

Town of Leesburg
Development Activity Report
3rd Quarter 2023

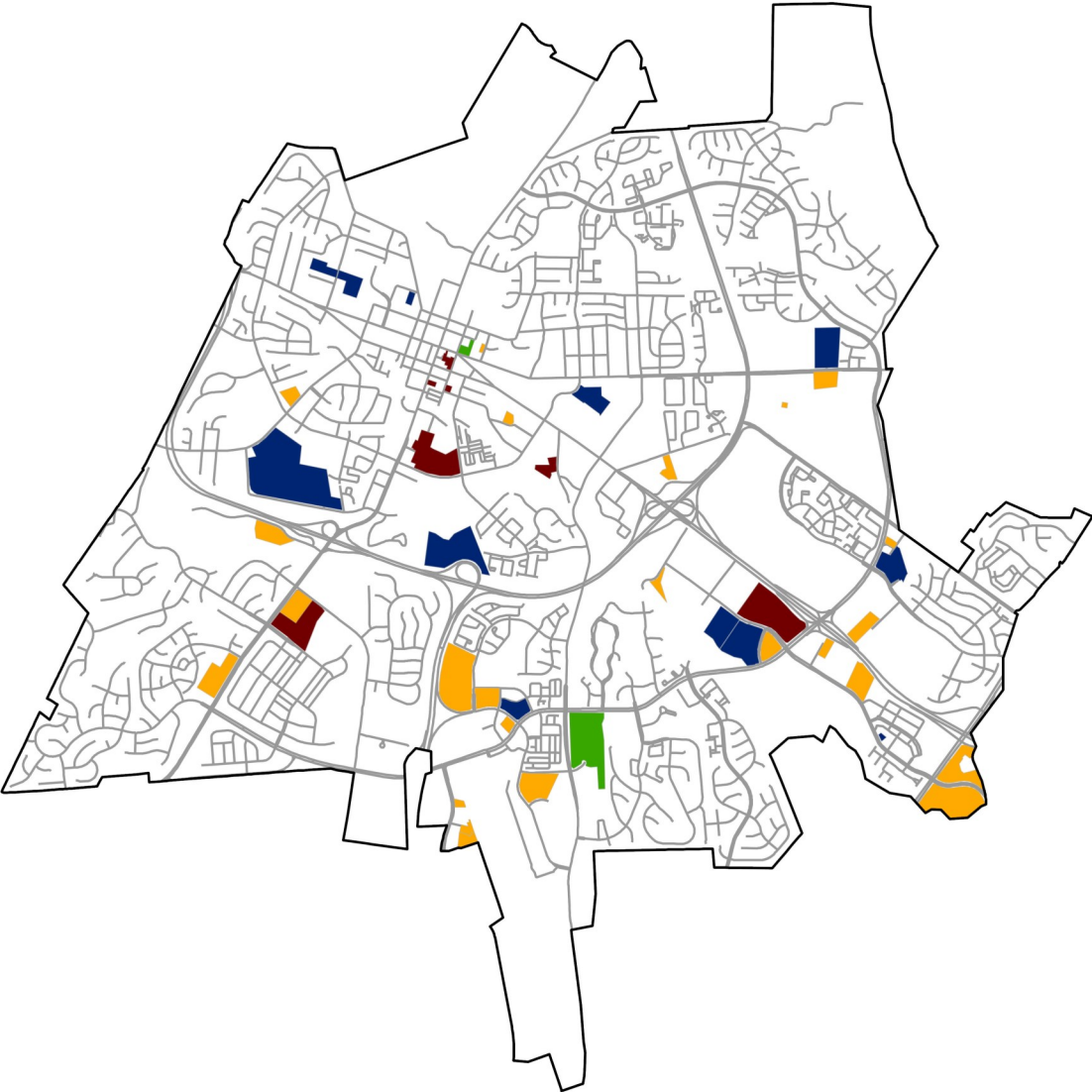


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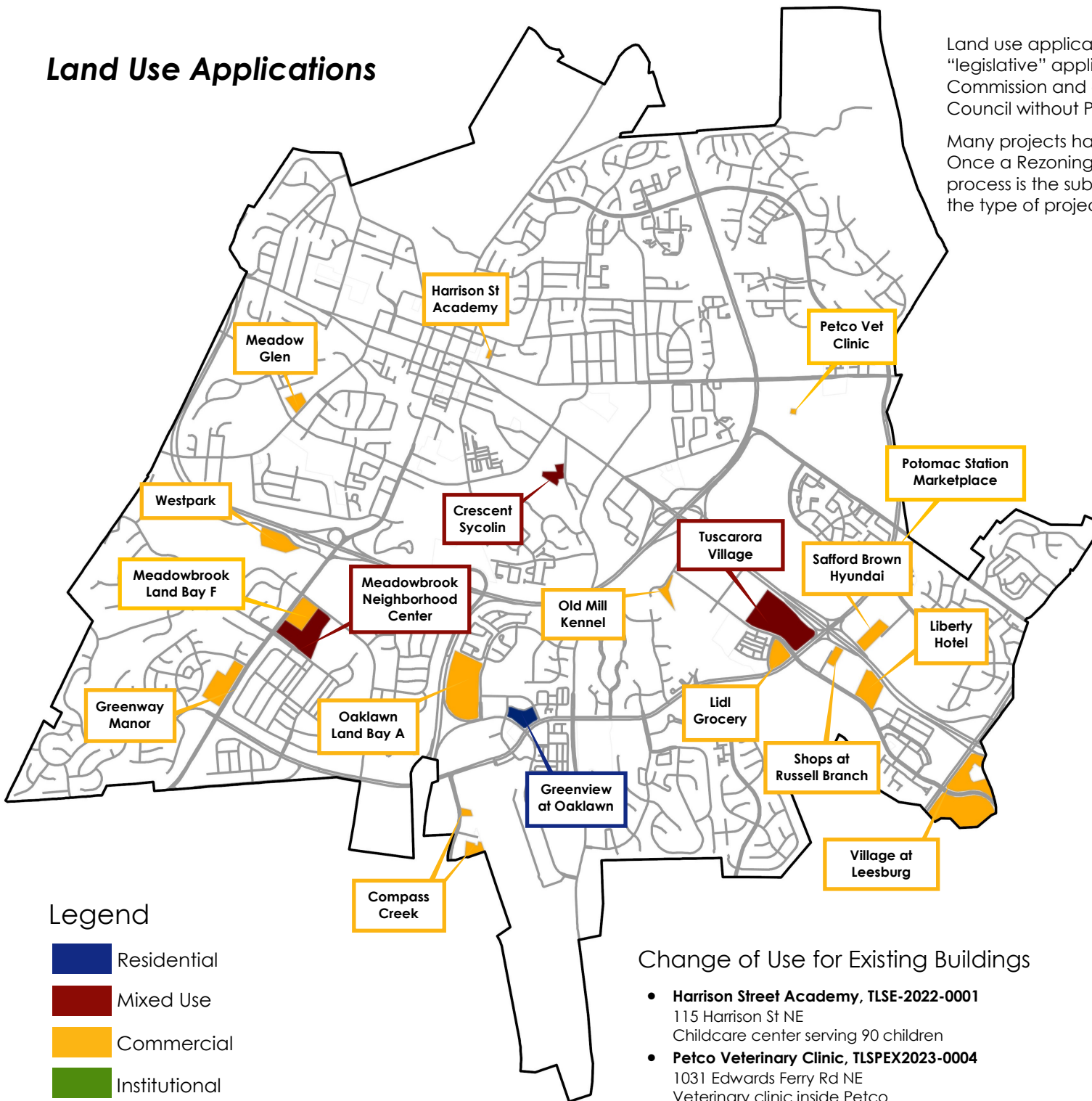
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This report is a snapshot of land use and development activity at various stages in the Town of Leesburg: commercial, residential, mixed use, and institutional. Many projects entail multiple applications, some that are processed sequentially and some 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.



Change of Use for Existing Buildings

- **Harrison Street Academy, TLSE-2022-0001**
115 Harrison St NE
Childcare center serving 90 children
- **Petco Veterinary Clinic, TLSPEX2023-0004**
1031 Edwards Ferry Rd NE
Veterinary clinic inside Petco

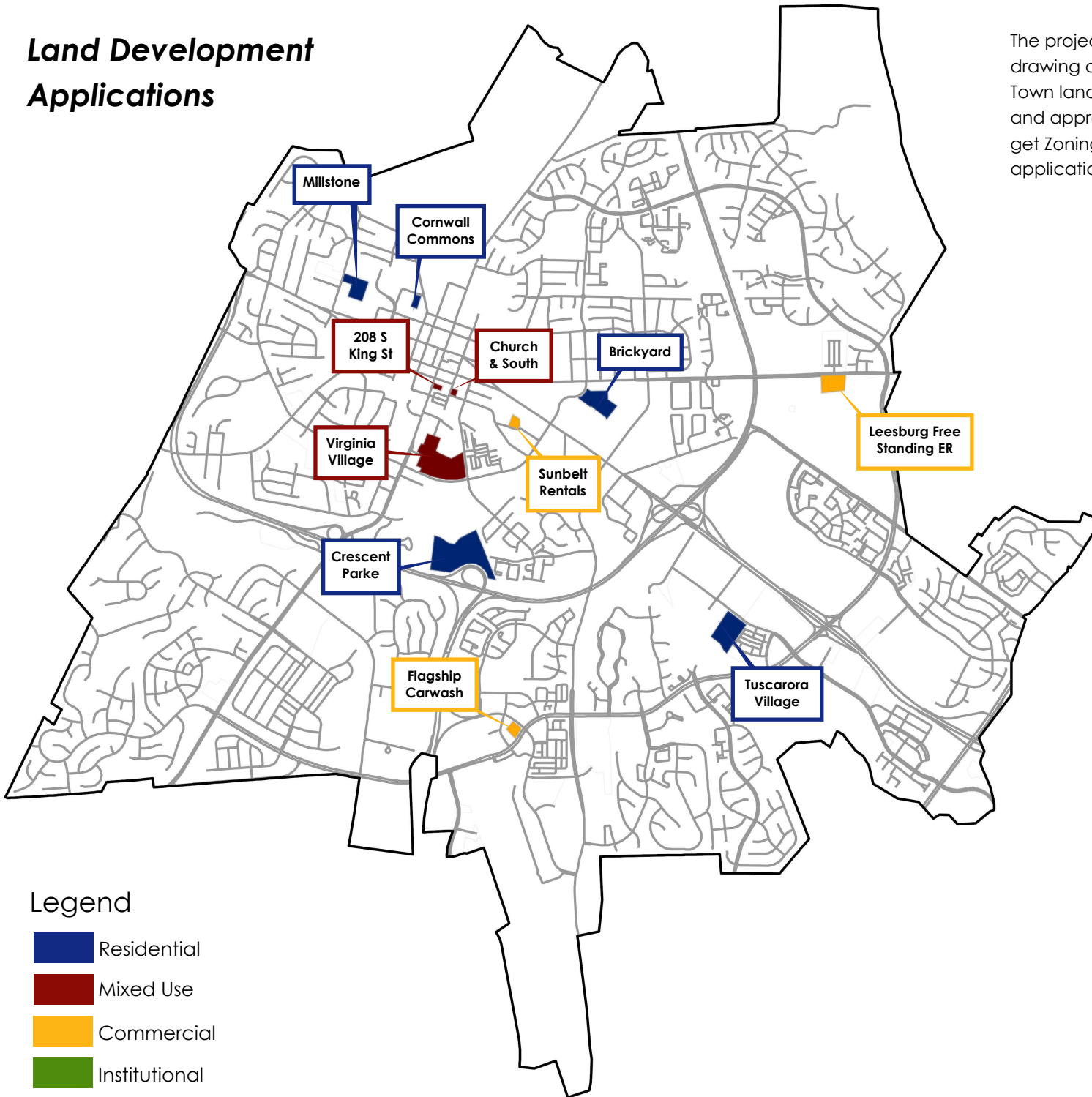
Proposed Development—Active Applications

- **Compass Creek Shopping Center**
 - 120,000 sq ft self-storage facility (TLSE-2022-0003)
 - 4,000 sq ft automotive service facility (TLSPEX2023-0003)
- **Crescent Sycolin, TLZM-2023-0003 / TLSE-2023-0002**
62 apartments and 5,245 sq ft office space
- **Greenview at Oaklawn, TLREZN2023-0001**
184 affordable housing units
- **Greenway Manor, TLZM-2018-0005 / TLSE-2018-0010 / TLSE-2018-0011 / TLSPEX2023-0002**
Adaptive reuse of 4 existing buildings and 2 new buildings (105,692 sq ft) for hotel, daycare, private school, theater, worship center, and office/restaurant space
- **Liberty Hotel, TLZM-2022-0004 / TLSE-2022-0004**
140-room hotel and two restaurants
- **Meadowbrook Neighborhood Center, Land Bay F, TLREZN2023-0004 / TLSPEX2023-0005**
12,000 sq ft childcare, 19,300 sq ft retail/office, 175,000 sq ft continuing care facility
- **Oaklawn Land Bay A, TLREZN2023-0001 / TLSPEX2023-0001**
700,000 sq ft of data center and 400,000 sq ft of flex industrial uses
- **Safford Brown Hyundai, TLREZN2023-0005 / TLSPEX2023-0007**
36,410 sq ft automobile dealership
- **Shops at Russell Branch, TLZM-2021-0012 / TLSE-2021-0005**
7,000 sq ft restaurant with drive-through lane
- **Village at Leesburg, Land Bays D & E, TLZM-2022-0010**
Expansion of industrial uses, no specific development plan
- **Westpark, TLZM-2022-0007 / TLSE-2022-0009**
86,400 sq ft flex/industrial space

Proposed Development—Approved Applications

- **Lidl Grocery Store, TLZM-2022-0005 (Approved Sep 2023)**
31,000 sq ft grocery store; 17,000 sq ft retail/office
- **Meadow Glen Expansion, TLSE-2022-0008 (Approved Sep 2023)**
1,825 sq ft expansion of existing assisted living facility to add two one-bed rooms.
- **Meadowbrook Neighborhood Center, TLZM-2021-0002 (Approved Dec 2022)**
34,000 sq ft retail/office; 65 townhomes
- **Old Mill Kennel Veterinary Hospital Expansion, TLSE-2022-0007 (Approved Nov 2022)**
6,700 sq ft expansion of existing veterinary hospital
- **Potomac Station Marketplace, TLZM-2014-0001 (Approved Nov 2015)**
13,400 sq ft retail building
- **Tuscarora Village, TLZM-2013-0001 (Approved Dec 2016)**
443,000 sq ft office; 156,000 sq ft retail; 140-room hotel; 142 multifamily units

Land Development Applications



Legend

- Residential
- Mixed Use
- Commercial
- Institutional

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 Free Standing ER, TLSTPL2023-0006**
13,720 sq ft medical facility
- **Sunbelt Rentals, TLPF-2022-0021**
4,700 sq ft retail

Residential

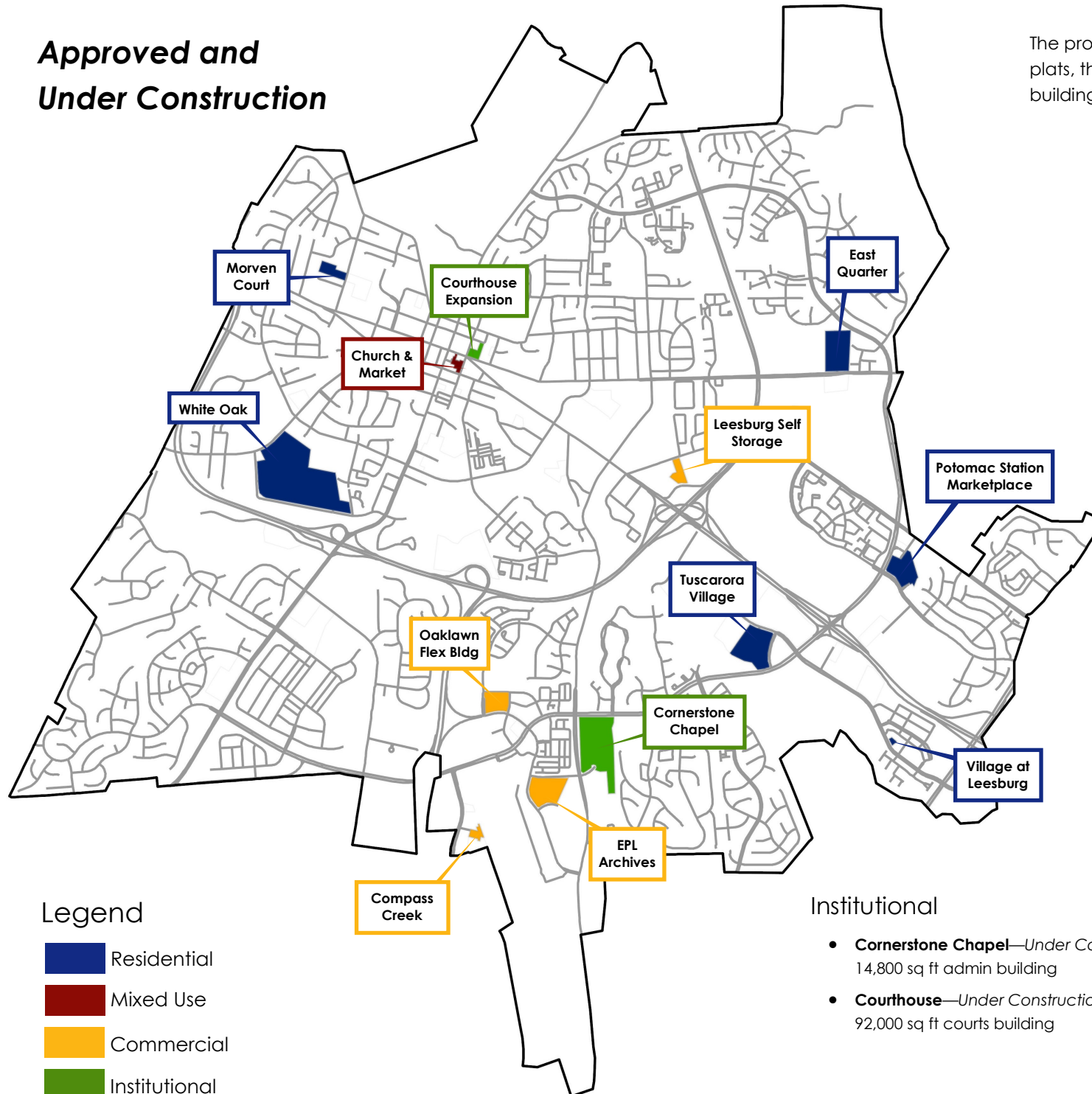
- **Brickyard, TLFS-2021-0003**
59 townhomes
- **Cornwall Commons, TLPF-2009-0018**
19 age-restricted condos
- **Crescent Parke, TLPS-2017-0001**
178 townhomes; 96 stacked townhomes
- **Millstone, TLFS-2022-0004**
13 single family homes
- **Tuscarora Village, Phase 2, TLPF-2019-0029**
55 townhomes; 82 stacked townhomes

Mixed Use

- **Church & South, TLPF-2020-0013**
16,439 sq ft office; 3 apartments
- **South King Street Inn, TLSTPL2023-0005**
15-room inn; 5 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
8,000 sq ft restaurant
- **EPL Archives, Building 2**—Under Construction
140,000 sq ft flex/industrial building
- **Leesburg Self Storage**—Plans Approved
250,000 mini-warehouse facility
- **Oaklawn Flex Space**—Under Construction
70,400 sq ft flex/industrial building

Residential

- **East Quarter**—Under Construction
64 townhomes (33 completed)
- **Morven Court**—Plans Approved
10 single family homes
- **Potomac Station Marketplace**—Under Construction
61 townhomes, 42 stacked townhomes, 55 condos
(20 townhomes & 24 stacked townhomes completed)
- **Tuscarora Village, Phase 1**—Under Construction
97 townhomes; 92 stacked townhomes (165 completed)
- **Village at Leesburg**—Plans Approvable
60 apartments
- **White Oak**—Under Construction
162 single family homes (58 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; Site Work Underway
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
TLSE-2023-0001	Tru Urgent Care (Bellewood Commons)	Special Exception	11 Apr 2023	Change of use for existing building (no site plan needed)
TLSE-2022-0008	Meadow Glen Expansion	Special Exception	12 Sep 2023	Awaiting site plan
TLZM-2022-0005	Lidl Grocery (Tuscarora Village)	Rezoning	12 Sep 2023	Awaiting site plan

Land Development Approvals

Application Number	Application Name	Application Type	Approval Date	Current Status
TLPF-2020-0006	Leesburg Self Storage	Site Plan	30 May 2023	No building permit application submitted
TLFS-2022-0001	Morven Court	Subdivision Plat	16 Jun 2023	Demolition permit for existing SFD & garage applied for

Year-to-Date Development Summary

Occupancy Permits—Residential

Development	Unit Type	Under Construction	Completed in 2023
East Quarter	Townhomes	23	14
Meadowbrook	Single Family Homes	0	15
Potomac Station Marketplace	Condos	55	0
Potomac Station Marketplace	Stacked Townhomes	18	24
Potomac Station Marketplace	Townhomes	6	24
Waverly Heights	Single Family Home	1	0
White Oak	Single Family Homes	20	15
Total		123	92

Occupancy Permits—Commercial

Name	Address	Square Feet	Description
Home 2 Suites	420 Fort Evans Rd NE	70,725	New Hotel
Birkby House Conservatory	190 Liberty St SW	3,270	New Event Venue
Sonic	524 Trimble Plz SE	1,802	New Fast Food Restaurant
Total		73,995	