

Rezoning Activity -- Loudoun County

Twenty-two projects totaling almost 1,700 acres were rezoned in 2006. The total approved units and commercial/industrial square feet for 2006 zoning map amendments (ZMAPs) are shown below. Zoning concept plan amendments (ZCPAs) are also included if the amount of commercial and industrial square feet allowed changed on a portion of a previously rezoned project. Net change figures are shown on Table H-2. A map showing the location of the rezonings can be found on page 80.

**Table H-1
Rezoning Applications Approved, 2006
Loudoun County, Virginia**

Project Name	Planning Subarea	Application Number	Approval Date	Acres	Zoning		Housing Units Approved by This Action					Commercial and Industrial Sq Footage Approved by This Action*
					Previous	New	SFD	SFA	MF	ADU	Total	
Station View	Ashburn	ZMAP-2004-0017	2/21/2006	7	PD-IP	R-8	0	47	0	0	47	0
Loudoun Valley Estates II School Site	Ashburn	ZCPA-2004-0010	4/4/2006	113	PD-GI	PD-GI	na	na	na	na	na	0
Ashburn Place	Ashburn	ZMAP-2005-0017	5/9/2006	12	CR-2, CR-1, RC	R-4	27	0	0	0	27	0
Belmont Ridge	Ashburn	ZMAP-2004-0023	6/20/2006	10	R-1	R-8	0	29	0	0	29	0
West Dulles Station	Ashburn	ZMAP-2005-0021	6/20/2006	28	A-3	PD-IP	0	0	0	0	0	485,760
Stonegate	Ashburn	ZMAP-2005-0004	7/18/2006	102	PD-IP	PD-H3	100	93	0	25	193	0
Erickson Retirement Communities	Ashburn	ZMAP-2005-0026	12/19/2006	121	PD-IP	PD-AAAR	0	0	2,108**	0	2,108**	2,600,000***
East Gate One	Dulles	ZMAP-2004-0020	2/21/2006	37	CLI	R-8 & R-16	0	193	206	38	399	0
East Gate Two	Dulles	ZMAP-2005-0002	2/21/2006	27	CLI	PD-CC(SC)	0	0	0	0	0	202,948
East Gate Three	Dulles	ZMAP-2005-0003	2/21/2006	18	CLI	R-16	0	0	222	14	222	0
Seven Hills	Dulles	ZMAP-2005-0001	3/21/2006	465	TR-3LF, TR-1LF	PD-H3	624	276	212	139	1,112	53,000
Wright Property	Dulles	ZMAP-2005-0006	4/18/2006	2	R-1	PD-H4	0	193	206	38	399	0

Table H-1, continued
Rezoning Applications Approved, 2006
Loudoun County, Virginia

Project Name	Planning Subarea	Application Number	Approval Date	Acres	Zoning		Housing Units Approved by This Action					Commercial and Industrial Sq Footage Approved by This Action*
					Previous	New	SFD	SFA	MF	ADU	Total	
Avonlea Plaza	Dulles	ZMAP-2004-0005	5/9/2006	180	CLI	PD-CC(SC)	0	0	0	0	0	300,000
Kimmitt Property	Dulles	ZMAP-2005-0016	7/18/2006	26	R-1	PD-H4	51	48	0	13	99	0
Marbury	Dulles	ZMAP-2005-0013	9/5/2006	242	TR3-LBR, TR3-LF	PD-H3	227	8	0	8	235	0
Treburg	Dulles	ZMAP-2004-0019	10/17/2006	14	R-1	PD-H4	41	0	0	0	41	0
Reserve at South Riding I	Dulles	ZMAP-2005-0007	12/19/2006	8	CR1	R-8	0	40	0	0	40	0
Reserve at South Riding II	Dulles	ZMAP-2005-0014	12/19/2006	20	CR-1	R-8	9	38	0	0	47	0
LCPS Elementary School at Red Cedar	Leesburg	ZCPA-2005-0008	7/18/2006	181	PD-RV	PD-RV	na	na	na	na	na	0
Loudoun Country Day School at Red Cedar	Leesburg	ZCPA-2005-0014	9/19/2006	68	PD-RV	PD-RV	na	na	na	na	na	0
Elysian Heights	North	ZCPA-2003-0002	6/6/2006	3	PD-RV	PD-RV	na	na	na	na	na	55,757
Hall Road Property	Sterling	ZMAP-2005-0022	12/5/2006	4	R-1	R-16	0	42	0	0	42	0
Total				1,689			1,079	1,007	2,954	275	5,040	3,697,465

Source: Loudoun County Department of Planning. Compiled by Loudoun County Department of Management and Financial Services.

* Commercial and industrial includes office, industrial, and retail uses. It does not include civic uses, such as schools. Development potential was calculated using 0.4 FAR or as proffered.

** For consistency with the U.S. Census Bureau's approach to calculating population and housing units, Erickson's units will not be included in the calculation of housing units (Table F-1). However, Erickson's construction will be tracked in Tables F-6 and F-7 and its population will be included in Table A-1.

*** Commercial and industrial square footage includes space for residential use.

Notes:

(1) Total acres may not sum due to rounding.

(2) na (not applicable), ADU (Affordable Dwelling Unit), SFD (Single-Family Detached), SFA (Single-Family Attached), MF (Multi-family)

Net Change in Development Potential Resulting from Rezonings -- Loudoun County

Projects rezoned in 2006 will permit the construction of 4,300 additional housing units, compared to what was allowed under the prior zoning. For commercial and industrial development, the maximum potential amount of development was reduced by 2.8 million square feet. A map showing the location of the rezonings can be found on page 80.

Table H-2
Net Change in Development Potential, 2006
Loudoun County, Virginia

Project Name	Planning Subarea	Application Number	Approval Date	Acres	Zoning		Net Change in Housing Units					Net Change in Commercial and Industrial Sq Footage*
					Previous	New	SFD	SFA	MF	ADU	Total	
Station View	Ashburn	ZMAP-2004-0017	2/21/2006	7	PD-IP	R-8	0	47	0	0	47	(129,147)
Loudoun Valley Estates II School Site	Ashburn	ZCPA-2004-0010	4/4/2006	113	PD-GI	PD-GI	0	0	0	0	0	(1,700,000)
Ashburn Place	Ashburn	ZMAP-2005-0017	5/9/2006	12	CR-2, CR-1, RC	R-4	13	0	0	0	13	(53,223)
Belmont Ridge	Ashburn	ZMAP-2004-0023	6/20/2006	10	R-1	R-8	(10)	29	0	0	19	0
West Dulles Station	Ashburn	ZMAP-2005-0021	6/20/2006	28	A-3	PD-IP	(9)	0	0	0	(9)	485,760
Stonegate	Ashburn	ZMAP-2005-0004	7/18/2006	102	PD-IP	PD-H3	100	93	0	25	193	(1,060,296)
Erickson Retirement Communities	Ashburn	ZMAP-2005-0026	12/19/2006	121	PD-IP	PD-AAAR	0	0	2,108**	0	2,108**	1,130,903***
East Gate One	Dulles	ZMAP-2004-0020	2/21/2006	37	CLI	R-8 & R-16	0	193	206	38	399	(648,922)
East Gate Two	Dulles	ZMAP-2005-0002	2/21/2006	27	CLI	PD-CC(SC)	0	0	0	0	0	(264,754)
East Gate Three	Dulles	ZMAP-2005-0003	2/21/2006	18	CLI	R-16	0	0	222	14	222	(305,582)
Seven Hills	Dulles	ZMAP-2005-0001	3/21/2006	465	TR-3LF, TR-1LF	PD-H3	464	276	212	139	952	53,000
Wright Property	Dulles	ZMAP-2005-0006	4/18/2006	2	R-1	PD-H4	5	0	0	0	5	0