

Town of Leesburg
Development Activity Report
4th Quarter 2023

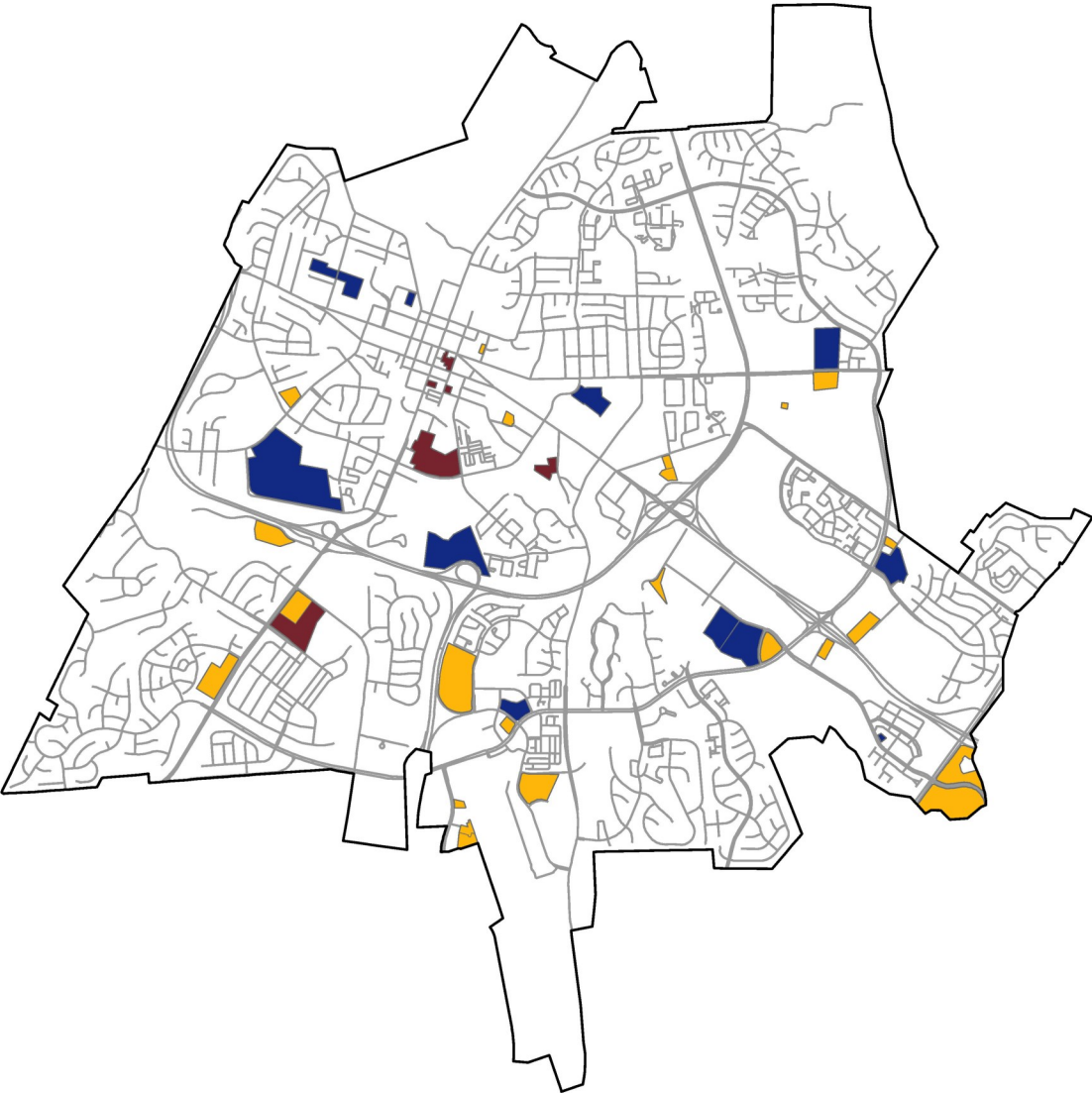


Table of Contents

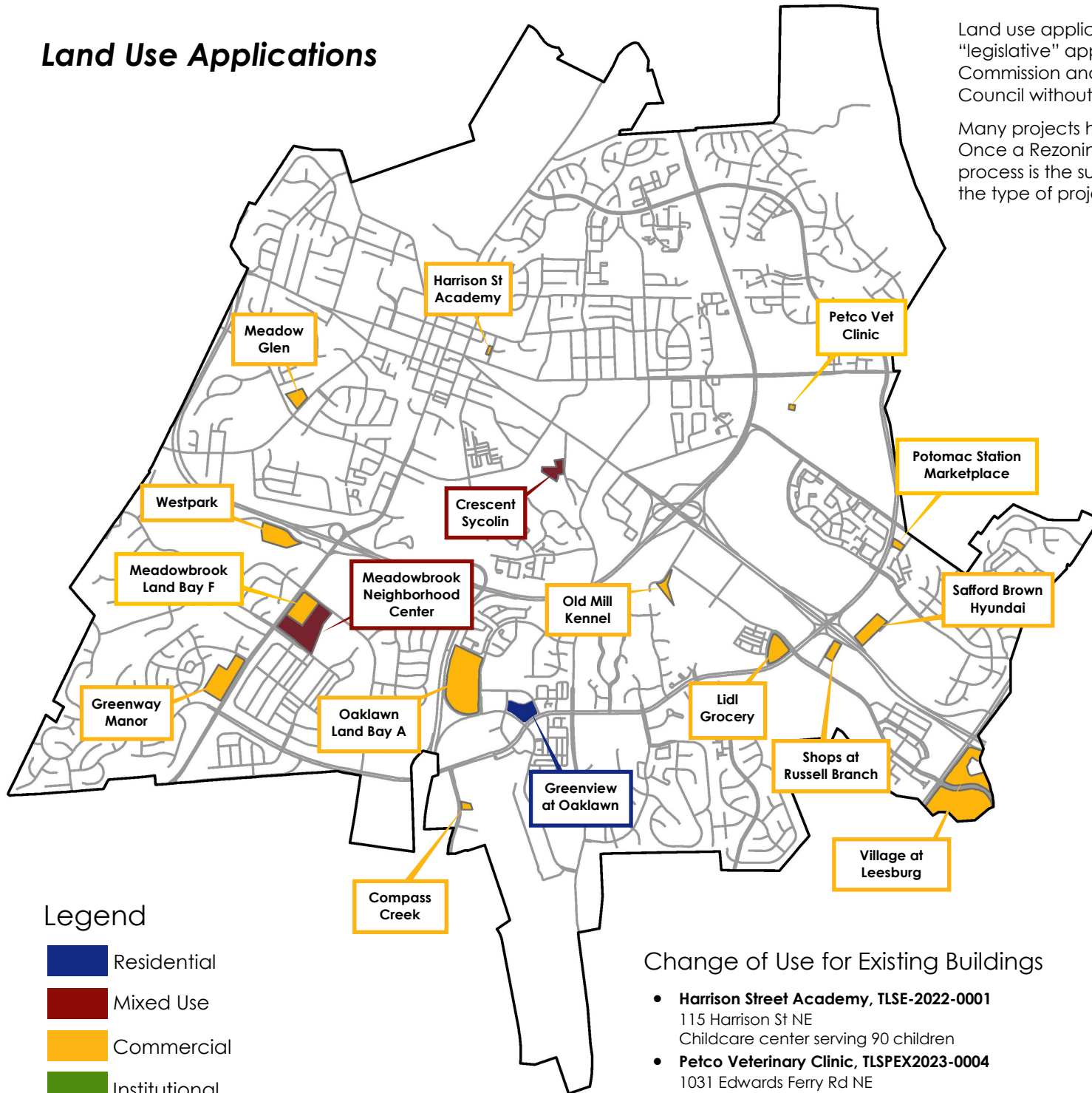
Land Use Applications 2
Land Development Applications 3
Approved and Under Construction 4
Year-to-Date Development Summary 5

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—Active Applications

- **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
- **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

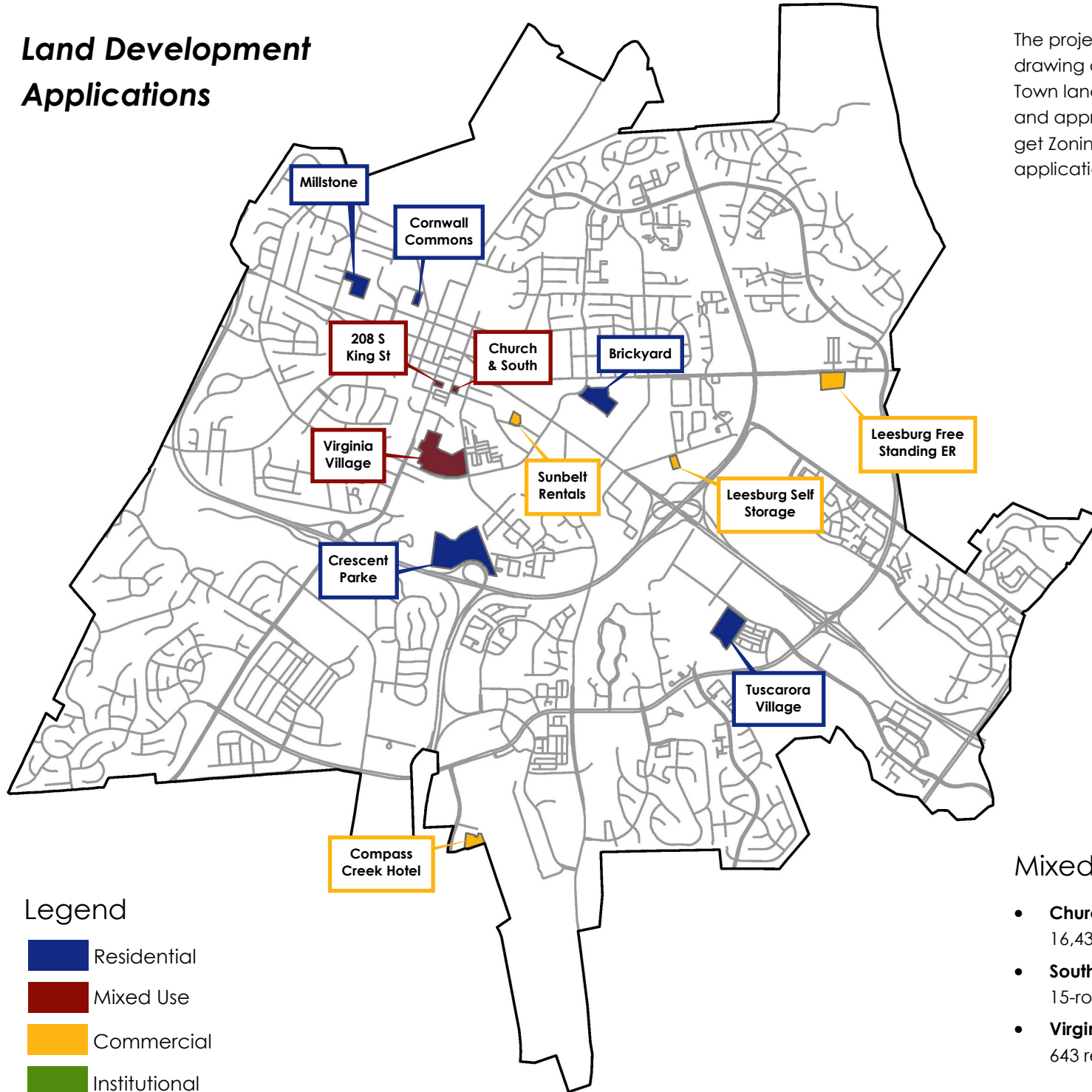
Proposed Development—Approved Applications

- **Compass Creek Valvoline, TLSPEX2023-0003 (Approved Dec 2023)**
4,000 sq ft automotive service facility
- **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

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

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

- **Compass Creek Hotel, TLSTPL2023-0017**
83,470 sq ft hotel
- **Leesburg Free Standing ER, TLSTPL2023-0006**
13,720 sq ft medical facility
- **Leesburg Self Storage, Phase 2, TLSTPL2023-0016**
145,300 sq ft mini-warehouse facility
- **Sunbelt Rentals, TLPF-2022-0021**
4,700 sq ft retail

Residential

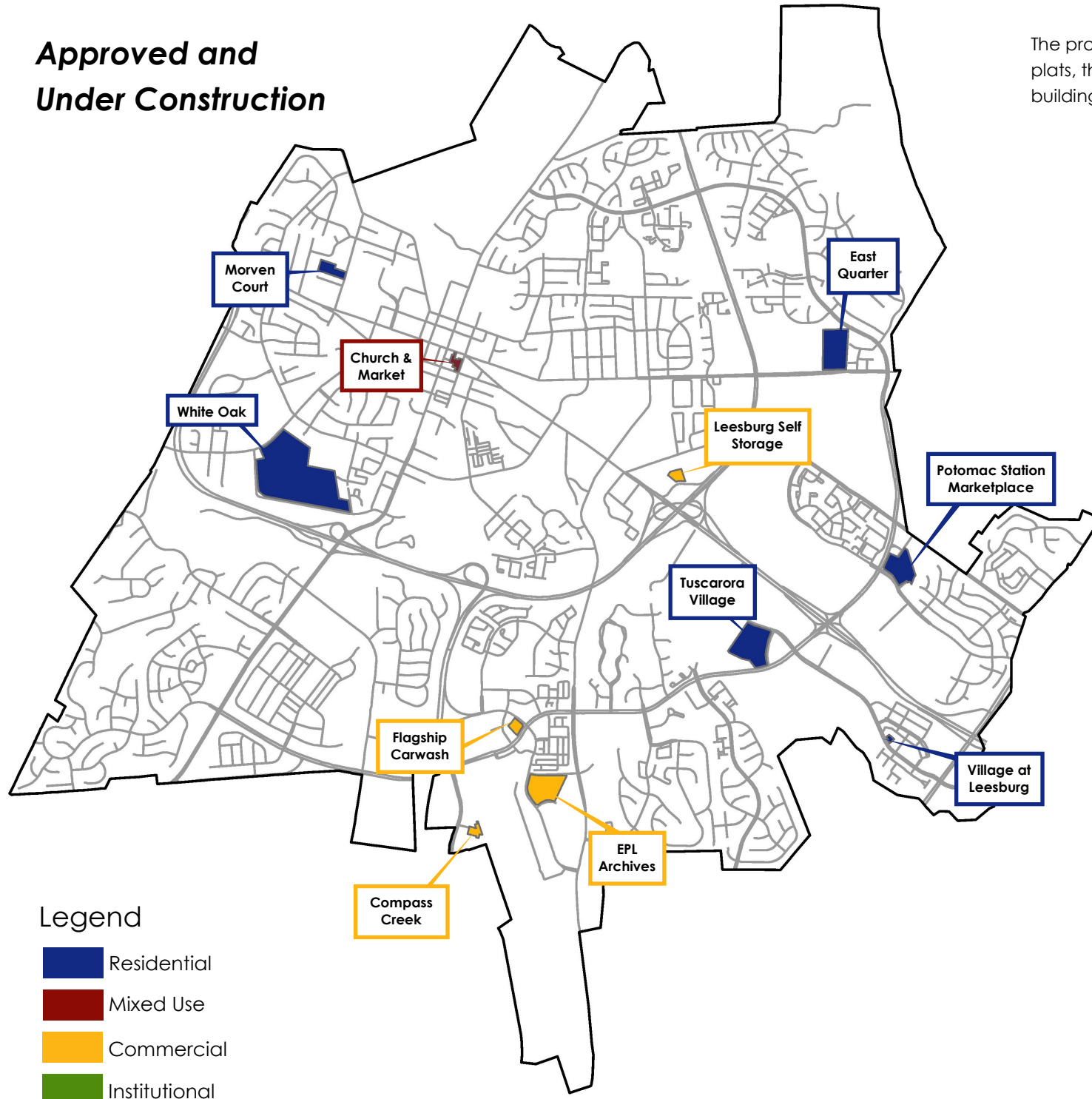
- **Brickyard, TLFS-2021-0003**
59 townhomes
- **Cornwall Commons, TLPF-2009-0018**
19 age-restricted condos
- **Crescent Parke, TLPS-2017-0001**
178 townhomes; 96 stacked townhomes
- **Millstone, TLFS-2022-0004**
13 single family homes
- **Tuscarora Village, Phase 2, TLPF-2019-0029**
55 townhomes; 82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



Commercial

- **Compass Creek**—Plans Approved
8,000 sq ft restaurant
- **EPL Archives, Building 2**—Under Construction
140,000 sq ft flex/industrial building
- **Flagship Carwash**—Plans Approved
10,000 sq ft carwash
- **Leesburg Self Storage, Phase I**—Plans Approved
250,000 mini-warehouse facility

Residential

- **East Quarter**—Under Construction
64 townhomes (42 completed)
- **Morven Court**—Plans Approved
10 single family homes
- **Potomac Station Marketplace**—Under Construction
61 townhomes, 42 stacked townhomes, 55 condos (36 TH, 41 STH & 28 condos 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 (75 completed)

Mixed Use

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

2023 Annual 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
TLREZN2023-0003	Compass Creek Valvoline	Rezoning/Special Exception	12 Dec 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	Waiting on building permit application
TLFS-2022-0001	Morven Court	Subdivision Plat	16 Jun 2023	Demolition permit for existing SFD & garage applied for
TLPF-2022-0001	Flagship Carwash	Site Plan	19 Oct 2023	Waiting on building permit application

2023 Annual Development Summary

Occupancy Permits—Residential

Development	Unit Type	Completed in 2023
East Quarter	Townhomes	23
Meadowbrook	Single Family Homes	15
Potomac Station Marketplace	Condos	27
Potomac Station Marketplace	Stacked Townhomes	41
Potomac Station Marketplace	Townhomes	30
Waverly Heights	Single Family Home	0
White Oak	Single Family Homes	24
Total		161

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
Cornerstone Chapel Admin Bldg	541 Tolbert Ln SE	14,800	New Office Building
Oaklawn Flex Buildings	101 & 105 Oaklawn Drive	70,400	Two New Flex Industrial Buildings
Total		160,997	