

Mayor
Robert W. Lazaro, Jr.

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John A. Nave
Patrick McConville II



Town Manager
Robert W. Lohr, Jr.

Assistant Town Manager
J. Patrick Childs

221 S. Nursery Avenue
Purcellville, VA 20132
(540) 338-7421
Fax: (540) 338-6205
www.purcellvilleva.gov

TO: Chris Mohn
FROM: Daniel Galindo, AICP
SUBJECT: Review of Mayfair (RZ13-01) Final Development Plan
DATE: March 5, 2014

After reviewing the final development plan for Mayfair dated January 2014, I have determined that the following comments should be addressed prior to the scheduling of the Planning Commission public hearing. Note that Public Works' sole comment is included and distinguished below.

All:

1. The lot configuration in the northwest corner of the site has been changed from the layout approved as part of the CDP in January. Is this a mistake or a desired change? If this change is desired, provide justification/reasoning for the change.
 - a. On Sheets 3, 4 & 8, there are also lot lines which appear to delineate a separate non-open space lot just south of the westernmost cul-de-sac and a separate open space lot located 2 lots south of the westernmost cul-de-sac. Is this intentional? These lots aren't displayed on Sheet 5, so the drawings need to be clarified to show the desired layout.
2. Note and display which specific roads are to be privately maintained.
3. Despite the crosswalk notes on Sheets 3 and 5, display the proposed crosswalk locations across the Northern Collector Road (NCR). Based on the wording of the note, Staff is uncertain as to whether crosswalks are proposed in locations other than Audley Street.
 - a. Although the display of proposed sidewalks and trails matches the CDP, Staff notes that there is no pedestrian connection from the end of Brook Street nearest the recreation facilities to the NCR nor any sidewalks along the southern side of the NCR in that area. This is likely to quickly become a cut-through area for children living in the SFD area once the neighborhood is populated, so Staff strongly recommends that the developer consider additional pedestrian linkages in this area to the location of crosswalks across the NCR.
4. Since the approval of Ordinance 13-08-01 on August 13, 2013, Article 6 Section 1.7 has regulated parking lot landscaping. Article 6, Section 1.7.5 applies to any residential parking lot with 8 or more spaces and requires 2 ornamental trees and 7 shrubs per 40 feet of parking lot perimeter. Article 6, Section 1.7.6 applies to any parking lot and requires 20 square feet of internal landscaping area per space with

no individual area being less than 50 square feet (or 145 square feet and a minimum of 9 feet in width if the area contains a street tree). Please address the parking areas of the SFA area as appropriate and particularly the lots at the western end of Brook Street and the eastern end of Dover Street.

5. Public Works will reserve most comments for the site plan and construction plan submissions; however, please note that the applicant must acquire any necessary off site easements per 5(a) of the accepted proffers dated December 6, 2013.

Sheet 4:

1. A “potential phase line” is displayed here but nowhere else on the FDP. Please clarify the applicant’s intentions regarding phasing.

Sheet 8:

1. After debating the best language to address staff’s concerns about the location of street trees, we will request the following note on the site plan: “All street trees displayed, including those located on private residential lots or common area, are required by the landscaping regulations of the Town of Purcellville Zoning Ordinance. These trees must be maintained by the property owner in perpetuity, and in the event that a required street tree dies, a replacement tree must be planted within 6 months.” The note may also be added to the FDP at the applicant’s discretion. *(Repeated from final CDP review comments)*

Sheet 9:

1. Although the note stating “No tree requirement on private streets” is contained on the approved CDP, it is technically inaccurate as Article 7, Section 3.2 requires street trees along both public and private streets. To clean this up, delete the quoted note and add “per 7(c) of the accepted proffers dated December 6, 2013” to the end of the bolded text on the SFA landscaping calculations.