennis court and multi-purpose courts shall be located in Land Bay C. All amenities in this proffer shall be constructed consistent with the phasing requirements of Section 9.3.12.E. of the Town Zoning Ordinance. All of these outdoor recreational amenities such as parks, open space, trails, bocce court, greens, etc., that are constructed on the Property will be built by the Applicant and will be available to all residents with the understanding that recreational facilities located on Land Bay C and designed for use solely by active adult residents will be limited to use by only such residents, their guests and invitees. Prior to issuance of the first permit for occupancy of a building constructed on the Property, the Applicant agrees to pay the Town Four Hundred Thousand Dollars (\$400,000.00) to be used for the purchase or construction of improvements or equipment for public recreational facilities at Ida Lee Recreation Center. At the time of issuance of a zoning permit for each applicable unit the Applicant agrees to pay to the Town One Thousand Dollars (\$1,000.00) per residential dwelling unit to be used by the Town for the purchase or construction of improvements or equipment for public recreational facilities at Ida Lee Recreation Center.

**G. Workforce Housing.** The Applicant will make available for initial sale or rent up to a total of 10 multi-family units within Land Bays A and B for a Workforce Housing initiative within the Town. These units will be offered for sale or rent at a discount of twenty percent (20%) from the market price of the comparable unit developed on the Property. The goal of the Workforce Housing initiative will be to increase housing opportunities within the Town for local government employees. The Applicant will cooperate with the Town on the development of administrative guidelines deemed necessary to implement this program.

## II. ACTIVE ADULT UNITS

A maximum of 300 residential units shall be constructed in Landbay C and occupancy of said units shall be age restricted in accordance with the following parameters:

**1.** At least eighty percent (80%) of the occupied residential units shall be occupied by at least one person fifty-five (55) years of age or older and within such units the following conditions shall apply.

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**a.** All other residents must reside with a person who is 55 years of age or older, and be a spouse, a cohabitant, an occupant's child eighteen (18) years of age or older, or provide primary physical or economic support to the person who is 55 years of age or older. Notwithstanding this limitation, a person hired to provide live-in, long term or terminal health care to a person who is 55 years of age or older for compensation may also occupy a dwelling during any time such person is actually providing such care.

**b.** Guests under the age of 55 are permitted for periods of time not to exceed sixty (60) days total for each such guest in any calendar year.

**c.** If title to any lot or unit shall become vested in any person under the age of 55 by reason of descent, distribution, foreclosure or operation of law, the age restriction covenant shall not work a forfeiture or reversion of title, but rather, such person thus taking title shall not be permitted to reside in such lot or unit until he shall have attained the age of 55 or otherwise satisfies the requirements as set forth herein. Notwithstanding, a surviving spouse shall be allowed to continue to occupy a dwelling unit without regard to age.

**2.** A maximum of twenty percent (20%) of the occupied residential units shall be allowed to be occupied by at least one person fifty (50) years of age or older and within such units the following conditions shall apply.

**a.** All other residents must reside with a person who is 50 years of age or older, be a spouse, a cohabitant, an occupant's child eighteen (18) years of age or older, or provide primary physical or economic support to the person who is 50 years of age or older. Notwithstanding this limitation, a person hired to provide live-in, long term or terminal health care to a person who is 50 years of age or older for compensation may also occupy a dwelling during any time such person is actually providing such care.

**b.** Guests under the age of 50 are permitted for periods of time not to exceed sixty (60) days total for each such guest in any calendar year.

**c.** If title to any lot or unit shall become vested in any person under the age of 50 by reason of descent, distribution, foreclosure or operation of law, the age restriction covenant shall not work a forfeiture or reversion of title, but rather, such person thus taking title shall not be permitted to reside in such lot or unit until he shall have attained the age of 50 or otherwise satisfies the requirements as set forth herein. Notwithstanding, a surviving spouse shall be allowed to continue to occupy a dwelling unit without regard to age.

**3.** The above described use restrictions may be amended from time to time in accordance with applicable local and state regulations governing age restricted housing and the Federal Fair Housing Act so long as the substantive intent as set forth herein is maintained. The Applicant will record a restrictive covenant on the Property limiting the use of Land Bay C to the age-restricted community described above. The terms and conditions of the restrictive covenant described in Proffer II. shall be reviewed and approved by the Town Attorney for conformity to such proffer prior to issuance of the first building permit for an active adult unit.

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4. The Active Adult community will be for independent living only; no assisted living units or services will be included.

**III. SEQUENCING OF CONSTRUCTION**

Once construction of the interchange described in Proffer I.E.2.a. herein has started, the Applicant shall have the right, subject to appropriate jurisdictional approval of requisite plans, plats and permits and the posting of associated bonds, to initiate site development and building construction on the Property, (defined herein as issuance of a zoning permit by the Town), allowed under those approved plans. However, no occupancy permits shall be issued for any completed structure on the Property until the transportation improvements related to such development described herein are constructed to substantial completion and are open to traffic. Upon completion of the construction and opening to traffic of the transportation improvements described in Proffer I.E., all uses described on Sheet 3A of the Concept Plan may be constructed on the Property.

**IV. INTERCHANGE**

The diamond shaped interchange to be constructed by the Applicant in accordance with these proffers shall be constructed, subject to approval and modifications required by VDOT, to a design that seeks to utilize concrete form liners and concrete stain to simulate a stone façade to the abutments and wing walls of the interchange, and to landscape the banks of the interchange with trees and shrubs, as depicted on Sheet 8D of the Concept Plan. The Applicant will provide pedestrian lighting on the bridge and will utilize light fixtures that incorporate traditional design details, subject to approval by VDOT. The Applicant will use its best efforts, subject to compliance with VDOT and Corps of Engineer (“COE”) regulations, to retain existing vegetation growing within the areas of the interchange not required by VDOT approved plans for construction of roadway related improvements and, to the extent possible consistent with VDOT and COE regulations and interchange design plans, plant native vegetation within the interchange areas not utilized for right-of-way. The Applicant will reestablish the Potomac Station community sign at the intersection of Potomac Station Drive and River Creek Parkway, in a location selected by the Potomac Station Homeowners’ Association and in a manner mutually agreed upon by the Applicant and the Association. The community sign will be subject to all regulations and limitations of the jurisdiction in which it is located. The Applicant will landscape that portion of River Creek Parkway north of Route 7, that is disturbed by the interchange construction, with the goal of restoring the character of the streetscape between Potomac Station Drive and Route 7 that existed prior to the interchange’s construction. The sign relocation and landscaping shall be moved or planted prior to opening of the interchange for public vehicular access.

**V. LIGHTING**

All freestanding parking lot lights located on the Property (with the exception of lighting fixtures on the top surface of elevated parking decks) shall have a maximum height of twenty feet (20’) and shall have fixtures which direct light downward and inward. All lighting on the

**PROFFER STATEMENT**  
**Village at Leesburg**  
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top surface of elevated parking decks constructed on the Property shall have a maximum height of five feet (5') unless an alternative height is approved by the Board of Architectural Review during the H-2 review process and shall have fixtures which direct light downward and inward. Applicant shall design and construct all lighting on Property to standards set in the DCSM Section 7-670, and said illumination on the Property shall not be visible from off of the site where the lights are located at levels in excess of those allowed in DCSM 7-670. The Applicant shall provide photometric information on site lighting to the Board of Architectural Review during the H-2 review process.

**VI. RECREATION TRAIL AND FLOOD PLAIN**

**A. Recreation Trail.** Concurrently with approval by the Town of Leesburg Department of Parks and Recreation and subdivision approval for adjacent portions of the Property, the Applicant will build a ten-foot wide recreation trail constructed with asphalt or concrete consistent with DCSM Standards within the Tuscarora Creek floodplain which will provide a linkage to the recreation amenities in the western portion of the Property and will connect to Russell Branch Parkway, as depicted on Sheet 5 of the Concept Plan. Portions of the recreation trail may be located upon that portion of the Property that overlays a sewer easement. The recreation trails will be built wider than ten (10) feet to allow the Town vehicular access to maintain the sewer and to access the pump station referenced herein in Section IX. The extent and width of this portion of the trail needed by the Town for vehicular access will be determined at the time of final development plan review, The Applicant will submit all necessary flood plain studies and applications for 100 year floodplain alteration to the Town and FEMA for review and approval. The Applicant and/or owners association will maintain all portions of the trail not conveyed to the Town for operation and maintenance of the pump station and sewer line.

**B. Restrictive Covenant.** The Applicant will record a restrictive covenant limiting the use of the Property that is outside of the Town limits along the southern boundary to open space, subject to the location of any necessary utilities to serve the Property. The covenant will be recorded prior to or simultaneous with the first Record Plat for the uses within Land Bay C,

**VII. LANDSCAPING/BUFFERS/WETLANDS**

**A.** Along the portion of the Property that abuts Route 7, there shall be buffer yards planted with screening materials as illustrated on Sheet 7 of the Concept Plan or on the plan attached hereto and incorporated herein by reference entitled "Route 7 Landscape Buffer — Final Development Plan Revision," prepared by Fiord, Coplan and Macht, dated June 2, 2009, in compliance with the Town's Zoning regulations at the time of development. This buffer and all landscaping shown on the Concept Plan shall be bonded and constructed by the Applicant concurrently with adjacent development. Bonding of the landscape buffer shall be administered by the Zoning Administrator of the Town of Leesburg. All surface parking areas shall be designed and landscaped per the requirements of the Town Zoning Ordinance and the Design and Construction Standards Manual. All landscaping shall be planted to ensure adequate sight distance is maintained at proposed intersections and the grade-separated interchange.

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**B.** Modification Number 2 is further defined to state that the full 35 foot landscape screen will be provided on the south side of Russell Branch Parkway except where wetlands exist as designated on the Concept Plan.

**VIII. SOUND ABATEMENT**

The Applicant shall prepare and submit to the Town for review a noise impact study of the interchange upon existing adjacent residential structures located north of East Market Street. The noise impact study will be consistent with the standards of VDOT and FHWA. The Applicant will implement the recommendations of said noise study in cooperation with the Potomac Station Homeowners Association and affected homeowners, subject to availability of necessary land being provided at no cost to the Applicant. Any noise attenuation improvements will be constructed by the Applicant and at the Applicant's expense, concurrently with the construction of the Interchange described in Proffer I.E.2.a, and will be in place prior to the initial operation of that portion of the interchange mandating the improvement. Should the final noise attenuation improvements include concrete walls, such walls will be cast on both sides with form liners and concrete stain to simulate a stone facade similar in appearance to the abutments and wing walls of the interchange, referred to in Proffer IV. Additionally, both sides of the noise attenuation improvements will be landscaped in an equivalent manner, subject to available space for plantings, in cooperation with the Homeowners Association and affected homeowners.

**IX. UTILITIES**

In the sub area of the Property where a Town owned and operated public gravity sewer conveying flows to the Town of Leesburg Waste Water Treatment Plant is not available, the Applicant will construct on the Property, at its own cost, an interim pump station. An interim pump station would be in place until the ultimate pump station identified in the Town of Leesburg Water and Sewer Master Plan, or a suitable and approved alternative is constructed and in operation. All associated easements on the Property including those necessary to link the interim pump station with the ultimate pump station described below will also be reserved for such access with pump station construction plans. The cost of construction of the on-site interim pump station will be borne by the Applicant. The interim pump station design will be subject to approval by the Town Engineering and Utilities departments as well as the Virginia Department of Environmental Quality. The Applicant shall be responsible for the extension of water and onsite gravity sewer to the Property at no cost to the Town, and shall be responsible for payment of all water and sewer pro-rata fees, The Applicant acknowledges the close proximity of the Property to the Town's Water Pollution Control Facility (WPCF) and potential for occasional odor problems. The removal of the existing tree buffers between the Town's WPCF and the Property may further impact this problem. Where possible, the Applicant shall preserve or plant a tree buffer between the WPCF and this development consistent with Zoning Ordinance requirements.

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**X. ANNEXATION AREA DEVELOPMENT POLICIES AND CAPITAL FACILITY PAYMENTS**

Construction of the regional transportation improvements described in Proffer I.E.2,a, satisfies Town Resolution 2005-111 for all residential units on the Property.

The Applicant agrees to pay up to Two Million One Hundred Thirteen Thousand One Hundred Fifty-Nine and 00/100 Dollars (\$2,113,159.00) to the Town to offset any payments owed to the County under the Annexation Agreement. One Million One Hundred Fourteen Thousand Eight Hundred Sixteen and 35/100 Dollars (\$1,114,816.35) has been paid for the 335 dwellings constructed in Land Bays A and B as depicted on the Concept Plan. Three Thousand Three Hundred Twenty-Seven and 81/100 Dollars (\$3,327.81) will be paid for each additional dwelling unit constructed on Land Bay C of the Property. The above payments have been made and will be made at the time of issuance of a zoning permit for each residential unit constructed on the Property.

**XI. FIRE AND RESCUE CONTRIBUTION**

Prior to the issuance of each zoning permit, the Applicant shall make a one-time contribution of One Hundred Twenty Dollars (\$120.00) per residential dwelling unit constructed on the Property and ten cents (\$.10) per gross square foot of building area payable to the Town of Leesburg for distribution to the fire and rescue companies providing service to the Property. The contribution shall be divided equally between the primary servicing fire and rescue companies. This contribution shall escalate on a yearly basis from the base year of 2005 and change effective each January 1 thereafter based on the Consumer Price Index (CPI) for the Washington Metropolitan SMSA.

**XII. FIRE ALARM AND SPRINKLERS**

All buildings on the Property shall include automatic sprinklers, designed and installed to applicable building code standards.

**XIII. H-2 CORRIDOR REGULATION**

The entire Property depicted on the Concept Plan is subject to the H-2 Corridor Design Guidelines. Prior to approval of the site plan for any commercial or residential uses on any portion of the Property, the Applicant shall submit the Village Center Design Guidelines, as amended, to the Board of Architectural Review (“**BAR**”) for review and approval. Prior to site plan approval for the North “A” Land Bay as shown on Concept Plan Sheet 3A, the Village Center Design Guidelines shall be revised to indicate the building typologies set forth on Sheet 3A of the Concept Plan.

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**XIV. FIBER OPTIC CABLE**

The Applicant will install conduit for fiber optic cable through the Property as necessary to allow for future distribution by appropriate fiber optic service providers. The Applicant will work with each of the service providers to extend fiber optic services to all parts of the project.

**XV. MARKET STUDIES**

The Applicant will fund a study, undertaken in conjunction with the Town's Department of Economic Development, of the market for and economic feasibility of construction and operation of large plate Class A office space in the Town of Leesburg and a hotel of at least 100 rooms to be located in the I-1 zoned portion of the Property, including the market and economic feasibility of additional hotel services (ranging up to a full-service hotel). The study will be initiated within one year of the date of the zoning approval and completed prior to the submission of any final site plan or record plat for development of permitted or special exception uses on the I-1 portion of the Property.

**XVI. MISCELLANEOUS**

Should any provision or portion of these Proffers be declared by any Virginia or federal court of competent jurisdiction to be invalid, the same shall not affect the validity of these Proffers as a whole, or any part thereof, other than that which is so declared to be invalid. These proffers are filed in accordance with Section 15.2-2303 of the Code of Virginia, as amended, and Section 3.3.16 of the Town Zoning Ordinance.

The Applicant agrees to indemnify the Town for reasonable attorney fees, expenses and court costs incurred by the Town in defending any action by Loudoun County to challenge approval of TLZM 2010-0003 that is timely filed pursuant to Section 15.2-2285F of the Code of Virginia. In the event an action filed by Loudoun County to challenge approval of TLZM 2010-0003 results in a final unappealable judgment against the Town requiring capital facility payments pursuant to Town Resolution 2005-111 for the 335 dwelling units developed in Land Bays A and B of the Property, the Applicant agrees to indemnify the Town for payment of a judgment in an amount not to exceed Two Million Six Hundred Sixteen Thousand Fifteen and 00/100 Dollars (\$2,616,015.00) (335 dwelling units x \$7,809).

The term "DEDICATION" as used herein shall mean convey by general warranty deed fee simple title to the land to the Town or VDOT, free and clear of any defects in title liens or encumbrances at no cost to the Town or VDOT in a form approved by the Town Attorney. The term "easement" as used herein shall mean grant by deed and easement interest to the Town or VDOT at no cost to the Town or VDOT in a form approved by the Town Attorney.

The Applicant agrees that approval of this rezoning does not express or imply and waiver or modification of the requirements set forth in the Subdivision and Land Development Regulations, the Zoning Ordinance, or the Design and Construction Standards Manual. Final

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**Village at Leesburg**  
**TLZM 2016-0002**

plats, development plans, and construction drawings for development on the Property are subject to the applicable Town regulations.

The Applicant warrants that all of the owners of the Property have signed this Proffer Statement, that they have full authority to bind the Property to these conditions, and that they have voluntarily subjected the Property to these proffer conditions.

**PROFFER STATEMENT**

**Village at Leesburg**

**TLZM 2016-0002**

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**OWNER:**

**CARLYLE/CYPRESS LEESBURG I, LLC**

By: \_\_\_\_\_

COMMONWEALTH OF VIRGINIA

COUNTY OF LOUDOUN; to-wit:

Before the undersigned, a Notary Public in and for the aforementioned jurisdiction, personally appeared Mark Rone as Agent of Carlyle/Cypress Leesburg I, LLC, who acknowledged that he executed the foregoing Proffers with the full power and authority to do so.

IN WITNESS WHEREOF, I have affixed my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public

**PROFFER STATEMENT  
Village at Leesburg  
TLZM 2016-0002**

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**OWNER:**

**SPRINGFIELD EAST, LC**

By: \_\_\_\_\_

STATE/Commonwealth of \_\_\_\_\_

CITY/COUNTY OF \_\_\_\_\_; to-wit:

Before the undersigned, a Notary Public in and for the aforementioned jurisdiction, personally appeared \_\_\_\_\_, as \_\_\_\_\_ of Springfield East, LC, who acknowledged that he/she executed the foregoing Proffers with the full power and authority to do so.

IN WITNESS WHEREOF, I have affixed my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public

Johnson Development Associates  
Village at Leesburg Land Bay D Self-Storage  
Statement of Justification  
Special Exception TLSE 2016 - 0002  
Proffer Amendment TLZM 2016 - 0002  
February 16, 2016  
Revised May 18, 2016

## **Introduction**

Johnson Development Associates (the “Applicant”) is the contract purchaser of 2.5 acres within PIN 149-19-2655, an undeveloped parcel south of Route 7, east of Crosstrail Boulevard and west of Golf Club Road (the “Property”). It is currently owned by Springfield East LC (the “Owner”) and was identified as Land Bay D in the Village at Leesburg rezoning, TLZM-2004-0005. Although included as part of the Village at Leesburg TLZM-2004-0005 and TLZM-2008-0003 rezonings, the Industrial/Research Park zoning (“I-1”) designation was retained with both cases and no specific development was shown on either concept plan. This application looks to preserve that I-1 zoning and allow the development of a self-storage facility, defined as a Mini-Warehouse Facility, within the 2.5 acres.

The Property was first subject to the proffers associated with ZM 2004-0005, which were approved in November of 2005. Those proffers were replaced in 2008, when the Village at Leesburg approval was amended through ZM 2008-0003. Both the 2004 and 2008 proffers identified permitted uses, either by right or by special exception, that were allowed in the I-1 land bay, and prohibited all other uses not identified. Importantly, in both 2005 and 2008, Mini-Warehouse Facilities were not a permitted use in the I-1 zoning district, so it could not have been listed as permitted in the proffers.

## **Proposed Development**

Since 2008, the Leesburg Town Council amended the Zoning Ordinance to identify Mini-Warehouse Facilities as special exception uses in the I-1 zoning district. The Applicant therefore looks to 1) amend the proffers associated with ZM 2008-0003 to identify Mini-Warehouse as a permitted special exception use and 2) request a special exception to allow a self-storage building of up to 110,000 square feet.

Both iterations of the Village at Leesburg proffers identified nine uses that could be developed within the I-1 portion of the Village at Leesburg, including Land Bay D. No layouts or further detail were provided for development within either I-1 land bay -- D or E -- and the density of those land bays is governed by the zoning ordinance.

To permit the proposed development, the Applicant, with the support of the Property Owner, looks to amend the Village at Leesburg proffers and identify Mini-Warehouse Facility as a permitted use in the I-1 zoning district. That can be done with a simple text amendment to Proffer I.A. Concurrently, the Applicant seeks special exception approval for that Mini-Warehouse Facility.

Section 9.3.14 establishes five criteria by which Mini-Warehouse Facilities should be judged, all of which are listed below. This application complies with all the requirements, but it should be

noted that although an accessory residential unit is permitted, no such one is currently proposed with the application.

- A. Storage units shall be provided for long-term storage only, and all storage shall be within completely enclosed buildings.
- B. Except for the purposes of loading and unloading, there shall be no incidental parking or storage of trucks and/or moving vans.
- C. No office, retail or wholesale use of the storage units shall be permitted.
- D. One accessory residential unit may be permitted solely for the use of a caretaker or watchman. (See 9.4.2 Caretakers Residences)
- E. The outdoor storage area, loading or parking shall be limited to areas designated on an approved site plan, and adequately screened from adjacent properties and roadways. Such areas shall not be used for the storage or display of inoperable vehicles as defined in Section 32-147 of the Town Code.

### **Special Exception Approval Criteria**

TLZO Section 3.4.12 requires the Planning Commission and Town Council to consider the following when reviewing a special exception application:

- A. *The proposed use will not adversely affect the use of neighboring properties.*

The self-storage facility has been strategically located to be accessed off Golf Club Road, which is a more local street, than Russell Branch Parkway, which is envisioned as a relief road to Route 7. The facility generates very little traffic – just 32 trips in a peak hour – and all loading and unloading is proposed within the building, as shown on the special exception plat. Interparcel access to the park and ride lot is being preserved to provide an additional access option. Further, it is designed with four-sided architecture, consistent with the H-2 Guidelines, so will be an attractive addition to this quadrant of Leesburg. Limited impacts are anticipated on neighboring properties.

- B. *The use shall comply with applicable zoning district regulations and applicable provisions of the adopted Town Plan, including but not limited to the Plan's Land Use Compatibility policies.*

The self-storage facility is a non-residential building that will support both Leesburg residents and businesses. Its high-quality design will blend well with the rest of the Village at Leesburg and future development along the south side of Route 7. The proposal complies with all applicable zoning district regulations, including the use standards in Section 9.3.24, and is compatible with the commuter park and ride lot that the County has proposed elsewhere in Land Bay D.

- C. *The location, size and height of buildings structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings.*

The building is proposed at four stories and will be within the 50-foot height maximum in the I-1 zoning district. The application is meeting all landscaping and buffering requirements, as further detailed and illustrated on the special exception plat. The building is a compatible use with the

proposed park and ride lot and does not hinder or discourage development within the rest of Land Bay D, which measures a total of 14.37 acres.

*D. The proposed use will be such that pedestrian and vehicular traffic generated will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood and on the streets serving the site.*

Pedestrian traffic is not expected at the site, given the use is a self-storage facility. Golf Club Road is wholly located in the County and is a local street that can readily handle the 32-peak hour trips anticipated with facility. Further, there are no adjacent neighborhoods. The Applicant had a scoping meeting with the Town and VDOT and, recognizing the low-traffic volumes expected, VDOT said it was not expecting any improvements to Golf Club Drive. Understanding the Town has a requirement for frontage improvements with any development, the Applicant will request a waiver from the Planning Commission from that standard, given the road currently meets VDOT standards for an Urban Local Street with shoulder and is positioned to handle the small increase in traffic. VDOT recognized that pedestrian traffic was not anticipated. A separate traffic memo is included with the Applicant's submission material.

Further, the Zoning Ordinance requires that all storage shall be within the building and it prohibits vehicle or boat storage. The Applicant's proposal is for a maximum 110,000-square-foot building with all of the storage contained within the building. Vehicles and boat storage are not accommodated.

The facility will be staffed between 9 a.m. and 6 p.m. every day. Those with rented storage facilities will have access outside of those hours and can frequent the site between 7 a.m. and 10 p.m., using an access code to operate the security gate. The facility is anticipated to be locked and not accessible to customers or the general public between 10 p.m. and 7 a.m.

### **Site Layout**

Although accessed from Golf Club Road, the building has been designed with four-sided architecture so that it presents well along each property line. Cars entering the site have the option of pulling through the building to one of the interior loading docks, or turning right to park in the small, adjacent surface parking lot.

Cars and small trucks unloading at the facility would pull through the building and load and unload through the interior corridor before pulling out of the building and wrapping around the northern side of the facility. The entire building is planned at four stories with up to 110,000 square feet of space. As shown on the special exception plat, the 50-foot front yard setback would be maintained from Golf Club Road and 20-foot side and rear yard setbacks are established from the other parcel lines.

The Property affords the option for a secondary access from Crosstrail Boulevard, depending on how the remaining 12 acres within the parent parcel is developed. Although that potential access is preserved, it is not planned nor designed with this application and is only identified on the concept plan as a potential inter-parcel connection.

Importantly, the Applicant has taken its design cues from the Village at Leesburg and has proposed a predominantly brick building, with equal architectural attention paid to each façade. An illustrative has been included in the special exception plan set.

## **Requested Modifications**

The Applicant has submitted a separate letter to the Zoning Administrator requesting relief from one of the required loading spaces and requesting a reduced height from 15 feet to 14 feet for the provided loading spaces. Customers to the mini-warehouse facility typically come in small moving trucks or personal vehicles; not WB-50 trucks and rarely SU type vehicles. As detailed in that letter, the loading spaces are all planned internal to the building and will not be accessed by WB-50 vehicles. SU trucks are typically no taller than 13.5 feet, so even if those trucks would frequent the site, they could fit within the 14-foot clear zone associated with the loading spaces.

## **Summary**

Johnson Development Associates is extremely excited to enter the Leesburg market and provide a high-quality, well-designed storage facility to serve current and future Leesburg residents and employees. The application includes a minor amendment to the Village at Leesburg Proffers (ZM 2008-0003) to identify the use of Mini-Warehouse Facility as a contemplated use in Land Bay D. No other changes are anticipated to the proffers and no changes are needed to the Concept Plan, since the rezoning plan set did not include a layout of Land Bay D or any density or use restrictions. The associated special exception request includes a detailed layout of the building, showing building footprint, setbacks, landscaping and access points, and architectural renderings of each façade.

PRESENTED: September 13, 2016

ORDINANCE NO. \_\_\_\_\_

ADOPTED: \_\_\_\_\_

AN ORDINANCE: APPROVING APPLICATION TLZM 2016-0002, VILLAGE AT LEESBURG LAND BAYS “D” AND “E” TO AMEND THE APPROVED PROFFERS FOR THE SITE TO ALLOW A MINI-WAREHOUSE USE AND A COMMUTER PARKING LOT USE

WHEREAS, application has been filed by Johnson Development Associates for a proffer amendment to Land Bay “D” (Loudoun County Parcel Identification Number (PIN): 149-19-2655) and Land Bay “ E” (Loudoun County Parcel Identification Number (PIN): 150-49-0155) of the Village at Leesburg totaling approximately 43.1 acres; and

WHEREAS, a duly advertised Planning Commission public hearing was held on August 4, 2016 and at the conclusion of the public hearing 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 September 13, 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.

THEREFORE, the Council of the Town of Leesburg in Virginia hereby ordains:

**SECTION 1.** The rezoning application TLZM-2016-0002, Village at Leesburg Land Bays “D’ and “E” is approved subject to the proffers last dated July 20, 2016; and

AN ORDINANCE: APPROVING APPLICATION TLZM 2016-0002, VILLAGE AT LEESBURG LAND BAYS "D" AND "E" TO AMEND THE APPROVED PROFFERS FOR THE SITE TO ALLOW A MINI-WAREHOUSE USE AND A COMMUTER PARKING LOT USE.

**SECTION 2.** The property shall be developed in substantial conformance with the concept plan prepared by Urban Ltd, dated December 2010, as revised through October 19, 2011; and

**SECTION 3.** Severability: If a court of competent jurisdiction declares any provision of this ordinance invalid, the decision shall not affect the validity of the ordinance as a whole or any remaining provisions of this ordinance; and

**SECTION 4.** This ordinance shall be in effect upon its passage.

PASSED this 13th day of September, 2016.

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David Butler, Mayor  
Town of Leesburg

ATTEST:

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Clerk of Council

PRESENTED: September 13, 2016

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

ADOPTED: \_\_\_\_\_

A RESOLUTION: APPROVING SPECIAL EXCEPTION TLSE-2016-0002, JOHNSON MINI-WAREHOUSE FOR A MINI-WAREHOUSE ON 2.37 ACRES IN VILLAGE AT LEESBURG LAND BAY "D" FRONTING ON GOLF COURSE ROAD

WHEREAS, application has been filed by Johnson Development Associates requesting Special Exception approval to permit a Mini-warehouse on a portion of the property identified as Loudoun County Parcel Identification (PIN) number 234-30-9344; and

WHEREAS, the property is zoned I-1, Light Industrial District; and

WHEREAS, the Planning Commission held a duly advertised Public Hearing on August 4, 2016 and recommended approval subject to conditions; and

WHEREAS, staff recommends approval subject to conditions; and

WHEREAS, the Town Council held a duly advertised Public Hearing on September 13, 2016; and

WHEREAS, Town Council has determined the proposed special exception use meets the special exception standards for a mini-warehouse as set forth in the Zoning Ordinance; and

WHEREAS, Town Council has determined that the use standards of Zoning Ordinance Section 9.3.14 and the approval criteria of Zoning Ordinance Section 3.4.12 have been satisfied; and

WHEREAS, Town Council has determined that the proposal will serve the public necessity, convenience, general welfare and good zoning practice.

A RESOLUTION: APPROVING SPECIAL EXCEPTION TLSE-2016-0002, JOHNSON MINI-WAREHOUSE FOR A MINI-WAREHOUSE ON 2.37 ACRES IN VILLAGE AT LEESBURG LAND BAY "D" FRONTING ON GOLF COURSE ROAD

THEREFORE, RESOLVED by the Council of the Town of Leesburg in Virginia that Special Exception application TLSE-2016-0002, Johnson Mini-Warehouse at Village of Leesburg Land Bay D, is hereby approved to permit a mini-warehouse up to 110,000 square feet and up to 48 feet in height on the property identified as Loudoun County Parcel Identification (PIN) number 149-19-2655, subject to the following conditions:

1. **Substantial Conformance**. Development of this property shall be in substantial conformance with Sheet 4 of 8 (herein referred to as the "Special Exception Plat") of the plan set entitled "Special Exception Plat for Self-Storage Use Within the I-1 Zone, Village at Leesburg", Sheets 1-8, dated July 13, 2016 by Urban LTD with reasonable allowances to be made for engineering and design alteration to meet Town Subdivision and Land Development Regulations, Zoning Ordinance or Design and Construction Standards Manual requirements.
2. **No Modifications Granted or Implied**. Approval of this special exception does not express or imply any waiver or modification of the requirements set forth in the Subdivision and Land Development Regulations, the Zoning Ordinance, or the Design and Construction Standards Manual. Final plats, development plans, and construction drawings are subject to the applicable town regulations, unless modified administratively.

A RESOLUTION: APPROVING SPECIAL EXCEPTION TLSE-2016-0002, JOHNSON MINI-WAREHOUSE FOR A MINI-WAREHOUSE ON 2.37 ACRES IN VILLAGE AT LEESBURG LAND BAY "D" FRONTING ON GOLF COURSE ROAD

3. **Uses Permitted.** This Special Exception grants approval for a "Mini-Warehouse Facility" use as defined by the Zoning Ordinance in the I-1 zoning district, and shall apply only to the portion of the Property as shown on the Special Exception Plat.
4. **Enclosed Storage.** Storage units shall be provided for long-term storage only, and all storage shall be within completely enclosed buildings.
5. **Truck/Van Parking.** Except for the purposes of loading and unloading, there shall be no incidental parking or storage of trucks and/or moving vans.
6. **Storage Unit Use.** No office, retail or wholesale use of the individual storage units shall be permitted.
7. **Parking and Loading.** Loading and parking shall be limited to areas designated on an approved site plan, and adequately screened from adjacent properties and roadways. Such areas shall not be used for the storage or display of inoperable vehicles as defined in Section 32-147 of the Town Code.
8. **Stormwater Management.** Prior to site plan approval, the Applicant shall verify capacity of the existing stormwater pipe network downstream between the Property and the existing wet pond in Land Bay E. If any pipe(s) between the Property and existing wet pond need

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to be replaced or upsized, the Applicant will either seek a waiver from the Director, as permitted by the Town of Leesburg's Design and Construction Standards Manual, or replace the pipe. At the time of final site plan, the Applicant will not be required to provide any additional outfall improvements downstream of the Existing Wet Pond on Land Bay E, provided it can demonstrate that the site plan for the proposed Mini-Warehouse Facility on the Property does not increase the runoff from what was designed with the Wet pond outfall.

9. **Stormwater Quality.** Prior to site plan approval, the Applicant shall demonstrate that the special exception area has been designed to meet the Virginia and Town of Leesburg stormwater regulations for water quality that were in effect at the time of approval of TLSE-2016-0002 for the Property. These additional water quality measures are only subject to the limits of the special exception area and are not intended to supersede the grandfathering rights of the remaining Land Bay or other portions of the Village at Leesburg.
10. **Mechanical Equipment.** All mechanical equipment, including roof-top equipment, shall be screened from public view by appropriate architectural elements.
11. **Sprinkler System.** For fire suppression purposes the mini-warehouse building shall have a sprinkler system acceptable to the Fire Marshall. Such sprinkler system shall be in place prior to the issuance of any occupancy permit.

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PASSED this 13<sup>th</sup> day of September, 2016

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David S. Butler, Mayor  
Town of Leesburg

ATTEST:

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Clerk of Council