

PUBLIC HEARING NOTICE
PLANNING COMMISSION, TOWN OF PURCELLVILLE

The **Purcellville Planning Commission** will hold a public hearing in the Town Council Chambers located at 221 South Nursery Avenue, Purcellville, Virginia on **Thursday, March 20, 2014 at 7:00 PM** for the purpose of receiving comments on, considering, and possibly voting on the following items:

REZONING APPLICATION, RZ13-02 – Holland & Knight LLP c/o Michelle Rosati of Tysons Corner, Virginia has submitted a rezoning application, on behalf of Patrick Henry College, that seeks 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 and B.

Application **RZ13-02** proposes to change the zoning district designation of **Parcel A** (65.65 acres) and **Parcel B** (9.44 acres) from “Transitional” (“X”) to “Institutional and Public Use” (“IP”). The applicant seeks this rezoning in order to develop Parcel A and Parcel B as extensions of the Patrick Henry College campus at a future time; no development is currently proposed if the rezoning is granted.

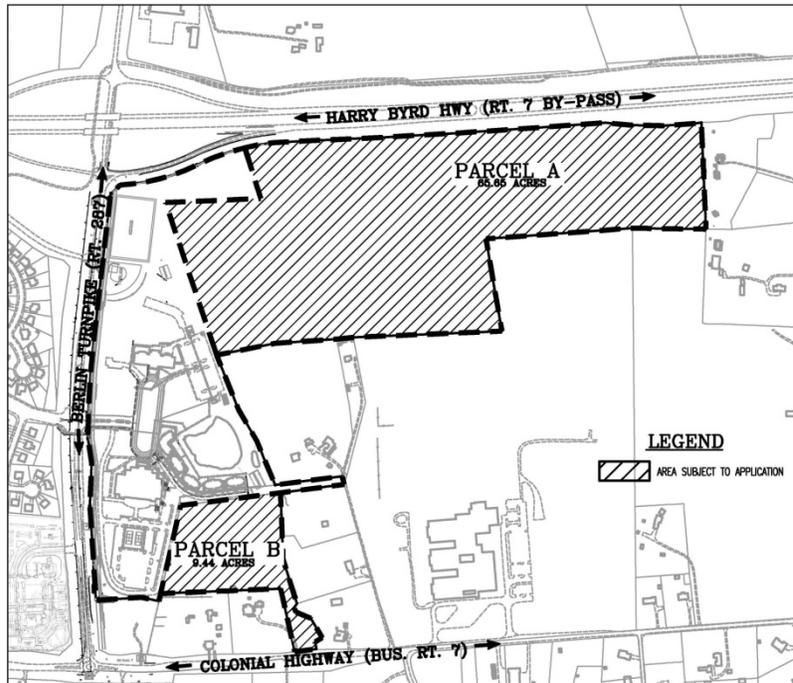
Parcel A and Parcel B’s existing X zoning district designation provides for the reasonable and orderly interim regulation of use and development of land upon annexation which was previously zoned county AR1, JLMA2, JLMA3, PD-GI, RC, PDH6. Buildings in the X zoning district may be constructed up to a maximum height of 35 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 X zoning district may be constructed no closer than 35 feet from the front lot line, no closer than 25 feet from the rear lot line, and no closer than 12 feet from the side lot lines.

Parcel A and Parcel B’s proposed IP zoning district designation allows the location and growth of public and private educational, institutional, public and semi-public uses in areas appropriate for such uses. Such uses include churches, government offices, community and senior centers, community gardens, fire stations, police stations, libraries, museums and art galleries, unlighted parks and playgrounds, schools, minor public utilities, indoor performing arts centers, farm and community markets, and college and universities. Buildings in the IP zoning district may be constructed up to a maximum height of 60 feet if certain setbacks from the property lines are met, provided that within 50 feet of any residential district, the maximum height of the nearest residential district shall apply. Buildings in the IP zoning district are only subject to setback standards when the property borders a residential district in which case front yards adjacent to residential districts shall have a setback equal to the setback of the adjoining residential district or may match the average setback of adjacent structures, and side or rear yards shall be a minimum of 10 feet.

The Town’s Comprehensive Plan currently recommends that **Parcel A** be developed with Office/Light Industrial uses at an unspecified density and that **Parcel B** be developed with Low-Density Residential uses at a density of 1-3 units per acre. The Office/Light Industrial land uses recommended by the Comprehensive Plan include flex-industrial, local and regional offices, research and development facilities, and conference centers. The applicant has filed an application to amend the Comprehensive Plan so that it recommends Parcel A and Parcel B be developed with Institutional 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 A is owned by Patrick Henry College of Purcellville, Virginia, and is a portion of a legal parcel that is identified by Loudoun County land records as parcel identification number 453-48-2745-002 consisting of approximately 106.41 acres (tax map number /36/////71A2/). Parcel A is presently undeveloped and has been assigned no address. Parcel A is located at the southeast quadrant of the intersection of Harry Byrd Highway and Berlin Turnpike to the east of the existing campus of Patrick Henry College.

Parcel B is owned by Patrick Henry College of Purcellville, Virginia, and is identified by Loudoun County land records as parcel identification number 453-38-9552-000 (further identified as tax map number /36/////72B). Parcel B is presently undeveloped and has been assigned no address. Parcel B is located to the northeast of the intersection of Colonial Highway and Berlin Turnpike and to the southeast of the existing campus of Patrick Henry College.



This rezoning application and related information is 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.

Doug McCollum, Chair
Planning Commission
Town of Purcellville

Publication dates 3/7/14 & 3/14/14