

PUBLIC HEARING NOTICE 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 item:

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” to “Institutional and Public Use” (hereinafter referred to as “IP”). The applicant seeks this rezoning in order to have the right to develop at a future time Parcel A and Parcel B with the uses permitted under the IP zoning district regulations; no specific development plan is currently proposed.

Parcel A and Parcel B’s existing Transitional zoning district designation is an interim zoning designation automatically assigned to land that is annexed from Loudoun County under one of the following County zoning district designations: AR1, JLMA2, JLMA3, and RC. Buildings located in the Transitional 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 increased setbacks from the property lines are met. Buildings in the Transitional 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. The existing Transitional zoning district allows agricultural and forestry uses, single-family dwellings, private schools for 15 or fewer pupils, non-commercial fairgrounds, a temporary circus or carnival sponsored by a non-profit organization, churches, wildlife and game preserves, and beds and breakfasts.

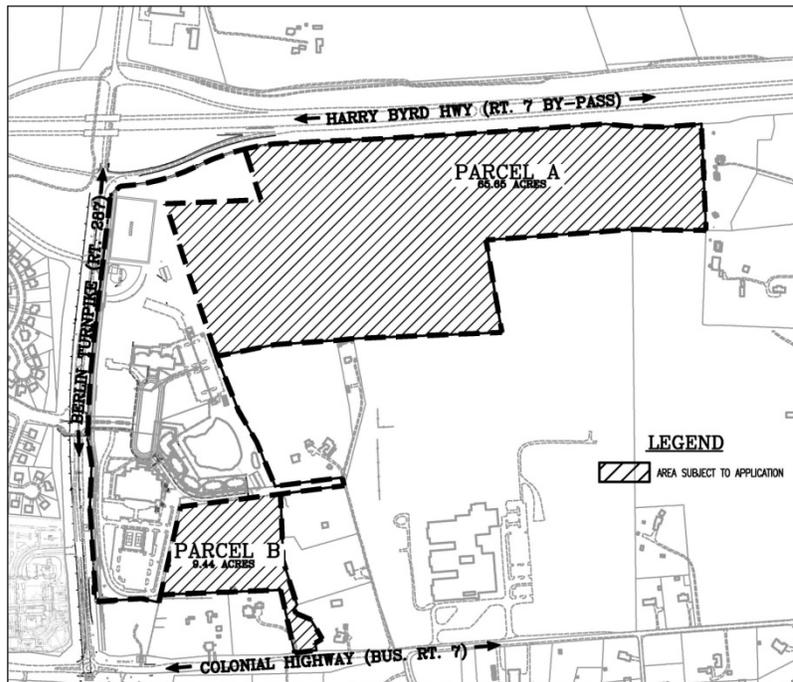
Parcel A and Parcel B’s proposed IP zoning district allows public, civic, and institutional uses, including public and private primary schools, colleges and universities, indoor performing arts centers, churches, government offices, community centers, senior centers, community gardens, fire stations, police stations, libraries, museums, art galleries, unlighted parks and playgrounds, minor public utilities, and farm and community markets. 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 not required to be set back from the property line unless the subject IP property borders a residential district, in which case the IP property must provide a minimum side yard of 10 feet, a minimum rear yard of 10 feet and, if the front yard is adjacent to a residential district, a minimum front yard equal to the front yard required of the adjoining residential district.

The Town’s Comprehensive Plan currently recommends that **Parcel A** be developed with Office/Light Industrial uses, including flex-industrial space, local and regional offices, research and development facilities, and conference centers, all at an unspecified density. The Comprehensive Plan currently recommends that **Parcel B** be developed with Low-Density Residential uses, which includes single-family residences ranging in density from one to three dwelling units per acre. The applicant has filed an application to amend the Comprehensive Plan so that it recommends that Parcels A and B be developed with Institutional uses, which includes schools, community centers, public utilities, churches, and colleges, all at an unspecified density. The application to amend the

Comprehensive Plan is processing concurrently with this application 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 is located at the southeast quadrant of the intersection of Harry Byrd Highway (Route 7 Bypass) and Berlin Turnpike (Route 287). Parcel A abuts the eastern boundary 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 consisting of approximately 9.44 acres (tax map number /36////////72B/). Parcel B abuts the north side of Colonial Highway (Business Route 7), approximately one-quarter mile east of Berlin Turnpike (Route 287). Parcel B is presently undeveloped and abuts the southeastern boundary 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