

PUBLIC HEARING NOTICE TOWN OF PURCELLVILLE

The **Purcellville Town Council** will hold a public hearing in the Town Council Chambers located at 221 South Nursery Avenue, Purcellville, Virginia on **Wednesday, March 12, 2014 at 7:00 PM** for the purpose of receiving comments on, considering, and possibly voting on the following items:

REZONING APPLICATIONS, RZ #12-01 and RZ #12-01(a). Mark Nelis of Purcellville, Virginia has submitted two Rezoning applications that seek to amend the Town's Zoning Map by changing the zoning district designation of the parcels identified on the map shown with this advertisement as parcels A, B, C, and D.

Application **RZ#12-01** proposes to change the zoning district designation of **Parcel A** from "Local Service Industrial District" ("CM-1") to "Planned Development Housing - 15" ("PDH-15") which allows a maximum density of 15 residential dwelling units per acre. The applicant seeks this rezoning in order to develop Parcel A (13.7 acres) with up to 176 residential apartment units.

Application **RZ#12-01(a)** proposes to change the zoning district designation of **Parcel B** (6.7 acres) from "Local Service Industrial District" ("CM-1") to "Mixed Commercial" ("MC"), proposes to change the zoning district designation of **Parcel D** (2 acres) from "Office Commercial District" ("C-1") to "Mixed Commercial" ("MC"), and proposes to change the zoning district designation of **Parcel C** (10 acres) from CM-1 and C-1 to MC. The applicant proposes to develop Parcels B, C, and D (18.7 acres) with Indoor and Outdoor Commercial Recreational Facilities, including miniature golf, go-karts, bumper boats, picnic areas, bowling alley, arcades, laser tag, and outdoor events. Outdoor Commercial Recreational Facilities are permitted in the MC zoning district subject to first obtaining a Special Use Permit from Town Council. A separate application for a Special Use Permit is processing concurrently with this Rezoning application.

Parcel A, B and C's existing CM-1 zoning district designation provides for a variety of local and farm service industrial operations, including repair services, building supplies, open or enclosed storage of products, supplies, and equipment, and limited manufacturing. Buildings in the CM-1 zoning district may be constructed up to a maximum height of 60 feet, provided that a building may be erected to a height of 75 feet if certain setbacks from the property lines are met. Buildings in the CM-1 zoning district may be constructed no closer than 20 feet from the front lot line, no closer than 20 feet from the rear lot line, and no closer than 10 feet from the side lot lines.

Parcels C and D's existing C-1 zoning district designation provides for planned office parks, offices, similar business buildings, and limited office support services. Buildings in the C-1 zoning district may be constructed up to a maximum height of 45 feet provided that a building may be erected to a height of 60 feet if certain setbacks from the property lines are met. Buildings in the C-1 zoning district may be constructed no closer than 35 feet from the front lot line, no closer than 20 feet from the rear lot line (40 feet if adjacent to residential), and must provide no minimum setback from the side lot line unless the side lot line abuts a residential district, in which case the minimum setback is 15 feet. Additional setbacks apply from streams. The C-1 zoning district allows buildings and parking to cover a maximum of 60% of the lot area.

Parcel A's proposed PDH-15 zoning district designation allows for residential uses up to 15 dwelling units per acre and, in addition, allows some secondary uses (such as banks, restaurants, outdoor recreation, retail sales, and personal service establishments) so long as the principal residential uses are established.

The Town's Comprehensive Plan currently recommends that Parcel A be developed with Light Industrial uses at an unspecified density. The Light Industrial land uses recommended by the Comprehensive Plan include warehousing, storage, light manufacturing, assembly and distribution facilities. The applicant has filed an application to amend the Comprehensive Plan so that it recommends Parcel A be developed with Multi-Family Residential uses at an unspecified density. The application to amend the Comprehensive Plan is processing concurrently with these applications for Rezoning and is separately advertised.

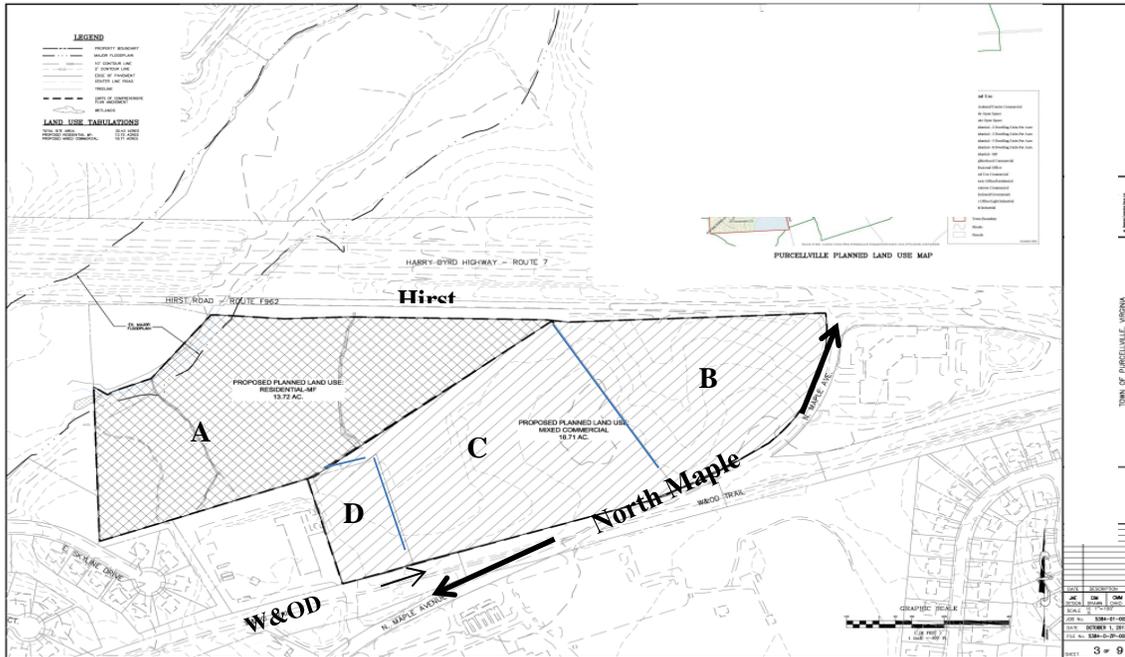
Parcel B and C and D's proposed MC zoning district designation allows for a variety of retail shopping, office uses, recreational uses, and service activities that serve the neighborhoods and Town. The MC zoning district designation allows buildings and parking to cover a maximum of 40% of the lot area, and allows a maximum ratio of building floor area to lot area of 0.6. The MC zoning district allows a maximum building height of 45 feet provided that certain public or institutional buildings may be erected to a maximum height of 60 feet.

The Town's Comprehensive Plan currently recommends that Parcel B be developed with Light Industrial uses at an unspecified density. The Light Industrial land uses recommended by the Comprehensive Plan include warehousing, storage, light manufacturing, assembly and distribution facilities. The Town's Comprehensive Plan currently recommends that Parcel D be developed with Professional Office uses. The Comprehensive Plan's Professional Office land use designation recommends that the land be developed with offices with a maximum height of 45 feet and a maximum ratio of building floor area to lot area of 1.0. The Town's Comprehensive Plan currently recommends that a portion of Parcel C be developed with Light Industrial uses, as described above, and that the remainder of Parcel C be developed with Professional Office uses, as described above. The applicant has filed an application to amend the Comprehensive Plan so that it recommends Parcels B, C, and D be developed with Mixed-Use Commercial uses, which include a variety of retail shopping, office, recreational, and service uses at an unspecified density. The application to amend the Comprehensive Plan is processing concurrently with these applications for Rezoning and is separately advertised.

Parcels A and B are owned by Branko Stupar, Trustee, of Cabin John, Maryland, and consist of a single legal parcel that is identified by Loudoun County land records as parcel identification number 452-25-4468 consisting of approximately 20.43 acres (tax map number /36////////19A). Parcels A and B are presently undeveloped and have been assigned no address. Parcels A and B are located at the southwest quadrant of the intersection of Maple Avenue and Hirst Road, extending west along Hirst Road approximately 1,900 feet from that intersection.

Parcels C and D are owned by Brent H. Mercke of Middleburg, Virginia, and are identified by Loudoun County land records as parcel identification numbers 487-10-9228-000 (consisting of approximately 2 acres and further identified as tax map number /36////////22/) and 452-15-3658-002 (consisting of

approximately 10 acres and further identified as tax map number /36/////22A2). Parcels C and D are developed and contain the following addresses: 341 North Maple Avenue, Purcellville, Virginia; 351 North Maple Avenue, Purcellville, Virginia; and 17167 Maple Avenue, Purcellville, Virginia. Parcels C and D are located on the west side of Maple Avenue, approximately one-third of a mile south of Hirst Road.



These rezoning applications and related information are available for review at the Purcellville Town Hall, 221 South Nursery Avenue, Purcellville, Virginia from 8:00 AM to 5:00 PM, Monday through Friday, holidays excepted.

Hearing assistance is available for meetings in the Town Council Chambers. If you require any type of reasonable accommodation to participate in this meeting as a result of a physical, sensory or mental disability, contact the Purcellville Town Clerk, Jennifer Helbert at 540-338-7421. Please provide notice of the accommodation at least three days in advance of the meeting.

Robert W. Lazaro, Jr., Mayor
Town of Purcellville

Publication dates 2/21/14 & 2/28/14