



Loudoun County, Virginia

Department of Planning & Zoning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

March 29, 2018

RE: ZMAP-2018-0003 & ZMOD-2018-0010, Montebello Farms

Dear Adjacent Property Owner:

This letter serves to inform you that the above referenced land development application has been officially accepted for processing as of March 29, 2018. Should you wish to review the public file, a hard copy is available in the file room located in the Department of Building and Development or to access documents electronically, please go to www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. If you have any further questions regarding the review and processing of this application, please feel free to contact me.

Sincerely,

Jackie Marsh
Project Manager

cc: Colleen P. Gillis, Esq., Cooley LLP
Marchant Schneider, Land Use Review Program Manager, Department of Planning & Zoning

Attachment on back

ZMAP-2018-0003 & ZMOD-2018-0010, MONTEBELLO FARMS

APPLICANT/OWNER: Pulte Home Company, LLC
Gary J. Leygraaf
9302 Lee Highway, Suite 1000
Fairfax, VA 22031
703-934-9300
Gary.leygraaf@pultegroup.com

OWNER: Corrado Family Limited Partnership Michael A Corrado
c/o Wells Fargo Private Bank c/o Wells Fargo Private Bank
Attn: Paul Bernett Attn: Paul Bernett
1753 Pinnacle Drive, Suite 601 1753 Pinnacle Drive, Suite 601
McLean, VA 22102-3844 McLean, VA 22102-3844

REPRESENTATIVES: Cooley LLP
Colleen P. Gillis, Esq.
11951 Freedom Drive, Suite 1400
Reston, VA 20190
703-456-8114
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PROPOSAL: A **Zoning Map Amendment** to rezone approx. 84.71 acres from the R-1 zoning district to PDH-4, to be administered as R-8 and R-16, to allow the development of an age restricted housing community (196 detached, 110 townhouse and 100 multi-family)

- A **Zoning Modification** to modify:
- Section 3-500, R-8 Single Family Residential
 - Section 3-600, R-16, Townhouse/Multifamily Residential
 - Section 7-800, R-8, Single Family Residential (Affordable Dwelling Units)

LOCATION: South of Potomac View Road, East of Claude Moore Park, and immediately adjacent to the terminus of Connemara Drive and W. Frederick Drive

PIN/TAX MAP: 020186946000 /81////////90/
 020193265000 /81////////89/
 020291153000 /81////////91/

CURRENT ZONING: R-1

SURROUNDING ZONING/LAND USE:

NORTH	PD-TC, R-1	Residential/Retail/Commercial
SOUTH	PDH-3	Residential
EAST	R-4	Residential
WEST	R-1	Residential

ELECTION DISTRICT: Sterling