

June 30, 2026

**RE: LEGI-2026-0017, BROADLANDS BOULEVARD RESIDENTIAL REZONING:  
ZMAP-2026-0002**

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 June 30, 2026. You may view the application materials by navigating to the LandMARC system from [www.loudoun.gov/landmarc](http://www.loudoun.gov/landmarc), selecting "Search Public Records," and searching the application number LEGI-2026-0017. To provide public input on active applications, please visit the Loudoun Land Application and Comments Tool at [www.loudoun.gov/landapplications](http://www.loudoun.gov/landapplications).

Please feel free to contact me for any questions regarding the review and processing of this application by email at [Matthew.Kessler@loudoun.gov](mailto:Matthew.Kessler@loudoun.gov) or phone at 571-627-6461.

Sincerely,

*Matthew Kessler*

Matthew Kessler, Senior Planner  
Project Manager

cc: Colleen Gillis, Curata Partners, PLLC, Land Use Attorney  
Morgan Hadlock, Curata Partner, PLLC, Land Use Attorney  
Marchant Schneider, Land Use Review Program Manager, Planning and Zoning  
Allison Britain, Land Use Review Program Manager, Planning and Zoning

**LEGI-2026-0017, BROADLANDS BOULEVARD RESIDENTIAL REZONING:  
ZMAP-2026-0002**

**APPLICANT &  
OWNER:**

First Dynasty LLC  
Katherine Yip  
Manager  
80 Palisades Road NE  
Atlanta GA 30309-1545]  
852-6032-9988  
[kyco@kygint.com](mailto:kyco@kygint.com)

First Dynasty LLC  
Vernon Christopher Yip  
Manager  
80 Palisades Road NE  
Atlanta GA 30309-1545  
678-777-8699  
[vern@vernyipdesigns.com](mailto:vern@vernyipdesigns.com)

**REPRESENTATIVE:**

Curata Partners PLLC  
Colleen Gillis & Morgan Hadlock  
2350 Corporate Park Drive, Unit 325  
Herndon VA 20171  
703-202-3130  
[colleen@curatapartners.com](mailto:colleen@curatapartners.com), [morgan@curatapartners.com](mailto:morgan@curatapartners.com)

**PIN:**

155-47-5833

**ZONING DISTRICT:**

Single Family Residential - 1 and Planned Development Housing -3

**PROPOSAL:**

Application to rezone 20.67 acres to SCN-16 to allow for the development of up to 288 residential units.

**LOCATION:**

North of Glebe View Drive; South of Broadlands Boulevard; East of Belmont Ridge Road; and West of Ashburn Place.

**SURROUNDING ZONING/LAND USE:**

|       |       |                                     |
|-------|-------|-------------------------------------|
| NORTH | PD-H3 | Data Center                         |
| SOUTH | PD-H3 | Urban Single Family                 |
| EAST  | PD-H3 | Urban Single Family                 |
| WEST  | PD-H3 | LOUDOUN COUNTY SANITATION AUTHORITY |

**ELECTION DISTRICT:** BROAD RUN