



Planning and Zoning

1 Harrison Street, SE, PO Box 7000, Leesburg, VA 20177-7000
703-777-0246 O | 703-777-0441 F | dpz@loudoun.gov
loudoun.gov/planningandzoning

July 30, 2026

Broadlands Association Inc.
21907 Claiborne Parkway
Broadlands, VA 20148-4535

Dear Property Owner:

This letter is to provide a courtesy notice that the Department of Finance and Budget requested a zoning determination pertaining to the use of cash contributions received by the County from the developer of ZMAP-2016-0010, Broadlands Ashburn Metro, towards a County Capital Improvement Program Project.

Attached is a copy of the form response from Proffer Management and the related attachments. This letter requires no action on your part.

Please contact the planner listed on the attached form to obtain additional information.

Sincerely,

A handwritten signature in blue ink that reads "Stephanie Capps".

Stephanie Capps
Planning Assistant
Department of Planning and Zoning

cc: file – ZCOR-2026-0124

DATE: July 28, 2026

TO: Chasitie Langley, Senior Management Analyst, Office of Management and Budget

FROM: Jordan Andrews, Planner II, Proffer Management

SUBJECT: ZCOR-2026-0124; Request for a Determination of Appropriateness for the Use of Specific Cash Proffer Funds – LandMARC Impact Condition # 99080164

This correspondence is sent in response to your April 16, 2026, request to the Department of Planning and Zoning (DPZ) for a proffer determination concerning the appropriateness of the use of specific cash proffer funds for a project within the Loudoun County (County) FY 2027 Adopted Capital Improvement Program (CIP) budget. Please be advised that the requested funds may be eligible for use on other County projects and final appropriation of proffer funds shall be as directed by the Board of Supervisors.

REQUEST: \$ 303,905.44 and future contributions of LandMARC Impact Condition # 99080164 /Oracle Award # Y01542

CURRENT BALANCE: \$303,905.44

CIP PROJECT: Croson Lane Widening – Claiborne Parkway to Old Ryan Road

CIP PROJECT LOCATION: Ashburn Planning Subarea

CIP PROJECT DESCRIPTION: This project provides for the planning, design, right-of-way acquisition, and construction to widen Croson Lane (Route 645) to four lanes between Claiborne Parkway (Route 901) and Mooreview Parkway (Route 2298), and to provide turn lanes on the two-lane section of Croson Lane between Mooreview Parkway and Old Ryan Road (Route 893). The project entails the construction of a four-lane, median-divided roadway within a 120-foot right-of-way between Claiborne Parkway and Mooreview Parkway, including a sidewalk on one side and a shared-use path on the other.

APPLICATION: ZMAP-2016-0010, Broadlands Ashburn Metro, approved June 20, 2019

APPLICATION LOCATION: Ashburn Planning Subarea

PROFFER STATEMENT DATE: June 10, 2019

date of this letter. Such proffers may be amended by a subsequent Zoning Concept Plan Amendment.

This determination applies solely to the referenced property and is not binding upon the County, the Zoning Administrator or any other official with respect to any other property. No person may rely upon this determination with respect to any property other than the referenced property.

Please be advised that any person aggrieved, or any office, department, or agency of Loudoun County affected by an order, requirement, decision, or determination made by an administrative officer in the administration or enforcement of the provisions of the proffer conditions attached to a rezoning or amendment to the zoning map may appeal said decision within 30 days to the Board of Supervisors in strict accordance with § 15.2-2301 of the Code of Virginia. This decision is final and unappealable if not appealed within 30 days. An application packet and additional information regarding the filing of an appeal to the Board of Supervisors may be obtained by contacting the Department of Planning and Zoning by phone at 703-777-0246 (select option 5), by email at dpz@loudoun.gov, or by visiting the Proffer Management website at www.loudoun.gov/proffers. Two copies of the completed appeal application must be submitted to the Department of Planning and Zoning, along with payment of the \$350.00 appeal fee, within 30 days from the date of this letter. Applications and fees may be either submitted by mail to the Department of Planning and Zoning at 1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, Virginia 20177 or may be placed in the Planning and Zoning Department drop box located in the lobby of the Government Center.

If you have any questions concerning this correspondence, you may call me at 571-627-3173 or contact me via email: Jordan.Andrews@loudoun.gov.

cc via U.S. mail: Broadlands Association Inc.
21907 Claiborne Parkway
Broadlands, VA 20148-4535

cc via email: Tim Hemstreet, County Administrator
Danny Davis, Deputy County Administrator
Megan Bourke, Director, Office of Management and Budget (OMB)
Nikki Speight, Assistant Director, OMB
Sandra Hayes, Capital Budget Manager, OMB
Daniel Galindo, Director, DPZ
Judi Birkitt, Deputy Director, DPZ
Teresa Miller, Assistant Director/Zoning Administrator, DPZ
Kate McConnell, Program Manager, Proffer Management, DPZ
Amy Kresge, Principal Planner, Proffer Management, DPZ