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TO: Chris Mohn
FROM: Daniel Galindo, AICP
SUBJECT: Review of Mayfair (RZ13-01) Final Development Plan – 2nd Submission
DATE: April 3, 2014

After reviewing the final development plan revision for Mayfair dated April 1, 2014, I have determined that the following comments should be addressed prior to the scheduling of the Planning Commission public hearing.

All:

1. The removal of Harrowby Street and the resulting lot reconfiguration due to VDOT's comments represent a major change from the previously approved CDP. Include the justification/reasoning for the change as a note on the cover page.
2. There remain lot lines which appear to delineate a separate open space lot south of the westernmost cul-de-sac of Berkley Street and another separate open space lot located 3 lots south of the westernmost cul-de-sac. Is this intentional? These lines appear on Sheets 3, 4 & 8, but aren't displayed on Sheet 5. The drawings need to be clarified to show the desired layout.
3. It was noted during our meeting on April 1 that the applicants would possibly propose an additional active recreation area on the north side of the Northern Collector Road (NCR) in lieu of creating additional pedestrian linkages across the NCR as suggested by staff (see #3.a of my March 5th comments). To ensure that the FDP would not require a formal amendment in the future to accommodate the construction of the recreation area, provide at least a bubble area noting the location of the potential active recreation area.
4. In response to #4 of my March 5th comments, landscaping islands have been added to the largest of the parking areas in the townhome section, but no extra landscaping is shown.
 - a. External Parking Lot Landscaping: Include calculations on Sheet 9 for the required number of ornamental trees and shrubs to address the external parking lot landscaping requirements of Article 6, Section 1.7.5 of the Purcellville Zoning Ordinance (2 ornamental trees and 7 shrubs per 40 feet of parking lot perimeter for any residential parking lot with 8 or more

spaces). The appropriate number of trees can then be added to Sheet 8 or language can be added as a note on Sheet 9 that the location of the required external parking lot landscaping will be determined during final engineering and displayed on the site plan.

- b. Internal Parking Lot Landscaping: It will be easiest to address this by showing a single canopy tree in each of the islands already added on Sheet 8.
5. Open space is shown on a portion of Lot 38 (as labeled on Sheet 4) throughout the revised FDP. Is this intentional or a mistake?

Sheet 4:

1. It is noted that the “potential phase line” has been removed, so staff wants to clarify that a lack of phasing will require all infrastructure within the entire development to be installed or be covered by an appropriate surety prior to the final plat being released for recording. This is likely the quickest process as it avoids the necessity to submit a preliminary plat and/or site plan, but it may be more expensive overall. Alternatively, committing to phasing on the FDP will require a preliminary plat and site plan, but final approvals can be granted by phase. It’s the applicants’ call, but staff wants to ensure that everyone has the same understanding of the resulting process.

Sheet 7:

1. It is unclear if the two notes apply to one or both of the street typicals above them. Change the heading to “Notes for Private Road Typical” or something similar.