

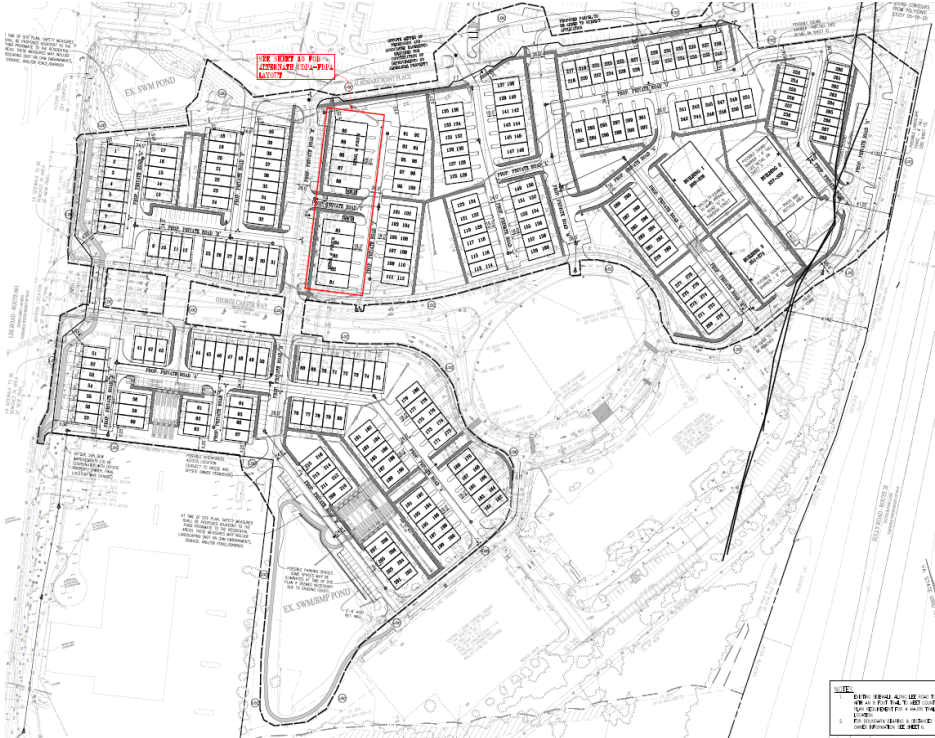
**McGuireWoods**

## **BPR Ellipse LLC – PCA 2019-SU-003**

Joint Sully District Land Use & Transportation Committee Presentation  
January 19, 2026

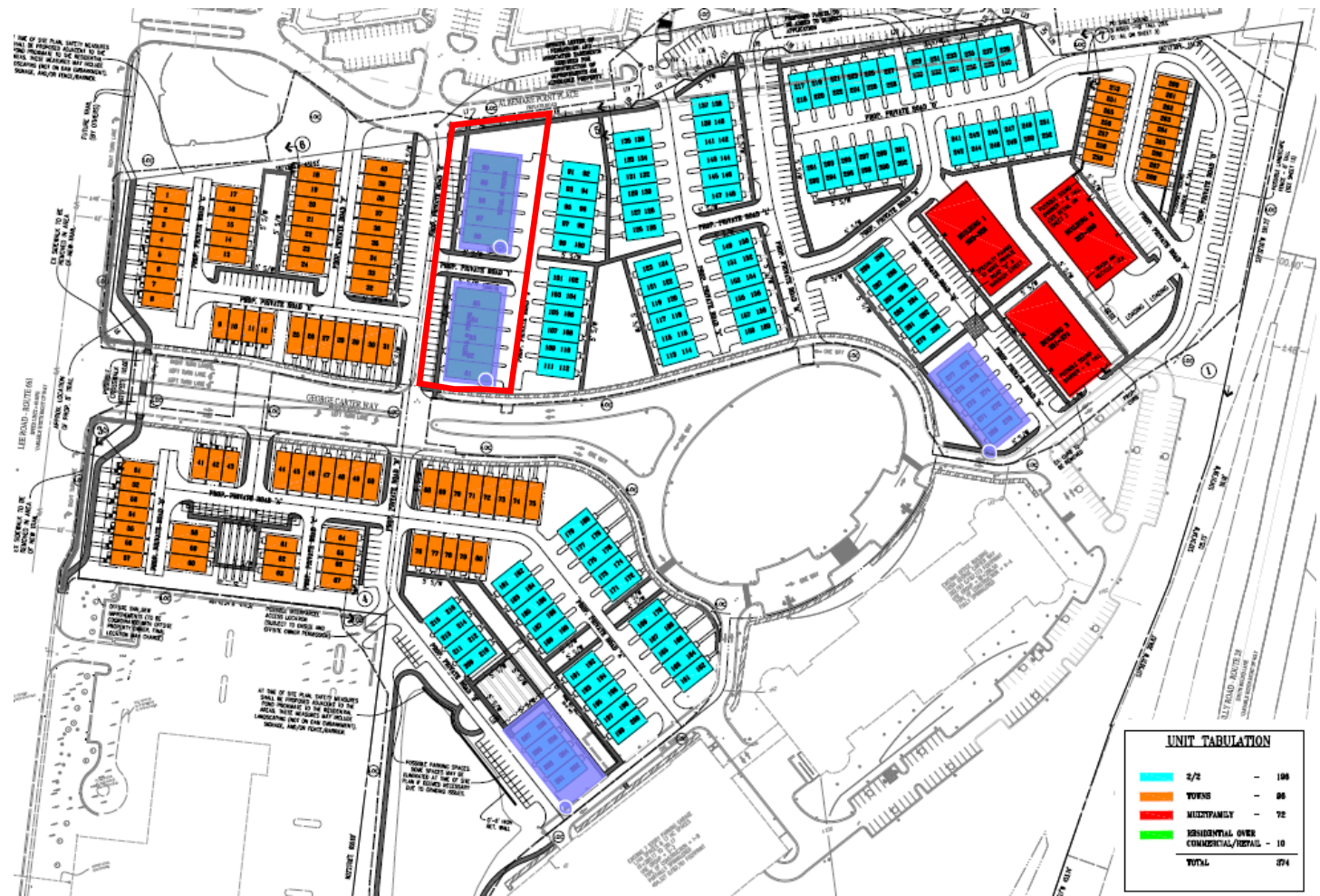
Existing Approval – RZ 2019-SU-003  
Approved March 9, 2021

- PDC
- 37.34 acres
- 374 residential units

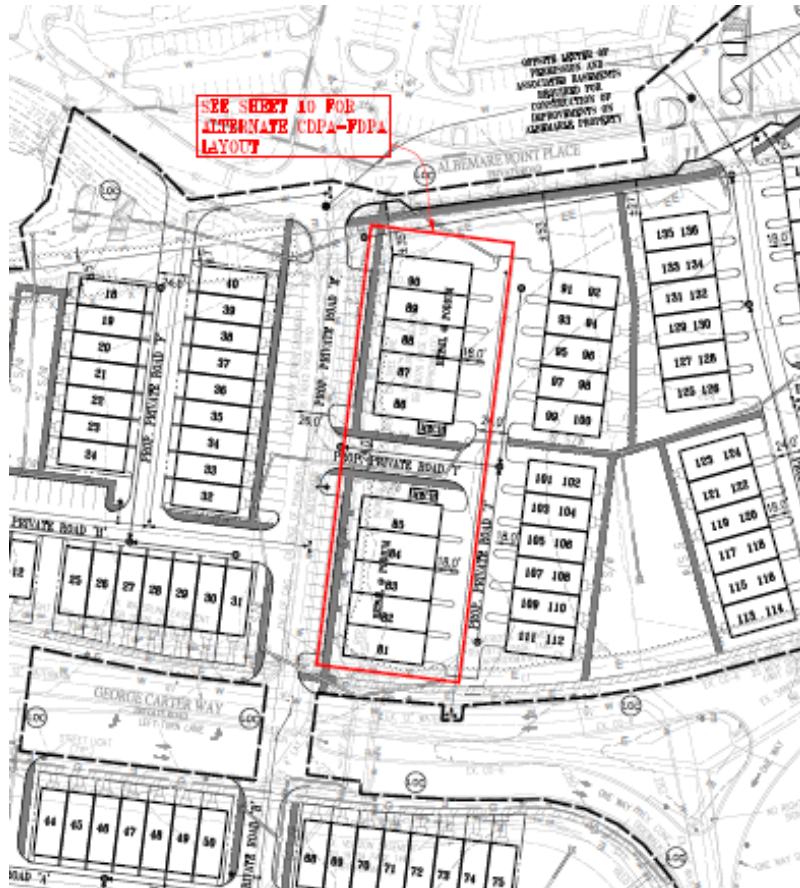




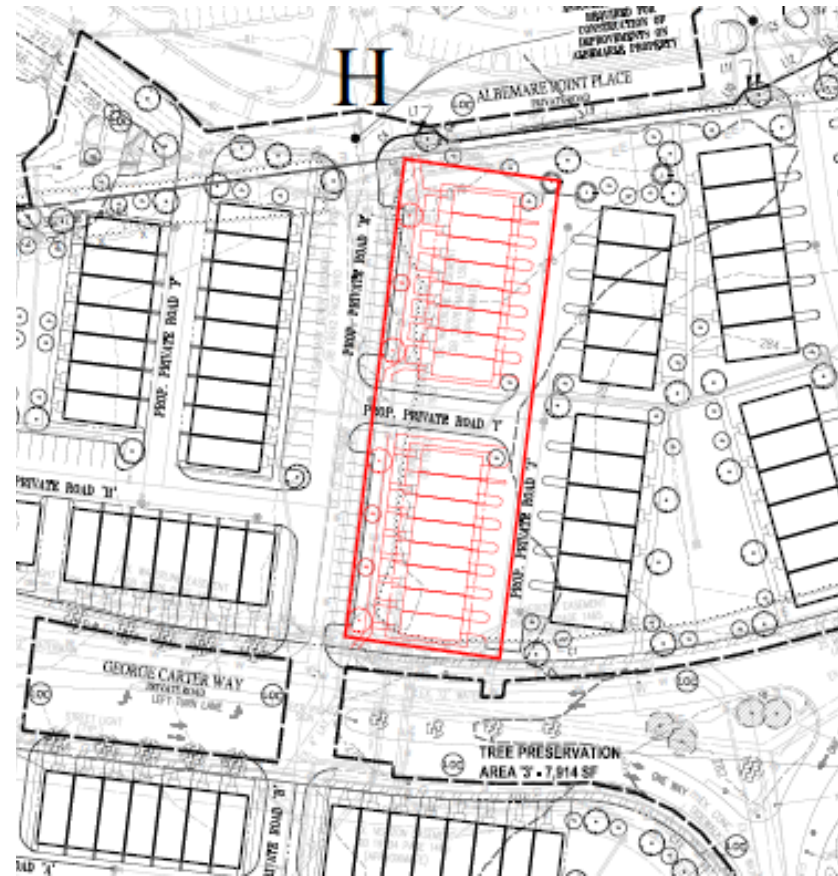
## Construction Update



## Approved Units



## PCA Proposal – Add as option



## Proffer Revisions – Proffer 3

Development. The Property may be developed with 10 condominium units with first floor retail or 16 single family attached dwellings.

If the single family attached dwelling unit option is pursued, the following will apply:

- The road grid and the pedestrian network surrounding the units will be constructed as shown on the CDP/FDP approved with RZ-2019-SU-003.
- The gross floor area of the single family attached units will not cause the overall gross floor area of the development approved pursuant to RZ-2019-SU-003 to increase above that shown on the CDP/FDP approved with RZ-2019-SU-003.
- The amount of open space and urban park space for the development approved pursuant to RZ-2019-SU-003 will not decrease from that shown on the CDP/FDP approved with RZ-2019-SU-003.
- The 16 single family attached units will be similar in style, massing and height to those elsewhere in the development (for example, Units 25 through 31 as shown on the CDP/FDP approved with RZ-2019-SU-003).
- Three of the 6 additional units will be sold as 16-foot wide WDU units affordable at 80% of AMI and one of the 6 additional units will be an ADU.
- An amendment of previously approved Site Plan #6178-SP-126-3 will be processed to reflect the sixteen , 16' wide, single family attached units and confirm compliance with the conditions noted above.



## Relevant Facts

- Original rezoning far exceeded the acreage for Urban Parks recommended in the Comprehensive Plan and this application does not reduce that acreage.
- No increase in impervious surface so no changes needed to the approved SWM plan.
- One additional ADU is required, but the applicant has also committed to 3 WDUs @ 80% AMI, which would not be required.
- Applicant will commit to additional school contribution, if necessary
- Staff requested street trees along private road - now shown on plan.
- Net neutral trip generation impact.
- This situation was anticipated in the original proffers:  
If, after a period of one (1) year after the issuance of the last residential use permit in Phase 2 or bond release of Phase 2 whichever is earlier, diligent and earnest efforts at leasing the retail space(s) in the two “residential condominium units over retail” buildings is not successful, the Applicant may utilize the space for residential use provided the total number of residential units limited by this proffer is not exceeded.

# Hearings

Planning Commission - March 25,  
2026

Board of Supervisors - April 14, 2026



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