

County of Loudoun

Department of Planning

MEMORANDUM

DATE: April 23, 2014

TO: Patrick Sullivan, AICP, Director of Community Development
Town of Purcellville

FROM: Rodion Iwanczuk, AICP, Senior Planner *RI*
Community Information and Outreach

**SUBJECT: PURCELLVILLE RZ14-01, RZ14-02, Mayfair Industrial & Residential,
1st Referral**

BACKGROUND

The Town of Purcellville ("Town") is considering two rezoning applications, Mayfair Industrial and Residential, on two parcels that occupy a total of approximately 23 acres of land. The first application, RZ14-01, would rezone a 19.01-acre portion of a parcel (Parcel 1) better described as Tax Map 35, Parcel No. 14 (PIN 487-36-5498-000), to M-1 (Industrial) District from X (Transitional) District. The second application would rezone a 3.98-acre parcel (Parcel 2), Tax Map 35, Parcel No. 17 (PIN 487-47-4375-000), to PDH-8 (Planned Development Housing-8) from X (Transitional) District.

The property is located on the west side of Route 611 (Purcellville Road), north of Route 7. The subject property lies within the Town following a Boundary Line Adjustment Agreement approval by the Circuit Court on February 12, 2014. A review of the rezoning plat and County records indicates natural features on the subject property to include a modeled wetland and forest cover. Surrounding land uses include a residential subdivision to the north, Woodgrove High School and approved recreational facilities to the west, a light industrial area to the south, and agricultural uses and undeveloped land to the east across Route 611. The planned Northern Collector Road runs through the Mayfair property.

The Loudoun County Planning Department appreciates the opportunity to provide written comments.

RELATIONSHIP TO THE LOUDOUN COUNTY COMPREHENSIVE PLAN

The subject property is located within the Town of Purcellville and adjacent to the Purcellville Joint Land Management Area (JLMA) on the north and the east. Staff reviewed the proposed zoning map amendment in light of the Revised General Plan and the 2010 Revised Countywide Transportation Plan (2010 CTP).

ANALYSIS

A. LAND USE

As noted above, the subject property (Mayfair) was annexed into Purcellville on February 12, 2014, following public hearings held in December 2013 by both Loudoun County and the Town of Purcellville. At the Town's public hearing, on December 10, 2013, the Purcellville Town Council also approved RZ13-01, which amended proffered conditions of Loudoun County ZMAP 1990-0019, Autumn Hill, and stated that within four months of approval of the annexation applications a rezoning application would be filed to rezone Parcels 1 and 2 as described above.

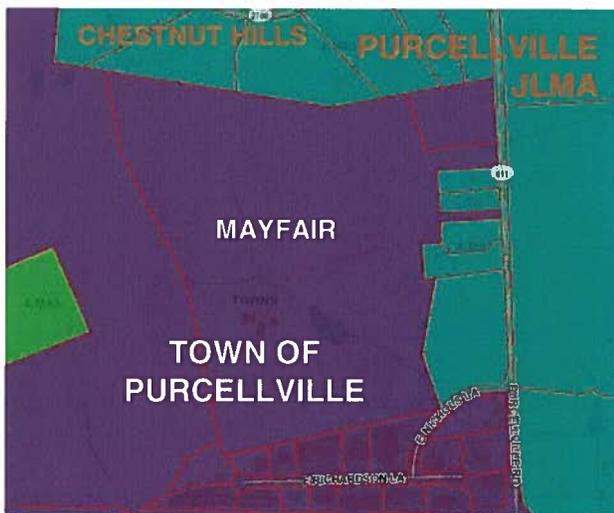


Figure 1 Mayfair and Vicinity

Mayfair is located generally south and west of area located in the County's Rural Policy Area and Purcellville Joint Land Management Area (JLMA) and designated on the Revised General Plan's Planned Land Use Map for Residential uses. Parcel 1 is located on Mayfair's southwest, approximately 150 feet west of undeveloped land, and the nearest existing residential property is located approximately 600 feet to the northeast. Other adjacent land uses include planned youth athletic and recreational uses and two existing schools to the west on the Fields Farm property owned by Loudoun County, light industrial uses contained

within the Valley Industrial Park to the south, and residential uses planned within Mayfair. Parcel 2 is located on the extreme northeast of the Mayfair property and abuts Route 611 on the east. The northern and eastern property lines of Parcel 2 form the Town's boundary with Loudoun County and the County's JLMA-3 (Joint Land Management Area-3) zoning district. Residential density within the JLMA-3 district is one dwelling unit per three acres, with minimum 15-foot front and 10-foot side yards along local roads such as Route 611. A large-lot residential neighborhood (Chestnut Hills) is located to the north within the County. Undeveloped and agricultural property is located to the east across Route 611. The CTP-planned Northern Collector Road (NCR) will run through the middle of Mayfair and provide access to Route 611.

The applications propose development on Parcel 1 of up to 304,920-square feet of light industrial use at maximum lot coverage of 0.50 and on Parcel 2 of 32 single-family detached and townhouse dwelling units.

INDUSTRIAL DEVELOPMENT

Parcel 1, which is proposed for light industrial development, has long been planned for such development, including when governed by Loudoun County ZMAP 1990-0019, Autumn Hill. Parcel 1 adjoins and would be accessible from the adjoining Valley Industrial Park to the south through potential connection to East Nichols Lane and connection to the NCR.

An industrial park has long been intended for the area of Parcel 1, which adjoins existing industrial development to the south and planned youth athletic fields on the County's Fields Farm property to the west within the Town of Purcellville. The site is buffered from residential development. As such, the proposed use appears to be compatible with existing and approved development and consistent with applicable plans.

RESIDENTIAL DEVELOPMENT

The applicant proposes rezoning Parcel 2 to the PDH-8 district to allow up to 32 single family detached and townhouse dwelling units on a 3.98-acre portion of the applicant's property. Single-family detached homes planned for Mayfair would be located on the west side of Parcel 2, and the NCR would abut the parcel to the south. The PDH-8 land use diagram on Sheet 4 of the CDP indicates that single-family detached homes would be located on the planned Berkley Street cul de sac adjoining other single-family detached homes. Townhouse units appear to be intended eastward toward Route 611 from that point, including units backing up to the Chestnut Hills subdivision. A private parking court extending through a modeled wetland would provide access to the townhouses.

The CDP depicts a 50-foot northern buffer yard between Parcel 2 and the Chestnut Hills subdivision, and a 5-foot buffer yard separating Parcel 2 from Route 611. Buffer yards, which can act as visual, light, or noise screens between different types of uses, for instance, between Single-Family Detached (SFD) and Single-Family Attached (SFA) homes. In the County's JLMA-3 districts, buffer yards would range from 10 to 25 feet in width, larger than the 5-foot buffer yard proposed on the CDP along Route 611.

As depicted on the CDP, the placement of the townhouses on Parcel 2 presents issues of compatibility with the existing and planned lower-density residential development to the north and to the east across Route 611, as well as modeled wetlands through which a private parking court would extend. Staff notes the balance of approved development on the Mayfair property consists of SFD homes to the north of the NCR and townhouse units located on the south side of the NCR.

Annexation and subsequent rezoning of the Mayfair property by the Town provided for a reduction in approved development from 492 to 257 dwelling units. Approved development reflects a gradual increase from lower to more intense development proceeding southward. The development plan associated with RZ14-02 upsets this development gradient by placing townhouses abutting large lot residential parcels.

Compatibility with SFD housing adjacent to Parcel 2 and the extension of a private parking court through a modeled wetland make development of townhouses on Parcel 2 problematic. County staff notes that townhome construction adjoining existing large-lot residential development located in the Chestnut Hills subdivision would not be an obvious transition of intensity given that SFD home lots are intended for the balance of the northern property line of Mayfair. The northern edge of Mayfair is also within a PDH-8 zoning district, and lots generally average approximately 7,200-square feet, or a density of 6 dwelling units/acre.

County staff notes the lack of compatibility between proposed townhouse development on Parcel 2 and existing large-lot residential development within the Chestnut Hills subdivision to the north. Single-family detached housing throughout Parcel 2 would create a better and more gradual transition leading to the more intense development, which includes townhomes located further to the south on the Mayfair property and within the Town.

C. PROFFERS

A proffer statement dated March 3, 2014, accompanies the applications, which restates, reaffirms, and ratifies the applicant's Proffer Amendment Statement to ZMAP 1990-0019 accepted by the Town on December 23, 2013, which includes construction by the applicant through its property of the Northern Collector Road.

County staff supports the applicant's proffer to construct the Northern Collector Road through the Mayfair property from Route 611 to the property's western boundary abutting the County's Fields Farm property.

RECOMMENDATIONS

The subject application would allow the applicant to establish an industrial park with up to 304,920-square feet at 0.5 lot coverage and to construct 32 additional single-family detached and townhouse dwelling units, on the Mayfair property located north of Route 7. County Planning Staff support the rezoning for the industrial park and, with revision, could support the residential rezoning. Staff is concerned about the placement of townhouses on Parcel 2 that would abut existing and planned single-family detached housing development planned for a density of 1 dwelling unit/3 acres.

Specifically, County Staff suggests that single-family detached housing replace the townhouse units that are proposed for development on Parcel 2. The former would present a better transition from the large-lot development that exists in the Chestnut

Hills subdivision to the north and more intense development that includes townhomes that is located further to the south on the Mayfair property and other areas of the Town.

cc: Julie Pastor, AICP, Planning Director
Cynthia Keegan, AICP, Program Manager, Community Planning