

# MEMO

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Date: January 9, 2013

To: Fire, Rescue & Emergency Services  
Loudoun County Building & Development  
Loudoun County Building & Development  
Virginia Department of Transportation  
Loudoun County Public Schools  
Town of Purcellville Public Works  
Town of Purcellville Public Works  
Dale Lehnig

Maria Figueroa-Taylor  
Michael Seigfried  
Leroy Locke  
Tom Van Poole  
Adam Adamo  
Samar Beidas

From: Patrick Sullivan, Zoning Administrator, Town of Purcellville

Re: Catoctin Creek Apartments rezoning and comprehensive plan (CPAM)

Applications:

- RZ# 12-01
- CPAM# 12-01

**COMMENT DUE DATE: February 22, 2013** (Note: Please provide one paper copy of the comments to Patrick Sullivan AICP CED Community Development Department, 221 S Nursery Ave. Purcellville, VA 20132 and one electronic copy to [PSullivan@purcellvilleva.gov](mailto:PSullivan@purcellvilleva.gov) by the due date.)

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As part of the Town of Purcellville's development review requirements, the town seeks comments from interested parties regarding proposed changes to the Comprehensive Plan and re-zonings when associated with a major development initiative.

On January 8, 2013 the town received a completed concept plan application for a rezoning and a CPAM that proposes the construction of a 176 unit apartment complex on Hirst Road in the Town of Purcellville.

Please find enclosed the following information for your review:

1. Information sheet
2. Applicant's statement of justification
3. Concept plan
4. Building Elevations
5. Traffic Impact Analysis minus the appendices (except full report to VDOT)

Additional information is available electronically on the Purcellville website including the full text of the Traffic Impact Analysis at <http://www.purcellvilleva.gov/index.aspx?NID=632>

If you have further questions please don't hesitate to contact me at 540-338-2304.

Patrick Sullivan, AICP CED, Director  
Community Development Department  
Town of Purcellville  
[psullivan@purcellvilleva.gov](mailto:psullivan@purcellvilleva.gov)

Mailing Address:

Community Development Department  
Town of Purcellville  
221 South Nursery Avenue  
Purcellville, VA 20132  
540-338-2304 [www.purcellvilleva.gov](http://www.purcellvilleva.gov)

# Information Sheet



## Applicant Information

### Owner:

Branko Stupar, Trustee  
C/O Maryls Rixey  
6401 Little Leigh Ct.  
Cabin John, MD 20818-1625

### Engineer:

Bowman Consulting  
101 South Street, SE  
Leesburg, VA 20175  
703-443-2400  
[cmohn@bowmanconsulting.com](mailto:cmohn@bowmanconsulting.com)

### Applicant:

S.L. Nusbaum Realty Company  
1700 Wells Fargo Center  
440 Monticello Avenue  
Norfolk, VA 23510  
757-640-2228  
[tjohnston@slnusbaum.com](mailto:tjohnston@slnusbaum.com)

### Agent:

Mark Nelis, Esquire  
196 N 21<sup>st</sup> Street  
Purcellville, VA 20132  
540-338-5843  
[mnelis@nelislaw.com](mailto:mnelis@nelislaw.com)

## Proposal:

The SL Nusbaum Realty Company has applied for a Comprehensive Plan Amendment (CPAM) and a rezoning application for a 20+ acre parcel located on Hirst Road in Purcellville VA. The application is a request to amend the present land use designation of Light Industrial (CM-1) to Residential Multi-Family land use for the purpose of constructing a 176 multi-family apartment complex on 13.7 acres of the 20 acre parcel. The CPAM also requests a change of land use from CM-1 to Mixed Use Commercial. The rezoning is for the western 13.7 acres. There are no development plans for the 6.7 acre site.

## Property Location:

A 20 acre parcel of land located on the southern side of Hirst Road approximately 1,000 feet west of the intersection of Hirst Road and Maple Avenue.

## Tax Map/Parcel PIN:

No.: / 36 // // // // // // // 19 A                      PIN: 452-25-4468

## Current Zoning/Proposed Zoning:

CM-1 / PDH-15

## Surrounding Zoning:

North	Transition X
South	Institutional/Public & Commercial-1
East	Institutional/Public
West	Residential-3 & Commercial-1

Patrick Sullivan, AICP CED, Director  
Community Development Department  
Town of Purcellville  
[psullivan@purcellvilleva.gov](mailto:psullivan@purcellvilleva.gov)

### Mailing Address:

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Town of Purcellville  
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