



Department of Community Development Department Update – 2/28/15

Public/Town Projects:

1. Fireman's Field – On 1/15/13 BAR approved design of a ticket booth and storage buildings to be located at Fireman's Field. ~~Ticket booth and utility screening to commence construction soon. The storage buildings will wait until after the Babe Ruth Tournament. Ticket booth and cover for electrical panels are complete. Storage building is under construction and nearing completion. Next step will be the occupancy & completion permit. Occupancy issued for a part of the shed on November 21, 2014. Waiting on some minor submissions to issue a certificate of completion.~~
2. Loudoun Valley High School – Site Plan has been submitted for auditorium and gymnasium additions; new sports fields; press boxes, restrooms; dugouts; and team rooms. Site Plan approved and zoning permit issued on 9/16/13. Construction is ongoing. Temporary occupancy given on February 21, 2014 for use of the new practice fields. Construction ongoing. Next step is completion/occupancy permit. Waiting on some minor submissions to issue a certificate of completion.
3. Town of Purcellville – Zoning permit issued on February 18, 2014 for the streetscape improvements on North 21st Street between Main Street and North 21st Street.
Contract awarded by Council February 24, 2015
4. Loudoun County Parks and Recreation – Site plan submitted for Upper Loudoun Youth Football League fields at Fields Farm. Working with the County. Active project. **Waiting on resubmission by County. Last response was September 23, 2014.**
5. Town of Purcellville – Zoning permit issued on April 25, 2014 for A Street sidewalk project. Bulk of work complete. Waiting on some minor submissions to issue a certificate of completion.

Business-Related Projects:

Approved and under construction:

1. Cole Farm/Purcellville Gateway: The developer has submitted an application for three Special Use Permits: 1) a restaurant over 4000 square feet; 2) a drive through for a restaurant; and 3) a drive through for a restaurant. ~~Town Council/Planning Commission held a joint public hearing on July 9, 2013 and approved the applications with some conditions. Staff is reviewing site plan. Site plans have been submitted and are in final review process, availability fees have been approved for Starbucks, site plan should be approved next week. Site plan approved and zoning permit issued on June 18, 2014. Ground breaking for Starbucks building will be June 30th. Construction has commenced on Starbucks building. Occupancy issued for the shell building on 12/22/14. Interior fit up issued for Starbucks. Temporary occupancy issued on January 22, 2015 for Starbucks in Suite A. They are required to do some~~

landscaping this coming spring, once that is complete they will get a permanent occupancy . Interior fit-up issued for a UPS Store in Suite B.

Applications submitted for a site plan amendment and a minor subdivision to create a separate building lot for a standalone restaurant. Preliminary plans for Chick-Fil-A have been submitted. ~~Their first step will be the Board of Architectural Review. Chick fil A submitted a Certificate of Design application on October 21, 2014 for new construction at 165 Gateway Shopping Center. Purcellville Gateway Drive. A minor subdivision application has been submitted to subdivide this lot from the Purcellville. The BAR gave comments on the proposed design of the Chick fil A building on November 18, 2014 and the application is to be on the December 16th meeting agenda. Certificate of Design was approved with conditions at the 12/16/14 BAR meeting.~~ Site plan has been submitted and is in the review process.

2. Butterfly Gourmet – Interior Fit-up issued for building located at 221 E. Main Street. Site plan received. Comments sent to applicant, resubmission required. Working with applicant to get occupancy permit. A security bond was submitted for the construction of the parking lot. Temporary occupancy issued on 2/12/15. Open for business.

In Application Process:

1. Southern States – Site plan submitted on March 25, 2014 for redevelopment of 261 N. 21st Street. Plan is being reviewed for completeness. Site Plan has been sent out to review agencies. Applicant is working on comments. Interior fit-up was approved on January 13, 2015 and an application for Board of Architectural Review for exterior renovations to existing building was approved with conditions on February 17, 2015.
2. Mayfair Industrial – Construction plans submitted on August 28, 2014 for the industrial use section of the Mayfair development. Plans are under review. Second submission with response to comments received from applicant on 12/29/14 and has been sent out for additional review. Additional review comments have been sent to applicant.
- 3.. Catoctin Corner – Site plan submitted on 1/18/13 for a shopping center to be located at the northeast corner of E. Main Street and Rt. 287 N. ~~In the comment stage of review. This project appears to be on hold.~~ Applicant submitted Traffic Analysis on May 14, 2014. Grading Plan has been submitted and is being reviewed by the County and the Town. 3rd submission received on 2/17/15 and was sent out for review.
4. Purcellville Crossroads – Application for an annexation of approximately 47 acres located at the NWC of the Route 7 Bypass and Route 287 for a mixed use development. Application was submitted on July 29, 2013. Staff is reviewing the application. Applicant provided a presentation to Town Council on 9/9/14. Council recently approved a comprehensive annexation application process. The applicant is in the process of filling out the application and will be submitting it in the near future.
5. Vineyard Square – ~~Application to the Board of Architectural Review for the demolition of 12 buildings and accessory sheds located at 130 N. 21st Street, 130 East O Street, 138 N. 21st Street, 140-142 N. 21st Street, 144-148 N. 21st Street, 146 N. 21st Street and 151 East O Street. The applicant is requesting architectural approval to replace these buildings with a 5-6 story, mixed use building containing residences and retail. The BAR met on November 19, 2013 and approved the~~

demolition of all of the buildings with the exception that the applicant is required to preserve and maintain the brick facades fronting on 21st Street, consisting of the brick portion and all architectural features of the buildings located at 130 N. 21st Street and 138 N. 21st Street and incorporating these facades into the design of the new construction and that the demolition of the main buildings at 140-142 N. 21st Street and 144-148 N. 21st Street is contingent on design approval of CDA13-11 Vineyard Square which is still under review. On December 17, 2013, Town Council overturned the BAR's requirement to incorporate the façade of 130-138 No. 21st Street in the proposed new construction. On December 18, 2013, the BAR approved the design of the new development with conditions restricting height and changing certain proposed architectural features. The applicant has appealed to the Town Council the conditions of the BAR. The Town Council will hear the appeal on January 14, 2014. On January 14th, Council revised the BAR's conditions of approval. No further hearings required as this is permitted by right. The Certificate of Design Approval is valid for one year. Currently waiting for the applicant to submit a site plan for review. Nine demolition permits were issued on November 5, 2014 and demolition has begun on some of the sheds and accessory buildings. Site Plan submitted on 12/30/14 and was sent out to review agencies on that day. This is an active permit. ~~Waiting for comments from Public Works, VDOT, County Departments, Schools.~~ **Review comments distributed on 1/30, 2/11 and 2/12/15.**

6. McDonalds Restaurant – Certificate of Design approval was issued on August 19, 2014 for the construction of a new restaurant building at 121 N. Maple Avenue (the current site). McDonalds has also submitted special use applications for a restaurant over 4,000 square feet and for a drive through at the same location. Planning Commission held a public hearing and recommended approval to the Town Council on 11/6/14. Following a public hearing, Town Council approved the special use permit applications on 12/9/14. Site Plan received on 12/9/14 and is under review. All review comments were received by January 27, 2015. **2nd submission received on 2/24/14 and was sent out for review on 2/25/15.**

Next Step --- Occupancy Permits:

1. Purcellville Sports – Interior fit-up issued on 9/24/14 for the relocation at the Shoppes at Main and Maple. **Waiting for occupancy permit request.**
2. Mattress Warehouse: Sign permit issued for 711-B East Main Street. Interior fit-up has been approved (Shoppes at Main and Maple). **Has applied for occupancy. Open for business.**
3. Corcoran Spirits – Interior Fit-up for a spirits tasting room at 251 N. 21st Street, #120 was issued on January 15, 2015. **Working – Active permit.**
4. Shave and a Haircut – Interior fit-up issued on January 14, 2015 for the relocation of a salon to be located at 100 West O Street. **Working – Active permit.**
5. Purcellville Spa and Boutique – Interior fit-up approved for the relocation of a spa/boutique to 512 E. Main Street. **Has applied for occupancy.**
6. UPS Store – Submission of sign permits for the proposed location of a UPS Store at the Purcellville Gateway Shopping Center, 140-B Purcellville Gateway Drive (next to the Starbucks drive-thru). **Interior fit-up was approved on 2/19/15.**
7. ISM Weapon Systems – **Relocating to 748 E. Main Street.**

8. Catoctin Valley Community Church – Opening office at 101 E. Main Street.
9. Blue Ridge Psychological Services - Applied for occupancy at 221 E. Main Street, Suite 101.
10. Casper Insurance – Applied for occupancy at 101 E. Main Street, Suite A.

Other Projects and their status:

1. Mayfair Residential – Record Plat submitted on October 21, 2014 for the residential dwelling units located on Brookfield property annexed north of Town. Construction plans are under review for the 254 residential planned development and the 8 lot residential subdivision. 3rd submission of construction plans was received on 2/4/15. Record plat is also under review.
2. The Cottages @ 32nd Street (the Ball property) – Rezoning application received on October 28, 2014 to rezone 10 acres on the west side of 32nd Street from R-2 to PDH-5. The application is requesting 21 duplexes for a total of 42 single family attached dwellings. Concept plan was distributed for review on 11/3 and 11/5/2014. Applicant made a presentation at the January 8, 2015 Planning Commission meeting.
3. Jackson’s Run – County referral received on October 28, 2014 of a preliminary plat for 28 single family detached dwelling units to be located in Loudoun County on the west side of Silcott Springs Road at the intersection with West A Street. Project approved by Loudoun County.

Projects on Hold:

1. SunTrust Bank - On 2/7/12 a zoning permit was issued for the construction of a bank in the Gateway Shopping Center, a stand-alone building at this site. BAR approved the revised building design on March 18, 2014. Site plan is under review. Project has been pushed back to the fall. No resolve in sight. They have paid availabilities and all permit fees. They continue to pay rent for the pad site.
2. Tilly’s Entertainment – Special Use Permit application submitted for outdoor recreation/entertainment complex. Presently this application is part of the Purcellville Crossroads application.

February, 2015 New Business Occupancies:

Applicant/Address	Permit Date	Description	No. of Employees
Sign Design – 142 E. Main Street	2/9/15	Relocation from 21 st Street	
Pet Value – 120-C Purcellville Gateway Drive	2/12/15	Expansion to adjoining unit	
Butterfly Gourmet – 221 E. Main Street	2/12/15	Temporary occupancy for relocation from 21 st Street	
Uptown Essentials – 860 E. Main	2/19/15	Retail boutique	2

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BAR – Pre-application discussions	
Variances	
Annexations	
Rezoning	
Comprehensive Plan Amend.	
Boundary Line Adjustments	1
Lot Consolidations	
Site Plans	
Minor Site Plans	
Site Plan Revisions	
Construction Plans	
Preliminary Subdivision Plats	
Minor Subdivision Plats	
Preliminary Subdivision Plat Revisions	
County Referrals	
Commission Permits	
Easement Plats	
Record Plats	1
Grading Plans	
Lawn Complaints (Tall Grass)	0
Code Violation Warnings	4 (3 resolved as of 1/1 without issuing a citation)
Formal Notice of violations issued	0

12 illegal signs in the Town’s right of way were confiscated during the month of February.

Departmental Initiatives.

Comprehensive Plan Update

The Planning Commission is continuing with a comprehensive review of the zoning uses in the different zoning districts with particular emphasis on Special Use Permits. The goal is to update the use lists by removing those uses that are outdated or no longer relevant and to change uses requiring a Special Use Permit that no longer require extraordinary mitigation to uses by right. In addition, the definitions chapter will be updated and augmented. The final product will be a matrix or table of uses that will be combined into one section.

The Commission is hoping to hold public hearings on the zoning changes early spring. The Commission continues to hold workshops on the zoning changes following their regular meetings on the 1st and 3rd Tuesdays of the month at 7 pm in Town Hall.

The Economic Development Advisory Committee is working on a strategic tourism plan. The committee meets the first Tuesday of every month at 7PM in Town Hall and welcomes public

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input and participation. The plan was presented to Town Council December, 9 2014. EDAC will now work on finalizing the written document.