

Town of Leesburg  
Development Activity Report  
3<sup>rd</sup> Quarter 2022

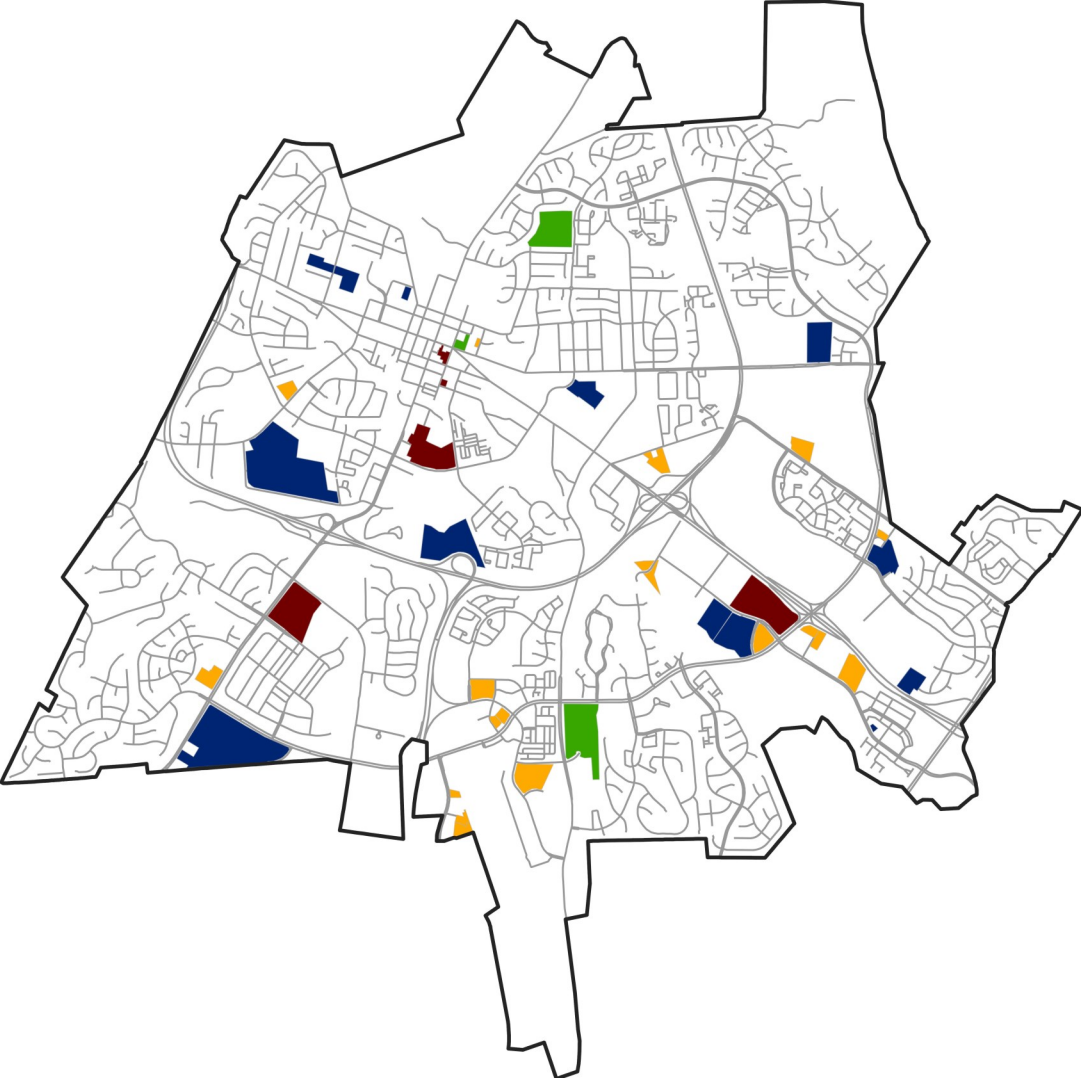
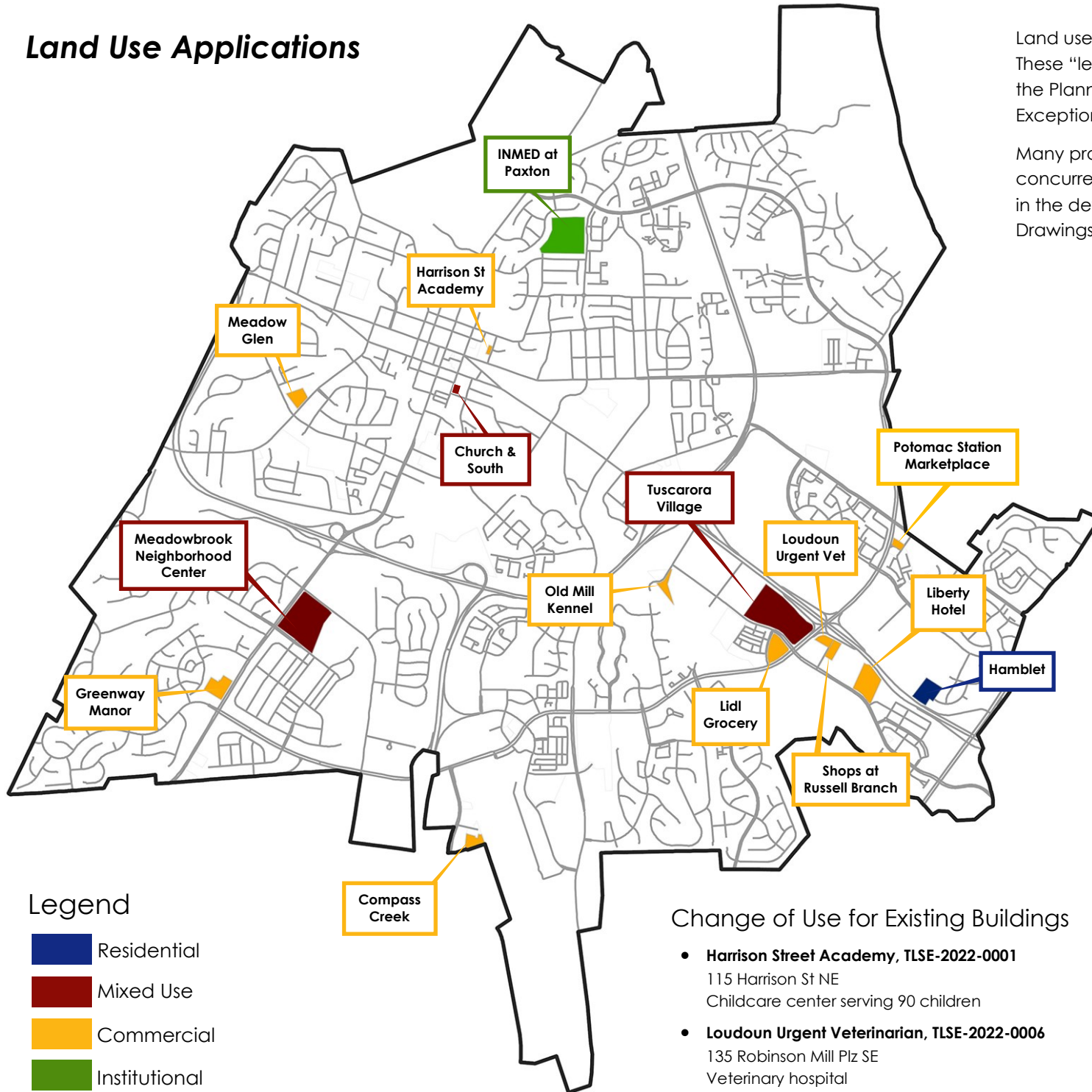


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This report is a snapshot of land use and development activity at various stages in the Town of Leesburg: commercial, residential, mixed use, and institutional. Many projects entail multiple applications, some that are processed sequentially and some that are processed concurrently. However, this report lists each project only once, with the currently active “parent” application. Therefore, this report should not be considered a reflection of the workload of any Town department involved in the review and approval of land development applications.

# Land Use Applications



Land use applications include Rezoning, Special Exceptions, and Minor Special Exceptions. These “legislative” applications typically require a public hearing and recommendation from the Planning Commission and a public hearing and action by the Town Council. Minor Special Exceptions go straight to Council without Planning Commission review.

Many projects have both Rezoning and Special Exception applications that are processed concurrently. Once a Rezoning and/or Special Exception application is approved, the next step in the development process is the submission of a Site Plan, Subdivision Plat, and/or Construction Drawings, depending upon the type of project.

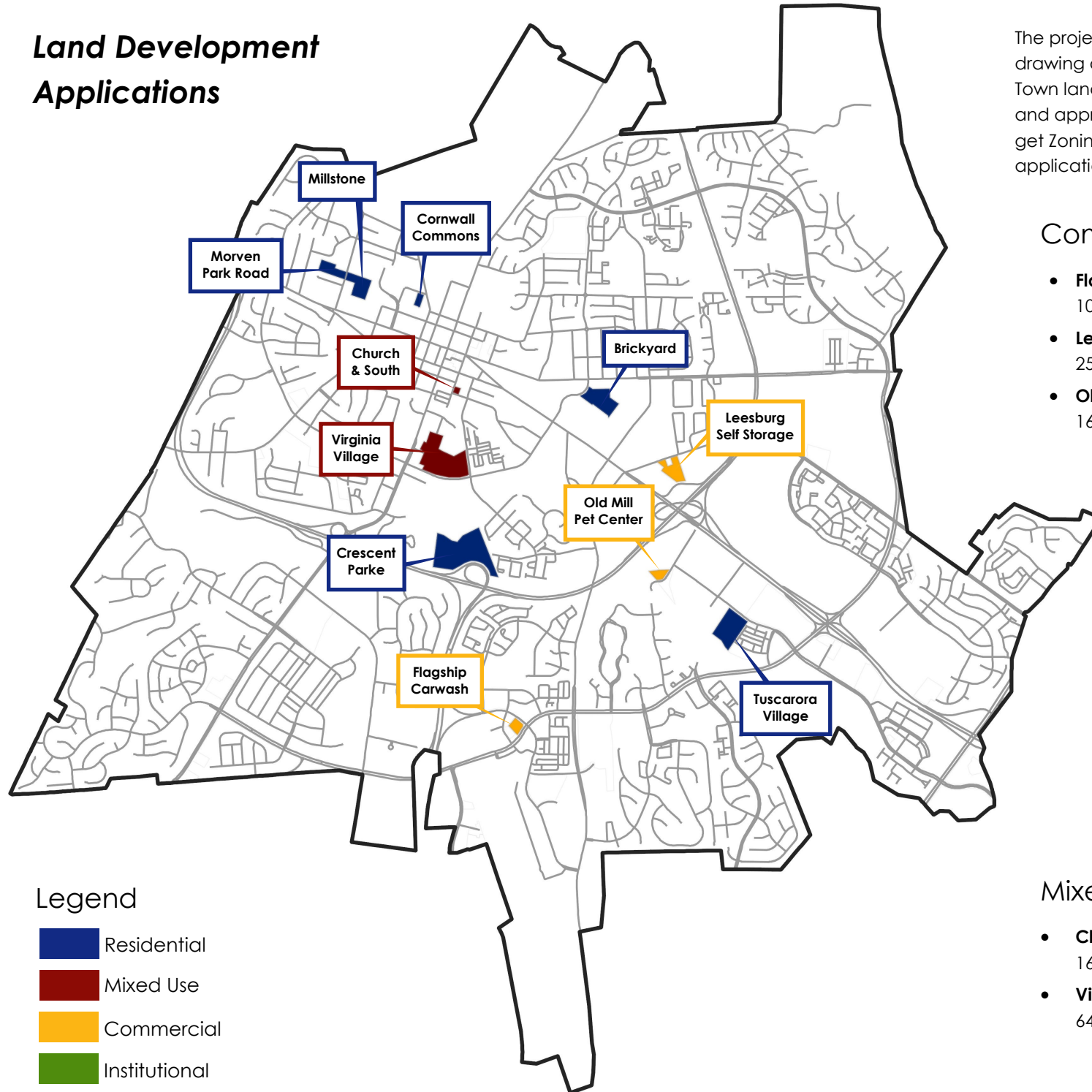
## Proposed Development

- **Church & South, TLSE-2021-0003**  
10 multifamily units
- **Compass Creek Shopping Center, TLSE-2022-0003**  
120,000 sq ft self-storage facility
- **Greenway Manor, TLZM-2018-0005 / TLSE-2018-0010 / TLSE-2018-0011**  
Adaptive reuse of 4 existing buildings and 2 new buildings (46,500 sq ft) for daycare, private school, worship center, and related office/retail space
- **Hamblet, TLZM-2021-0006**  
25 townhomes on 6.44 acres
- **INMED School at Paxton, TLSE-2020-0001**  
11,500 sq ft school building and 27,400 sq ft greenhouse
- **Liberty Hotel, TLZM-2022-0004 / TLSE-2022-0004**  
140-room hotel and two restaurants
- **Lidl Grocery Store, TLZM-2022-0005**  
31,000 sq ft grocery store
- **Meadow Glen Expansion, TLSE-2022-0008**  
1,825 sq ft expansion of existing assisted living facility to add two one-bed rooms.
- **Meadowbrook Neighborhood Center, TLZM-2021-0002 / TLSE-2021-0002**  
34,000 sq ft retail/office; 65 townhomes
- **Old Mill Kennel Veterinary Hospital Expansion, TLSE-2022-0007**  
6,700 sq ft expansion of existing veterinary hospital
- **Potomac Station Marketplace, TLZM-2014-0001 (Approved Nov 2015)**  
13,400 sq ft retail building
- **Shops at Russell Branch, TLZM-2021-0012 / TLSE-2021-0005**  
7,000 sq ft restaurant with drive-through lane
- **Tuscarora Village, TLZM-2013-0001 (Approved Dec 2016)**  
443,000 sq ft office; 156,000 sq ft retail; 140-room hotel; 142 multifamily units

## Change of Use for Existing Buildings

- **Harrison Street Academy, TLSE-2022-0001**  
115 Harrison St NE  
Childcare center serving 90 children
- **Loudoun Urgent Veterinarian, TLSE-2022-0006**  
135 Robinson Mill Plz SE  
Veterinary hospital

# Land Development Applications



The projects listed here are those that have active site plan, subdivision plat, and/or construction drawing applications. These applications will be approved administratively. In addition to the Town land development applications, these projects will require building plans to be reviewed and approved by Loudoun County. In order for building permits to be issued, applicants need to get Zoning Permits from the Town, which indicates to the County that the land development applications have been approved by the Town.

## Commercial

- **Flagship Carwash, TLPF-2022-0001**  
10,000 Sq Ft Carwash
- **Leesburg Self Storage, TLPF-2020-0006**  
250,000 Sq Ft Self-Storage Facility
- **Old Mill Pet Center, TLPS-2021-0011**  
16,200 Sq Ft Vet Clinic and Dog Daycare

## Residential

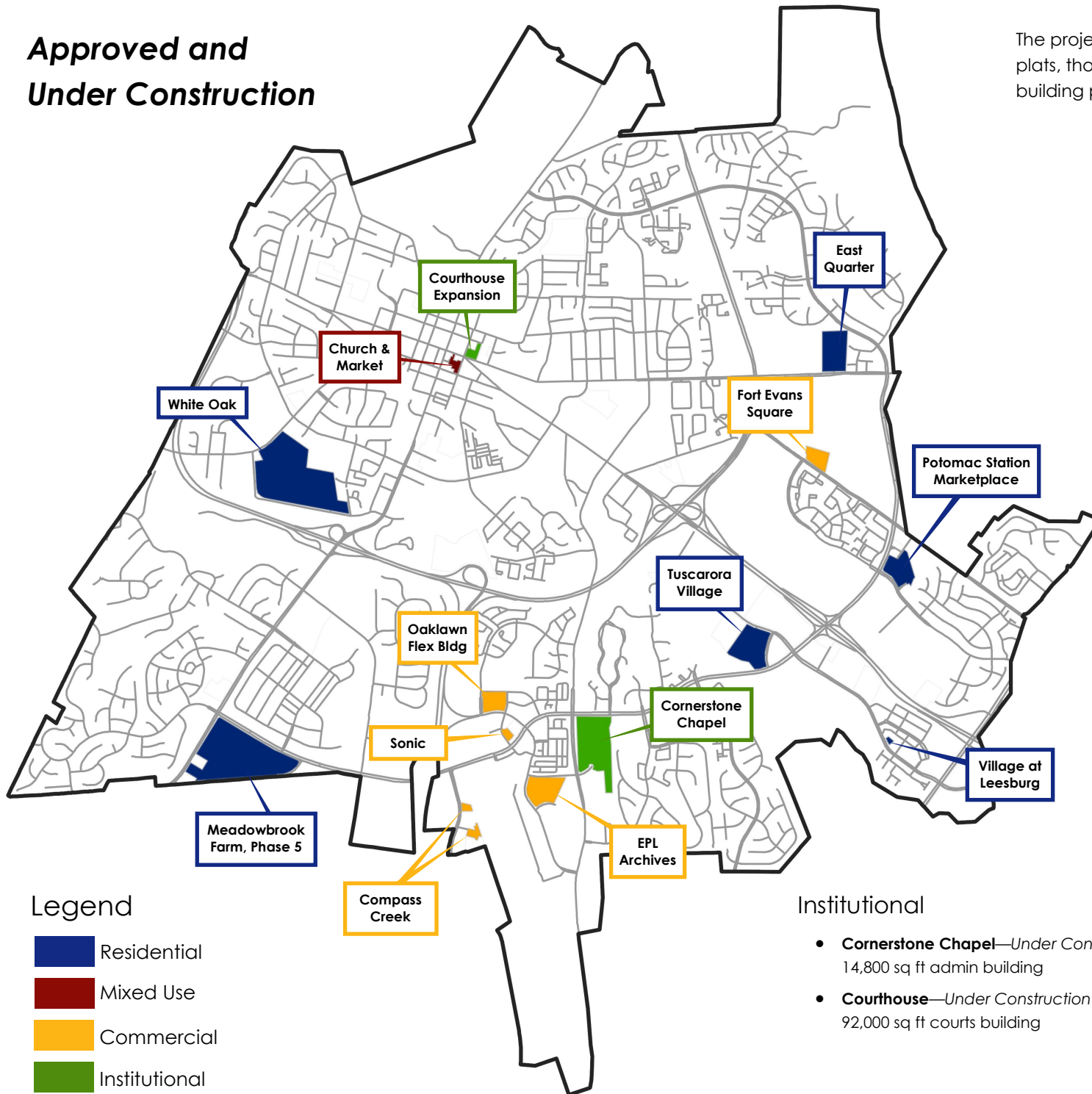
1. **Brickyard, TLFS-2021-0003**  
59 townhomes
2. **Cornwall Commons, TLPF-2009-0018**  
19 age-restricted condos
3. **Crescent Parke, TLPS-2017-0001**  
178 townhomes; 96 stacked townhomes
4. **Millstone, TLCD-2022-0001**  
13 single family homes
5. **Morven Park Road, TLFS-2022-0001**  
10 single family homes
6. **Tuscarora Village, Phase 2, TLPS-2017-0002**  
55 townhomes; 82 stacked townhomes

## Mixed Use

- **Church & South, TLPF-2020-0013**  
16,439 sq ft office; 3 apartments
- **Virginia Village, TLPF-2022-0010 & TLPS-2022-0001**  
643 residential units; 165,800 sq ft retail/office

# Approved and Under Construction

The projects listed here are those that are approvable pending posting bonds and/or recording plats, those with fully approved plans but no active building permits, and those with active building permits.



## Legend

- Residential
- Mixed Use
- Commercial
- Institutional

## Commercial

- **Compass Creek**—Plans Approved
  - ◆ 3,000 sq ft retail building
  - ◆ 8,000 sq ft restaurant
- **EPL Archives, Building 2**—Plans Approved  
140,000 sq ft flex/industrial building
- **Fort Evans Square**
  - ◆ **DMV**—Under Construction  
12,750 sq ft office/retail building
  - ◆ **Home 2 Suites**—Under Construction  
70,000 sq ft hotel
- **Oaklawn Flex Space**—Plans Approved  
70,400 sq ft flex/industrial building
- **Sonic**—Under Construction  
2,400 sq ft fast food restaurant

## Residential

- **East Quarter**—Under Construction  
64 townhomes
- **Meadowbrook Farm, Phase 5**—Under Construction  
81 single family homes (55 completed)
- **Potomac Station Marketplace**—Under Construction  
61 townhomes, 42 stacked townhomes, 55 condos
- **Tuscarora Village, Phase 1**—Waiting on Commercial Construction due to Proffers  
97 townhomes; 92 stacked townhomes (165 completed)
- **Village at Leesburg**—Plans Approvable  
60 apartments
- **White Oak**—Under Construction  
162 single family homes (46 completed)

## Institutional

- **Cornerstone Chapel**—Under Construction  
14,800 sq ft admin building
- **Courthouse**—Under Construction  
92,000 sq ft courts building

## Mixed Use

- **Church & Market**—Plans Approved  
116 apartments  
16,800 sq ft office/retail/restaurant

## Year-to-Date Development Summary

### Land Use Approvals

Application Number	Application Name	Application Type	Approval Date	Current Status
TLZM-2019-0001	Virginia Village	Rezoning	11 Jan 2022	Site plan submitted
TLSE-2022-0005	Ocean Veterinary Ophthalmology	Special Exception	09 Aug 2022	Change of use for existing building (no site plan needed)
TLSE-2022-0006	Loudoun Urgent Veterinarian	Special Exception	27 Sep 2022	Change of use for existing building (no site plan needed)

### Land Development Approvals

Application Number	Application Name	Application Type	Approval Date	Current Status
TLPF-2021-0001	Sonic	Site Plan	10 Mar 2022	Under construction
TLPF-2019-0024	Cornerstone Chapel Admin Bldg	Site Plan	28 Mar 2022	Under construction
TLFS-2021-0004	White Oak, Section 2	Subdivision Plat	01 Jun 2022	Infrastructure under construction
TLPF-2021-0008	EPL Archives, Bldg 2	Site Plan	19 Jul 2022	No building permit issued
TLPF-2020-0003	Church & Market	Site Plan	22 Aug 2022	Building permits applied for
TLPF-2022-0002	Oaklawn Flex Building	Site Plan	11 Oct 2022	No building permit issued

## Year-to-Date Development Summary, continued

### Occupancy Permits—Commercial

Name	Address	Square Feet	Description
Chipotle Mexican Grill	510 Compass Point Plz SE	2,325	Fast food restaurant
Compass Creek Bldg 2	555 Compass Point Plz SE	8,420	Multi-tenant bldg (Bruster's/Mezeh/&Pizza)
Compass Creek Bldg 3	565 Compass Point Plz SE	8,066	Multi-tenant bldg (Buffalo Wing Factory/Heartland Dental)
Popeye's	520 Compass Point Plz SE	2,265	Fast food restaurant
Rightaway Storage	830 Tavistock Dr SE	106,825	Self-Storage Facility
Shops at Russell Branch	135 Robinson Mill Plz SE	10,963	Multi-tenant bldg (Loudoun Urgent Vet/La Vie Nail Spa/Robeks)
Starbucks	500 Compass Point Plz SE	2,383	Fast food restaurant
Sunoco (Compass Creek)	595 Compass Point Plz SE	4,534	Gas Station w/ Convenience Store & Carwash
Sunoco (Russell Branch)	115 Robinson Mill Plz SE	5,918	Gas Station w/ Convenience Store & Carwash
<b>Total</b>		<b>151,699</b>	

### Occupancy Permits—Residential

Development	Unit Type	Completed in 2022	Under Construction
East Quarter	Townhomes	7	27
Meadowbrook	Single Family Homes	59	26
Potomac Station Marketplace	Condos	0	55
Potomac Station Marketplace	Stacked Townhomes	0	24
Potomac Station Marketplace	Townhomes	0	30
White Oak	Single Family Homes	39	6
<b>Total</b>		<b>105</b>	<b>168</b>