

# Lidl at Leegate

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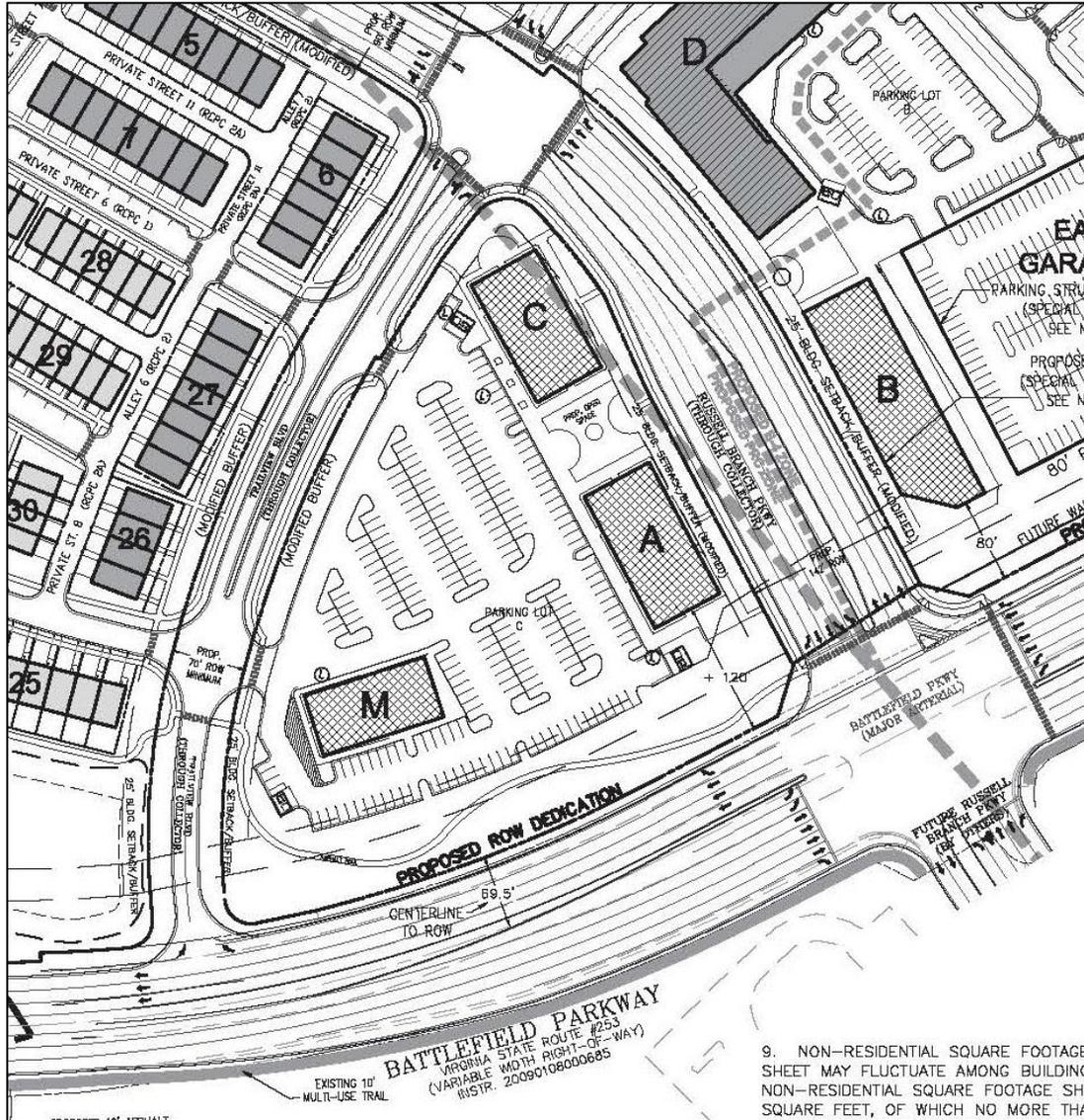
TOWN COUNCIL PUBLIC HEARING

SEPTEMBER 12, 2023

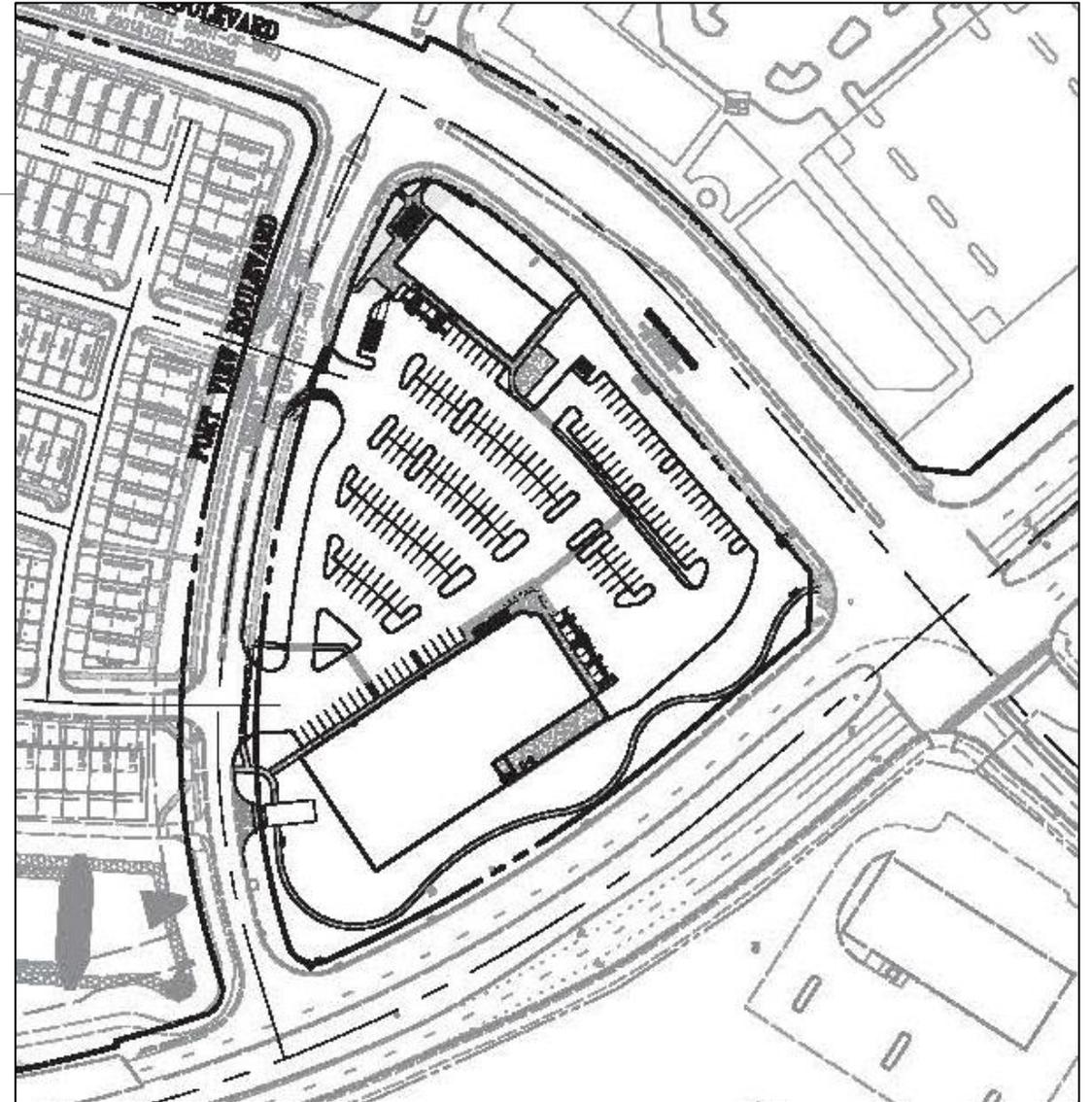


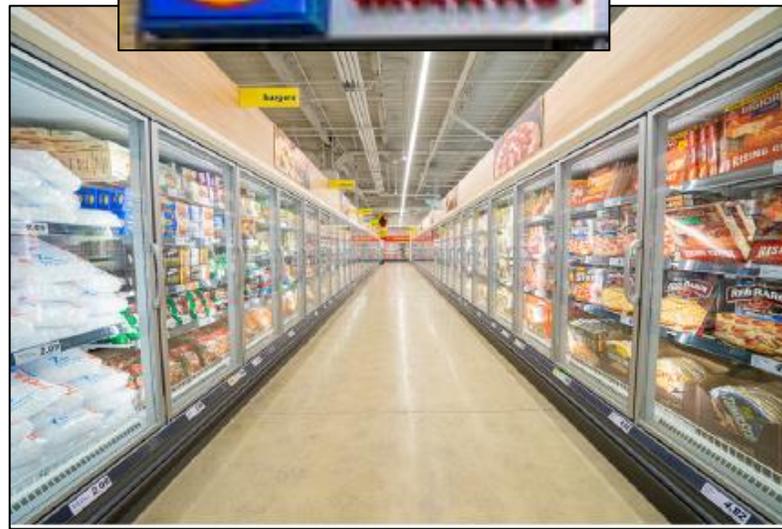
Existing Approvals

# Original Layout



# Proposed Layout











FOOD  
MARKET



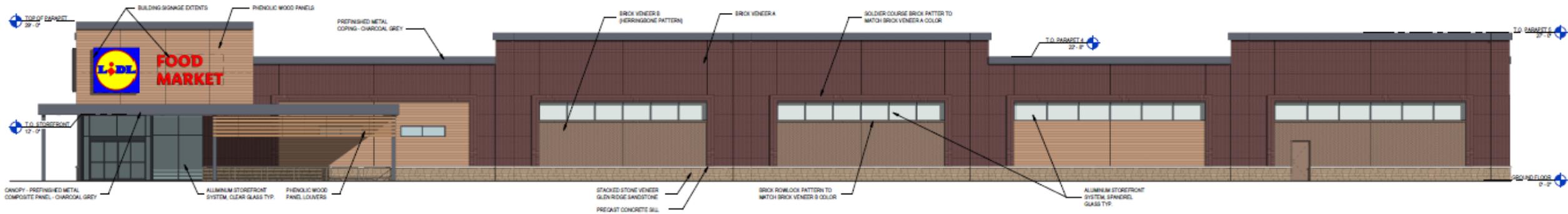




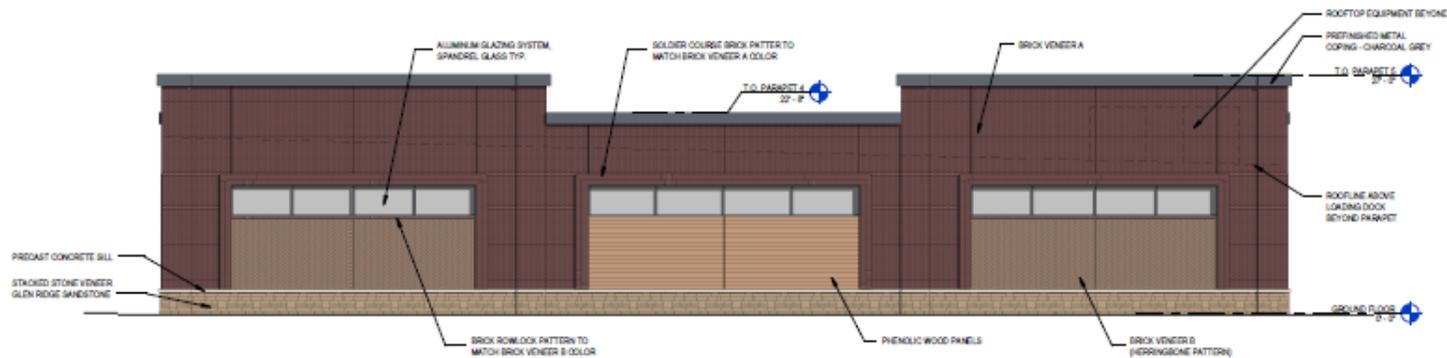




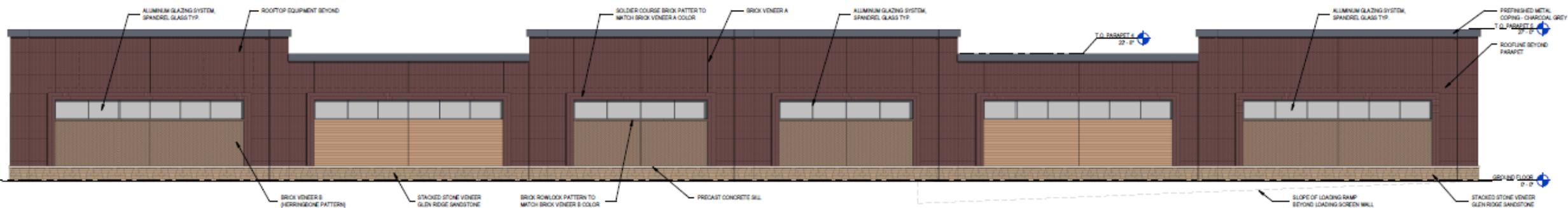
2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



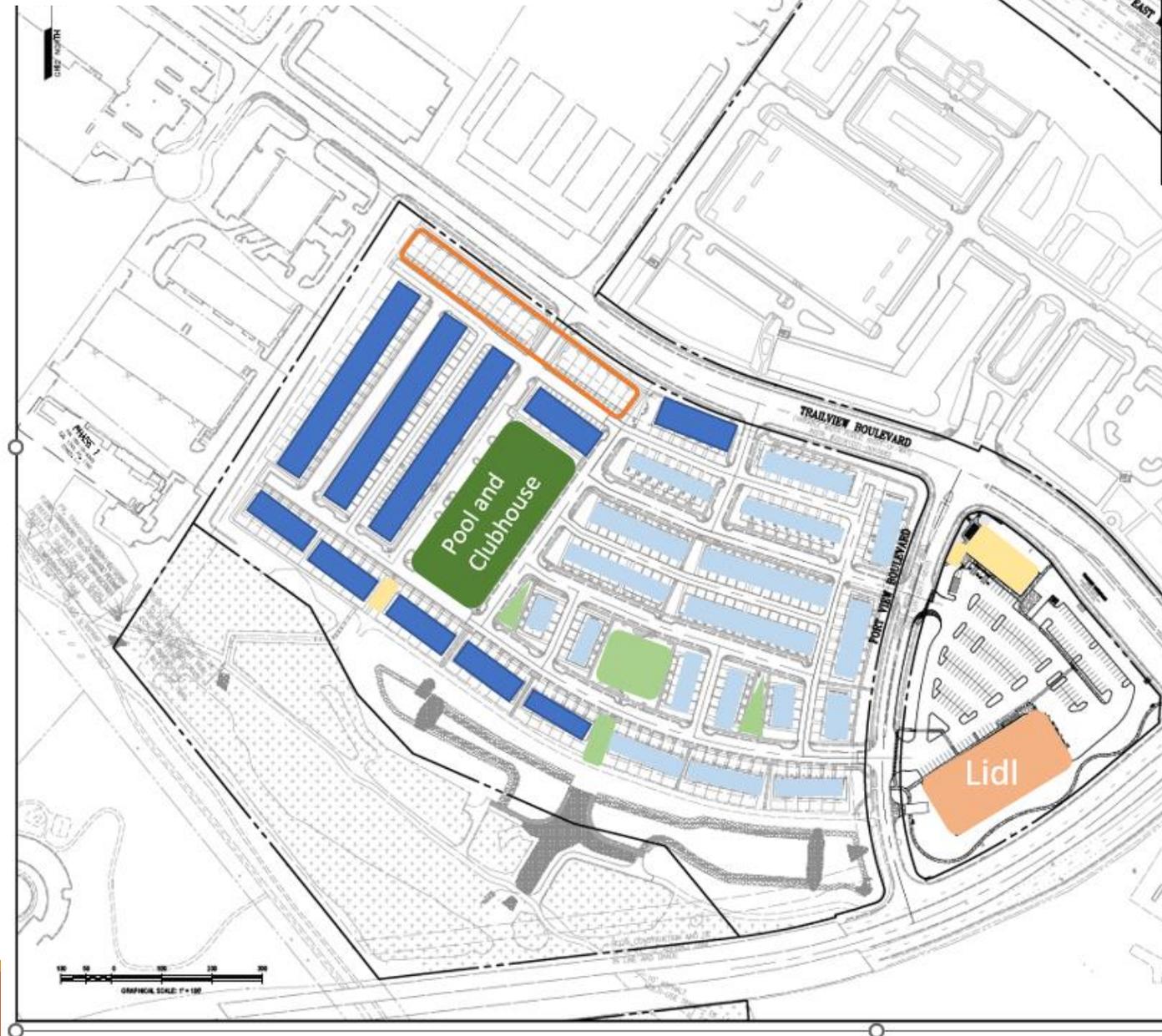
2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



# Revised Phasing



## Phase 1:

165 SFA & Stacked Units  
Pool & Clubhouse

## Phase 2a:

123 SFA & Stacked Units  
Lidl Grocery Store

## Phase 2b:

38 SFA & Stacked Units  
72 Multifamily Units

# Comparison of Applications

- Revised Commercial program (45K originally; 30K SF store now proposed)
- Advanced pool and clubhouse construction
- Added parking lot landscaping
- Committed to the Eastern Gateway District Standards
- Proffered elevations for the grocery store
- Proffered money to the Town for Trail, Recreation or Environmental benefits



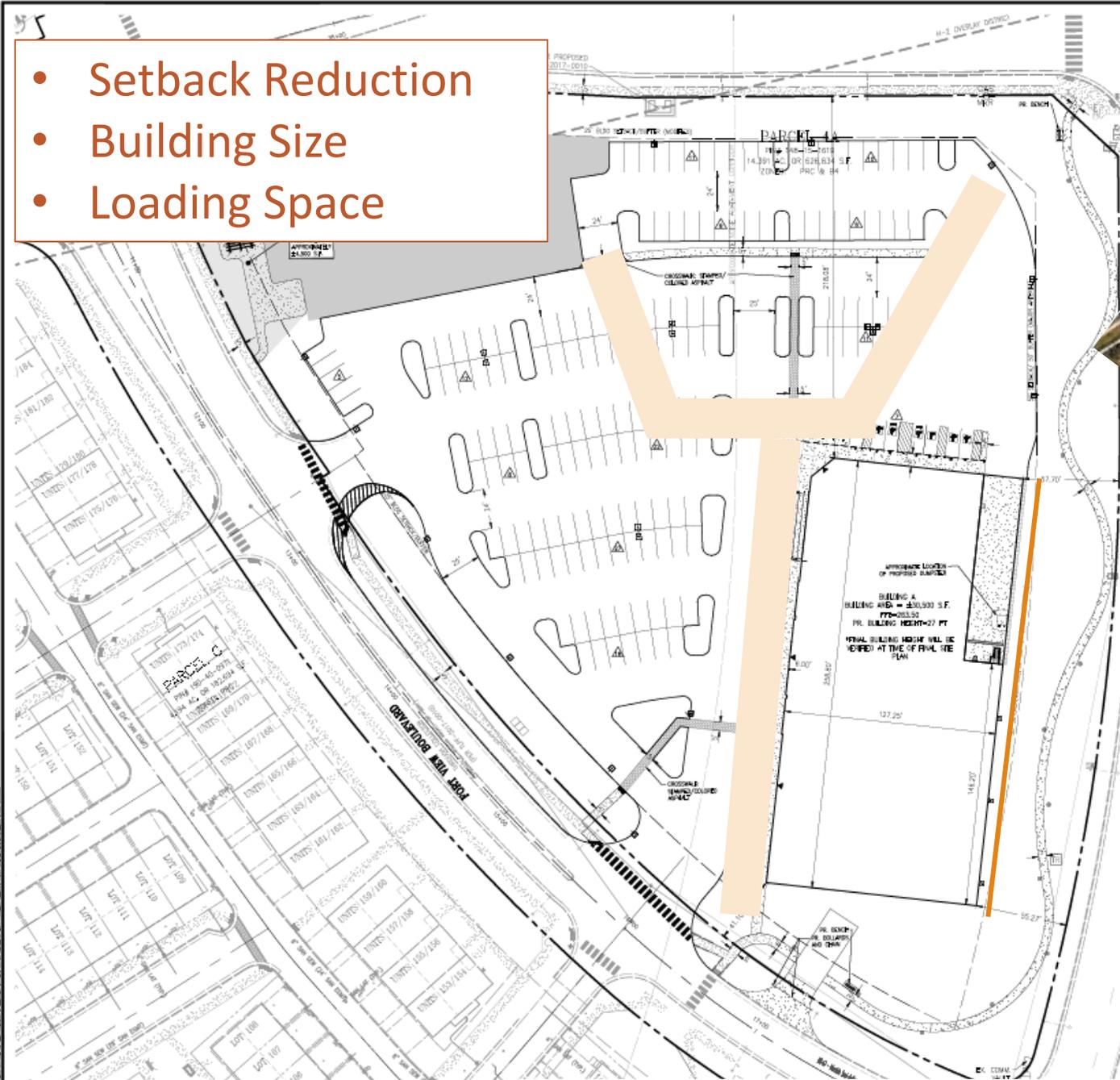


# Modifications



1. Setback from Battlefield Parkway
2. Building Size
3. Number of loading spaces
4. Buffer and screening
5. Universal Gateway standards

- Setback Reduction
- Building Size
- Loading Space



**NOTES**

1. SITE LAYOUT MAY CHANGE WITH FINAL ARCHITECTURAL AND ENGINEERING SOCIAL AND TOWN APPROVALS AT TIME OF SITE PLAN.
2. THE APPLICANT RESERVES THE RIGHT TO INCREASE THE FOOTPRINTS AND/OR SQUARE FOOTAGES UP TO 10% FOR ANY OF THE PROPOSED BUILDINGS, SO LONG AS THE OVERALL SQUARE FOOTAGE FOR THE DESIGNATED AREA REMAINS UNDER THE TOTAL ENTITLED SQUARE FOOTAGE AND THE LAYOUT REMAINS IN GENERAL CONFORMANCE.
3. ALL DIMENSIONS SHOWN ARE CONSIDERED APPROXIMATE.
4. SEE SHEET 02 FOR LEGEND AND SITE TABULATIONS.
5. CURT CORNERS WILL BE LOCATED IN THE PROPOSED PARKING LOT. FINAL LOCATION WILL BE DETERMINED AT TIME OF FINAL SITE PLAN.
6. LOADING DOCK IS NOT CONSIDERED GFA AS PART OF THIS APPLICATION.

PARKING TABULATION	
PARKING REQUIREMENT (RETAIL SALES, GENERAL)	1 SPACE PER 200SF FOR FIRST 30,000 SF GFA; 1 SPACE PER 1,000 SF GFA AFTER
RETAIL USE AREA (SF)	30,000 SF
REQUIRED PARKING	132 SPACES
TOTAL	132 SPACES
PARKING PROVIDED	290 SPACES

**Gordon**  
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 Chesley, VA 20151  
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 www.gordonva.com

CONCEPT DEVELOPMENT PLAN - INTERIM PLAN  
**LEEGATE COMMERCIAL ZONING MAP AMENDMENT**  
 TOWN OF LEESBURG  
 LEESBURG INDEPENDENT DISTRICT  
 LOUDOUN COUNTY, VA

WORD: 1" = 10'  
 SCALE VERT: N/A  
 DATE: MAY 2022  
 PLAN: 2201-0203  
 JOB: TL20-2022-0006  
 CADR: C-01\_003.DWG  
 NCS: C-01\_003  
 NUMBER: 07A OF 26  
**Gordon**

Neighborhood Retail Convenience Center limits buildings to 15K

## Buffer and Screening: Reduce from 35 feet to 25 feet



Sec. 12.8.2G.4. Established buffers to screen rear and sides of buildings.

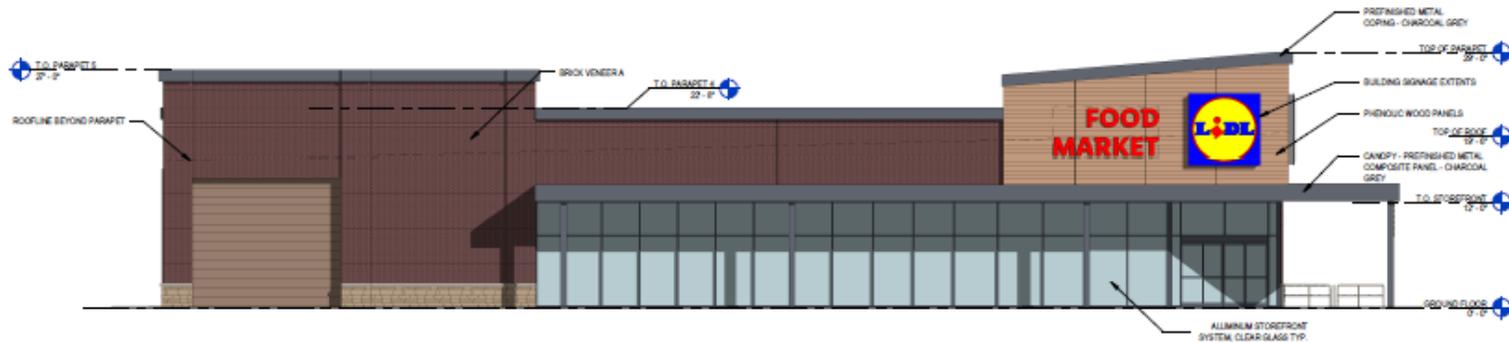
- Applicant has proffered four-sided architecture
- Augmented interior parking lot landscaping
- Added second building

# Universal Gateway Standards

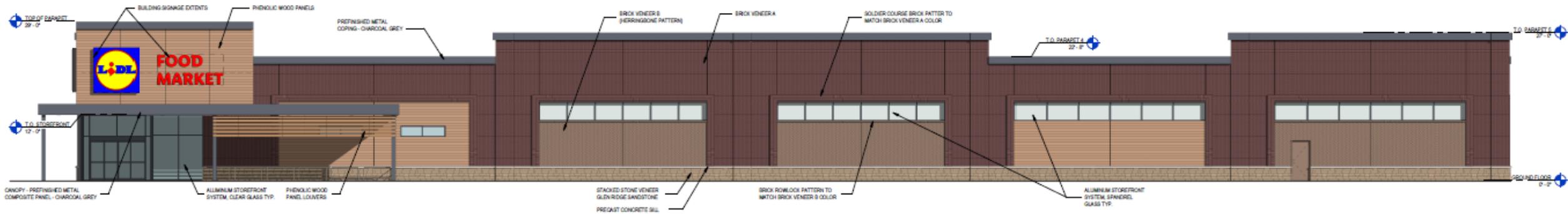


## Sec. 7.12

- Building Placement
- Parking Placement
- Corporate Architecture



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