



Loudoun County

VIRGINIA

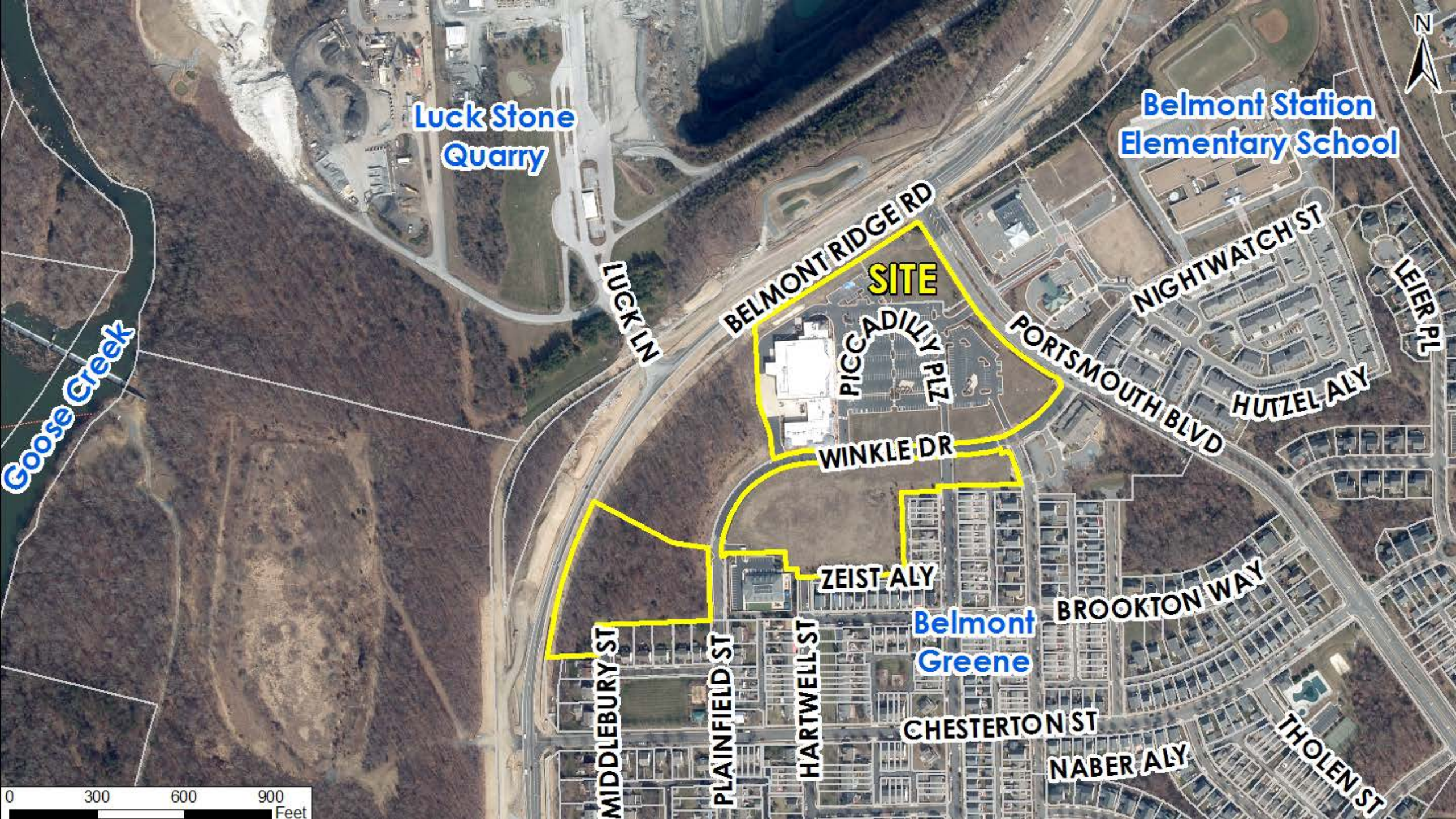
WHERE TRADITION MEETS INNOVATION

Belmont Greene Revitalization

**ZMAP-2019-0008, ZCPA-2019-0014, SPEX-2019-0015, SPEX-2019-0016, SPEX-2019-0017,
ZMOD-2019-0015, ZMOD-2019-0016, ZMOD-2019-0017, ZMOD-2019-0018, ZMOD-2019-
0019, ZMOD-2019-0020, ZMOD-2019-0021 & ZMOD-2019-0023**

Transportation and Land Use Committee Meeting

April 22, 2020



Luck Stone
Quarry

Belmont Station
Elementary School

SITE

Belmont
Greene

Goose Creek

LUCK LN

BELMONT RIDGE RD

PICCADILLY PLZ

WINKLE DR

ZEIST ALY

MIDDLEBURY ST

PLAINFIELD ST

HARTWELL ST

CHESTERTON ST

NABER ALY

BROOKTON WAY

PORTSMOUTH BLVD

NIGHTWATCH ST

HUTZEL ALY

LEIER PL

THOLEN ST

0 300 600 900
Feet



ZMAP

- Land Bay 2 - Rezone 10 acres & develop up to 97 residential units
- Land Bay 3 – Rezone 6.98 acres to develop up to 120 residential units

ZCPA

- Land Bay 1 – Amendment to revise traffic circulation & develop up to 25,000 SF of development



Development Proposal

- SPEX request for 5,000 SF automobile service station w gas pumps
- SPEX – modifications to minimum yard requirements in ADU developments
- ZMODs – Reduce parking and building setbacks, eliminate yard setbacks & buffer requirements, increase building heights, and reduce lot widths

Context

- Property is located in a “priority commercial redevelopment area”
- Applicant is utilizing the Suburban Compact Neighborhood Place Type
- Applicant is providing a variety of housing types
- Applicant will provide the required amount of Affordable Dwelling Units (ADUs) in accordance with Article 7 of the Zoning Ordinance

Discussion / Outstanding Issues

- Applicant proffering 5 market rate purchase program units in MF buildings → address criteria for Suburban Compact Place Type?
 - 2019 Loudoun County Comprehensive Plan does not provide specific guidance for “exceeding” unmet housing requirements
 - Recent applications have provided ADUs above Zoning Ordinance requirements
- Site Design → Staff cannot support five story buildings (Place Type design characteristics), amenity space adjacent to gas station, and parking lots as dominate features
- Transportation Proffers
- Tree Conservation Areas
- ZMODs

Recommendations

- Planning Commission forwarded with recommendation of approval (6-2-1) w/ guidance for application to meet Suburban Compact Neighborhood Place Type
- Staff does not support approval
- Staff recommends TLUC forward item to future TLUC meeting for continued discussion