

Defender West – Timeline and Summary

This proposed development project is located along Elk Lick Road and Defender Drive across from the Virginia Tire and McDonald's.

The proposed development application is for 262 multi-family units (apartments) that would be annexed into South Riding Proprietary as paying and voting members. Should this application be approved, the Proprietary will receive the land* adjacent to South Riding Boulevard where the original soccer field exists (approximately 10 acres). The Proprietary plans to revitalize the soccer field for South Riding community use. The development will also contribute \$775,000 to the South Riding community designated for use toward capital improvements.

Application materials submitted to the County can be viewed online at <https://loudouncountyvaeg.tylerhost.net/prod/selfservice#/home> then select 'search public records', then type the application number in the search box. Application numbers are: ZMAP-2022-0014, ZMOD-2022-0051, ZMOD-2022-0052 and ZMOD-2023-0019.

September 18, 2023 – The County's Board of Supervisors held a public hearing with the development team on September 13th. The project has now been forwarded to the November 15th public hearing for final action by the Board. In the interim, the developer is making needed revisions to the concept plan which includes unit count reduction as a result of a parcel owned by the Proprietary that cannot be incorporated into the project as initially planned.

August 21, 2023 – Supervisor Letourneau's office scheduled a Town Hall meeting to discuss this project and other neighboring development projects. It will be on the evening of Wednesday, August 30 beginning at 7:00 p.m. in the auditorium at the J. Michael Lunsford Middle School (26020 Ticonderoga Road in South Riding) and live streamed via Facebook.

Representatives for this project will attend South Riding's September 7, 2023 Board of Directors meeting. It will be held at 7p at South Riding Center, located at 42420 Unicorn Drive. The meeting is open to South Riding residents.

July 25, 2023 – Supervisor Letourneau's office updated Town Hall on the Planning Commission's July 24th decision. *"Defender West was recommended for approval by the Planning Commission. They conditioned this on an increased contribution from the developer towards improvements on Route 50 that were agreed to as part of the original South Riding rezoning approvals. They also conditioned it on the developer constructing a signal at South Riding Boulevard and Defender Drive. We still need to discuss timing on that, the Planning Commission wanted it completed prior to first occupancy permit for the property."*

July 24, 2023 – the developer's attorney advised the Proprietary that the Planning Commission's recommendation is for approval.

https://loudoun.granicus.com/MetaViewer.php?view_id=88&clip_id=7350&meta_id=232927

July 13, 2023 – the developer had a Public Hearing before the Loudoun County Planning Commission - <https://www.loudoun.gov/2203/Meeting-Videos>

May, 2022 – letter of intent for land exchange signed by Developer and South Riding Proprietary.

1

