

Defender East – Timeline and Summary

This proposed development project is located along Defender Drive on between the Taco Bell and Children's Lighthouse Day care.

The original proposed development applications were for:

- Residential housing for 208 total units (67 townhomes, 120 2/2 stacked multifamily and 21 triplex stacked multifamily).

OR

- A data center built 'by right' in compliance with current zoning ordinances. 'By right' means that the County's Board of Supervisors has no decision in this case. There is a square footage cap that can be developed, and the application shows a 2 story, 150,000 square foot building which will not maximize the site space.

Application materials submitted to the County can be viewed online at <https://loudouncountyvaeg.tylerhost.net/prod/selfservice#/home> then select 'search public records', type the application number in the search box. Application numbers are: ZMAP-2021-0023 and STPL-2022-0034. *(Other applications may be pending, but application names and/or numbers are unknown to us at Town Hall at this writing).*

March 15, 2024 – The Loudoun County Planning Commission recommended the project to the Board of Supervisors with a recommendation of approval. As it currently stands, Stonewall Pond Street will not connect with the new development.

February 21, 2024 – Email from the Board of Directors opposing any cut thru from this project onto Stonewall Pond Street was sent to the Dulles District Loudoun County planning commissioner.

January 25, 2024 – This project was on the 1/23 planning commission public hearing agenda, but according to Commission Chair's report on the recording they deferred the project to another meeting. SRP Staff has no further update.

January 2, 2024 – The developer representatives will be presenting their project to Loudoun County's Planning Commission on January 23, 2024.

December 8, 2023 – The [developer representatives presented](#) an update to the South Riding Board of Directors last evening (December 7th). The current development plan is for 161 townhome units. They have eliminated the stacked multifamily units from their project scope.

They are contributing funds to the planned traffic light at South Riding Boulevard and Defender Drive (at this writing the light will be constructed by the Defender West developers with operation expected sometime in 2026).

The SRP Board does not support the opening of a right of way out of the development onto Stonewall Pond. SRP Staff has asked for a meeting with County representatives to ascertain the potential for an eminent domain claim by the County.

December 1, 2023 – The developer representatives have confirmed their attendance at the December 7th South Riding Board of Directors meeting.

November 15, 2023 - Staff spoke with the developer representatives. The residential project has been reworked and they are proposing 160 town home units. The footprint of the project hasn't changed much but with the reduction in units the density and number of residents is expected to decrease.

The developer representatives plan to update the South Riding Board of Directors in person at either the December 7th or January 11th meeting, this timeline will be updated once that information is confirmed.

October 27, 2023 – This project is now reportedly consisting of 140 townhome units. We have not heard or seen anything outlining the project specifics.

September 18, 2023 – We have heard that this project is resurfacing with changes but we have not heard or seen anything outlining the project specifics.

July 25, 2023 – No activity on these applications at the County for several months. The property owner was looking into a reduction in density for the residential application, but no word on where that stands.

February 28, 2023 - the developer representatives presented the residential application to the Loudoun County Planning Commission. The project was moved to a “working session” with the planning commission.

December 2022 – the South Riding Proprietary Board of Directors surveyed residents in sections 1A and 1A6 for feedback on preference between data center or residential housing. Out of the almost 200 residents notified, 44 responded. Although not one of the survey options, the majority noted they'd prefer “neither” in the comments section. Ultimately, 26 preferred the data center with 18 selecting the residential housing. The survey closed on January 11, 2023 and the findings were presented to the Board of Directors at their February meeting.