



STAFF REPORT

TO: Planning Commission
FROM: Daniel Galindo, AICP – Senior Planner
SUBJECT: Mayfair Final Development Plan
DATE: April 25, 2014

Background

Pursuant to Article 11, Sections 6.2 and 8.2 of the Zoning Ordinance for the Town of Purcellville, Virginia, Bowman Consulting Group, Ltd. of Leesburg, Virginia has submitted an application, on behalf of Brookfield Autumn Hill, L.L.C, for approval of a final development plan (FDP) for the Mayfair planned development (“Mayfair”). Mayfair comprises a 52± acre portion of the parcel identified in the Loudoun County land records as Tax Map Number /35/////////14/ and Parcel Identification Number 487-36-5498, owned by Brookfield Autumn Hill, L.L.C., with a zoning district designation of Planned Development Housing (PDH)-8. Mayfair is bounded to the west by the Woodgrove High School and Mountain View Elementary School parcel, to the north by the Chestnut Hills subdivision, to the east by Purcellville Road (Route 611), and to the south by property owned by Brookfield Autumn Hill, L.L.C and the Valley Industrial Park on Richardson Lane.

The submission of an FDP constitutes an intermediate step in the administrative plan review process for projects zoned PDH and is intended to ensure consistency with the approved Concept Development Plan (CDP) for a particular property, prior to the submission of final engineering plans. Mayfair is subject to an amended CDP and an amended Proffer Statement that were approved by Town Council on December 10, 2013 as application number RZ13-01. The amended proffers and CDP limit Mayfair to a maximum of 257 residential dwelling units consisting of a mix of single-family detached and townhouse style units. These housing types will be separated by a portion of the Town’s planned Northern Collector Road (NCR), to be constructed by the developer, which will bisect the development. Detached single-family homes will be located to the north of the NCR and served by public streets while townhomes will be located to the south and served by private streets. PDH developments are also required to provide active recreational amenities which will be located in the northwest corner of the townhome area.

Procedure

Following required public notice, the Planning Commission will hold a public hearing on the FDP on May 1, 2014 as required by Article 11, Section 6.2 of the Purcellville Zoning Ordinance. That same section requires the Commission to “consider the final development plan in accordance with the approved conceptual plan, and...determine if said plan does

comply with the applicable zoning district regulations.” After conducting that review, the Planning Commission shall approve, conditionally approve or disapprove the FDP; however, conditions are only warranted when the FDP fails to comply with the CDP or standards and regulations of the Zoning Ordinance. If the FDP meets all requirements of Article 11, Sections 6.2 and 8.2 of the Purcellville Zoning Ordinance, then it must be approved.

Analysis

While the FDP is to be prepared in accordance with the CDP and must comply with any applicable zoning requirements, the FDP may contain justified alterations to the layout displayed on the approved CDP and still be in accordance with the CDP. With this in mind, noteworthy differences between the layout displayed on the submitted Mayfair FDP (revised through 4/22/14) and the layout on the approved CDP are included below:

1. Right and left turn lanes have been removed from Purcellville Road in response to a turn lane warrant analysis submitted to VDOT which indicated that turn lanes are not warranted on Purcellville Road at its intersection with the NCR. On April 25, VDOT provided review comments on the warrant analysis which are requiring the resubmission of a corrected analysis in order to accurately determine whether the turn lanes are required or not.

NOTE: Purcellville Road improvements including the turn lanes are proffered in 3(b)(i) of the accepted proffer statement, but 4(a) permits the applicant to provide a cash contribution in lieu of an improvement if it is determined to be an unnecessary improvement by VDOT. Therefore, the Town will ultimately receive the same value whether the turn lanes are constructed or not.

2. The street and lot configuration of the single-family detached area has been revised in response to VDOT review comments to ensure conformance with VDOT “Corner Clearance” criterion and minimum cul-de-sac length requirements. This has resulted in the removal of Public Road “E” shown on the CDP, the conversion of Regent Street (CDP Public Road “C”) into a cul-de-sac, and the lengthening of the western cul-de-sac of Berkley Street (CDP Public Road “B”). In response to these changes, the lot layout in this area has been modified while approximately maintaining the number of lots displayed on the CDP. (The FDP contains three fewer lots than the CDP.)

NOTE: The new lot layout also has the added benefit of increasing the provided open space by nearly 1% (.56 acres).

3. Development phasing has been added as recommended by Community Development. Phasing allows the developer to receive approval of final plans and plats by section thereby reducing the amount of infrastructure that must be constructed or bonded at one time. Without phasing, the entirety of the development’s infrastructure would have to be in place or bonded before lots could be sold or housing construction started.

4. Off-street parking and townhome locations along Dover Street (CDP Private Road "J") have been slightly reconfigured in response to Community Development's review comments regarding parking lot landscaping. Interior landscaping islands have been added to the layout in applicable areas, and exterior landscaping calculations have been added to Sheet 9 (to be displayed on the final site plan). The incorporation of the landscaping islands on the FDP led the applicant to shift some parking spaces from the southern end of Dover Street to a new parking area further north on the opposite side of the street. The townhomes along the southern end of Dover have also been shifted northward in conjunction with the parking changes to allow the road to be shortened.

The Commission should also note that the FDP has been revised since the preliminary review of these documents on April 17th to address Commissioner Paciulli's comment that Sheet 8's buffer references incorrectly referred to Sheet 7. The incorrect labeling was carried over from the CDP and now correctly refers to Sheet 9 of the FDP.

Staff Findings and Recommendation

Staff finds that the submitted FDP complies with all applicable zoning district regulations and is in accordance with the approved CDP as all of the noted changes are justified, subject to VDOT's ultimate determination as to whether the turn lanes will be required. (Staff is hopeful that VDOT will make this determination prior to the Commission's May 1 hearing.) *Once the turn lane issue is satisfactorily resolved, staff recommends approval of the FDP as presented.*

Motions

Suggested Motion - Approval

For the reasons stated in the staff report dated April 25, 2014, I move that the Planning Commission approve the final development plan, as revised through April 22, 2014, for the Mayfair planned development as presented.

Alternative Motions

Conditional Approval

For the reasons stated in the staff report dated April 25, 2014, I move that the Planning Commission approve the final development plan, as revised through April 22, 2014, for the Mayfair planned development with the following [conditions *and/or* modifications] which will assure compliance with the standards and regulations of the subject district, and with the approved concept development plan:

1. _____
2. _____
3. _____

Disapproval

I move that the Planning Commission disapprove the final development plan for the Mayfair planned development for the following reasons:

1. _____
2. _____
3. _____