



**Department of Community Development
Department Update – 2/27/14**

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.
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.**
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.

Business-Related Projects:

Approved and under construction:

In Application Process:

1. ~~Loudoun Valley Restaurants – Special Use Permit request to change morning operating hours to begin at 5 a.m. instead of the previously approved 10 a.m. The Kentucky Fried Chicken/Taco Bell restaurant is located at 201 N. Hirst Road. Following a public hearing on December 19, 2013, the Planning Commission recommended approval to the Town Council the applicant's request to change the operating hours. The Town Council held a public hearing and approved the change on January 28, 2014 so that KFC/Taco Bell will begin selling breakfast foods. **Complete.**~~
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. Waiting to hear from the applicant. **Site plans have been submitted and are in the review process.**
2. 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. Waiting for construction to begin. No news on the bank. **Expecting the bank to submit a scaled down version of the building and a revision of the site plan in the near future.**

Other Projects and their status:

1. Catoctin Creek Apartments – Rezoning and comprehensive plan amendment application received 10/18/12 for a 176 unit apartment complex on 13.72 acres on the south side of Hirst Road. BAR did a preliminary review of the proposed building designs on November 20, 2012. No decisions were made. Application has been deemed complete and is being reviewed by the appropriate agencies. Expect a PC public hearing early May. Comments have been received; in the process of preparing staff report for Planning Commission Public Hearing. Applicant has requested that the public hearing be delayed as they are not ready to move forward. Expect additional submittals within the next two weeks. Resubmitted as part of Catoctin Creek Towne Center.
2. Catoctin Creek Towne Center – Amended rezoning and Comprehensive Plan Amendment application that includes the previously submitted Catoctin Creek Apartment submission and an application for an outdoor recreation/entertainment complex on an adjoining 6.7 acres plus 12 acres owned by Brent Mercke. The application has been sent out for review. Comments are due December 6th. Application is still under review. Catoctin Creek Apartments and Tilly’s Entertainment made presentations before Planning Commission on January 16, 2014. Planning Commission held a public hearing on February 20th. **These applications will be on the March 6, 2014 Planning Commission agenda for discussion and possible recommendation to the Town Council. Town Council has scheduled a public hearing for March 12, 2014.**
3. Tilly’s Entertainment – Special Use Permit application for outdoor recreation/entertainment complex proposed as a part of the Catoctin Creek Town Center. The complex proposes to include 8 acres of open space for local events, concerts, etc. and 7 acres of food, fun and games with proposed bumper boats, adventure golf, ice cream parlor, food court, batting cages, and go cart track. The proposed 35000 square foot main building is to include a full service restaurant, sports bar, bowling, laser tag course, and arcade. Planning Commission held a public hearing on February 20th. **This application will be on the March 6, 2014 Planning Commission agenda for discussion and possible recommendation to the Town Council. Town Council has scheduled a public hearing for March 12, 2014.**
4. Dr. Irfan Idrees of Virginia Medical Center and Urgent Care – Interior fit-up issued for a medical office to be located at 200 N. Maple Avenue. Applicant received BAR approval on 2/19/13 for exterior modifications to the existing building. Preparing a site plan for approval. Site plan approved and construction has started. Most improvements have been completed - expect occupancy in September. Temporary occupancies issued to Dr. Idrees on 8/30/13 for a medical office/urgent care and to Dr. Pierce on 9/3/13 for an orthodontist office. Sidewalk/trail was not installed properly and is pooling water. It must be redone before a permanent occupancy permit can be issued. **Still outstanding. Waiting for a submittal to fix the problems that is acceptable to the Town.**
5. ~~Bethany United Methodist Church and Hall Funeral Home – Minor site plan application received for a shared parking lot to be located at 100 W. Main Street, 151 S. 20th Street and 140 S. Nursery Avenue. In the comment stage of review. Site plan approved 8/1/2013. Landscaping incomplete but a temporary occupancy was issued on January 22, 2014 for the parking lot.~~

6. 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.
7. 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. No movement.
8. Corcoran Brewery – Interior fit-up issued on 9/10/13 for a brewery/restaurant to be located in Suite 8-C of the INOVA Medical Building at 205 E. Hirst Road. Interior construction continues.
9. 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. Waiting for the applicant to submit a site plan for review.**
10. Pizza Hut – Interior fit-up approved for a pizza take-out restaurant to be located at 101 S. Maple Avenue.
11. Designing Flowers – Interior fit-up approved for a retail flower shop to be located at 151 S. 20th Street.
12. The Solare Wine Room - Interior fit-up approved on January 27, 2014 for retail wine sales and tasting to be located at 131 E. Main Street.
13. Milby Company – Interior fit-up approved on January 27, 2014 for a plumbing supply warehouse at 37224 E. Richardson Lane, Units I & J.
14. County Park and Ride – **The church has withdrawn its interest in hosting a park and ride. The application for a park and ride at the Purcellville Baptist Church has been withdrawn at the applicant's request.**

Boundary Line Adjustments	0
Lot Consolidations	0
Site Plans	0
Minor Site Plans	0
Site Plan Revisions	0
Preliminary Subdivision Plats	0
Minor Subdivision Plats	0
Preliminary Subdivision Plat Revision	0
County Referrals	1
Lawn Complaints (Tall Grass)	0
Violations	2

Departmental Initiatives.

Comprehensive Plan Update -- The Planning Commission has completed the review of the Comprehensive Plan and has held a public hearing on the proposed changes to the Plan. The Commission has reviewed public comments and has forwarded the plan to Town Council for action.

The Planning Commission has begun a comprehensive review of the zoning uses in the different zoning districts with particular emphasis on Special Use Permits. The goal being to remove those special uses that are outdated or no longer relevant and allow them as uses by right. Expect phase I, which will include most of the residential uses and the Institutional Public District to be ready for public hearing late summer. The Planning Commission continued a public hearing from their August 15, 2013 meeting to a joint public hearing with the Town Council on September 10, 2013 on proposed amendments to the zoning ordinance regarding uses by right and uses by special use permit for the R-2, R-T, R-8, R-15, and IP zoning districts and regarding changes to Article 6 which provides additional regulations for college and university uses. The ordinance containing these amendments was adopted by Council on September 10, 2013. The Planning Commission is continuing to review the uses in other zoning districts.

7 illegal signs in the Town's right of way were confiscated during the month of February.