



July 23, 2021
Planning Department Update
For the period April 1 through June 30, 2021

Legend: UR – Under Review; WOA – Waiting on Applicant; CDA – Certificate of Design Approval

Table A			
Current Projects			
Applicant/Project Name	Location/Address	Review Type	Status See Legend
4 X Concrete	265 Shephardstown Ct / Mayfair Industrial Park Lot 7	Site Plan – contractor’s storage yard	UR: Awaiting 2nd Submission.
Freemont Industrial	Shephardstown Ct / Lot 2, Mayfair Industrial Park	Site Plan	UR: Site plan approved. Waiting on Zoning Permit application.
Brewster Lane Bia Restaurant	200 & 230 Brewster Lane	Site Plan	WOA: 3 rd submission review on hold at applicant’s request.
Morgan Meadows	N Hall Ave	Subdivision Construction Plan & Profile	UR: 2 nd submission review and comments provided to applicant.
Old Dominion Storage	Shephardstown Ct / Mayfair Industrial Park Lot 5A (formerly 5 & 6)	Site Plan and CDA	WOA: Site Plan and CDA approved. Awaiting Zoning Permit and bond.
O’Toole	37935 Colonial Hwy	Comp Plan Amendment, Rezoning Special Use Permit for assisted living facility	WOA: Awaiting resubmittal.

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Valley Storage – mini-warehouse storage facility	37231 Richardson Ln, Valley Industrial Park Lot 6F	Site Plan	Under construction
Vineyard Square	130-148 21 st	Site Plan	Approved 3/1/16.
Village Case		Subdivision	Built out; bond release in progress.
Loudoun County Dept of Transportation & Capital Infrastructure (DTCI)	410 E St E	Site Plan demolish & build new group home	Under construction.
Loudoun County Dept of Transportation & Capital Infrastructure (DTCI)	Western Loudoun Projects	Rezoning, Comm. Permits, Special Use Permits, Subdivision Easement Plats (3) Fields Farm Park Road	UR. Second submission review.
ESA Warehouse	Mayfair Industrial Park Lot 11; 150 Shephardstown Ct	Site Plan	UR. Second submission review.
Crisak	Mayfair Industrial Park Lot 12; 210 Shephardstown Ct	Site Plan	UR. First submission review.

Table B			
Commercial/Industrial Zoning Permits Issued or Under Review			
Applicant/Project Name	Location/address	Review Type	Status See Legend
Burr Strength	155 Maple Ave N	tenant fit up	Awaiting occupancy.
Catoctin Corner Pad #6, Holtzman	1210 Wolf Rock Dr	Site Plan	Awaiting zoning permit.

PUBLIC/TOWN PROJECTS:

1. Maple Avenue Water Tower:

- In process of beefing up the foundation to handle additional weight.
- **Zoning permit issued to T-Mobile for antennas.**

2. Hirst Pond Retro Fit:

- **Sediment water pond under construction.**

3. Western Loudoun Projects:

- Rezoning and Special Use Permits submitted 9/29/2020.
- Comment letter issued 3/17/2021.
- Applicant response received 6/30/2021.
- Commission Permit submitted 6/30/2021.
- **Second submission under review.**

BUSINESS RELATED PROJECTS:

Approved:

1. Catoctin Corner – North east quadrant of Main Street E and Rt. 287 N.

- Construction on Building 5 is complete. Will contain two businesses.
- Manhattan Pizza received occupancy and opened for business end of September 2019.
- Sherwin Williams received occupancy and opened for business.
- **Pad site for Bldg. # 6 awaiting zoning permit.**

2. Vineyard Square – 130-148 21st Street.

- Easements have been recorded, bonds have been approved and site plan has been signed 3-1-16.

- Court case complete. ZA prevailed. 4-25-16.
3. **Blue Ridge Estates Subdivision** – West side of 32nd Street at K Street.
- Zoning and occupancy permits issued for all units.
 - **Bond release in process.**

IN APPLICATION PROCESS:

1. **Valley Storage - Mini Warehouse Climate Controlled Storage Facility**
Valley Industrial Park Lot 6F; 37231 Richardson Lane
- Site plan resubmitted and fees received on 4/10/17
 - On 12/13/2016, Town Council voted that an assumption of 90% impervious coverage on the lots draining to this lot is an unacceptable risk to the Town and 100% impervious coverage should be assumed.
 - Waiting on applicant to resubmit.
 - Site Plan resubmitted on 3/30/17.
 - Second submission has been sent out to reviewing agencies.
 - CDA submitted for approval.
 - Received revised site plans on 5/28/19 and was sent out to reviewing agencies.
 - Received Deed of Easement and Record plat recorded.
 - Site plan approved 9/2/20
 - **Under construction.**
2. **Old Dominion Self Storage** – Lots 5A Mayfair Industrial Park
- New Construction Pre-Submission Site Plan submitted 8/21/2017.
 - Documents distributed for review 8/21/2017.
 - CDA approved 10/10/17.
 - Deed of Easement and Plat recorded.
 - **Awaiting zoning permit and performance bond.**
3. **Freemont Industrial** – Lot 2 Mayfair Industrial Park
- Site Plan submitted 9/25/2018 and under review.
 - 2nd Submittal received and sent to reviewing agencies on 7/2/19.
 - 3rd Submittal received and sent to reviewing agencies on 2/27/2019.
 - Right of Way Permit submitted for review on 2/26/2019.
 - Received Deed of Easement and Record plat recorded.
 - Final site plan approved.
 - **Awaiting zoning permit and performance bond.**
4. **ESA Warehouse** – Mayfair Industrial Park Lot 11, 150 Shephardstown Ct
- Site Plan submitted 2/10/2021 and under review.
 - **2nd Submittal received and sent to reviewing agencies on 7/2/2021.**
 - **CDA conditionally approved by BAR on 7/20/2021.**

5. **Crisak** – Mayfair Industrial Park Lot 12, 210 Shephardstown Ct
 - Site Plan submitted 1/25/2021 and under review.

OTHER PROJECTS AND THEIR STATUS:

1. **Morgan Meadows (formerly Beauma Meadows)** – N Hall Avenue.
 - Preliminary Subdivision Plat approved on 8/24/16.
 - Boundary Line Adjustment submitted. Waiting on fee.
 - Boundary Line Adjustment approved.
 - Subdivision Construction Plans & Profile under 2nd submission review.
 - Comments delivered to applicant 7/23/2021

2. **Village Case**
 - Comprehensive Plan Amendment and Proffered Condition Amendment submitted on 8/2/16. The request is to amend the development of the “village center” undeveloped lot to construct 7 new single family residential units and to amend the development of an undeveloped church lot to construct 17 new single family residential units.
 - Town Council approved.
 - Received construction plans and sent out for review.
 - Received Deed of Easement and Record plat for review.
 - Final construction plans approved
 - Deed of Easement and Record Plat recorded.
 - Construction on infrastructure has started.
 - Built-out; bond reductions and releases in process.

3. **Purcellville Gateway**
 - Rezoning, Proffer Amendment and Special Use Permit submitted on 11/01/18.
 - Third submission has been sent out to reviewing agencies.
 - Planning Commission Public hearing set for October 18, 2018.
 - Purcellville Gateway has withdrawn their applications.

PROJECTS ON HOLD:

3. **O’Toole Property** - (37935 Colonial Highway)
 - Comprehensive Plan Amendment and Rezoning submitted.
 - Resubmission received 7/5/16 that included revised Statement of Justification, Response to review comments, Proffer Statement, Economic and Fiscal Impact of Commercial Use of the Property, Proposed Design Guidelines, and Traffic Impact Analysis.
 - CPA, RZ, and SUP resubmission received 7/30/2017 that included revised Statement of Justification, Response to review comments, Proffer Statement, Economic and Fiscal Impact of Commercial Use of the Property, Conceptual Building Elevations and Materials, Water and Sanitary Demand Estimate,

Crosswalk Evaluation Memo, and Site Plans.

- Next step – site plan received and distributed for review
- **Applications on hold pursuant to applicants request.**

6. Brewster Lane Bia Restaurant - 200 & 230 Brewster Lane

- Received construction plan on 12/28/18
- 1st submittal was sent to reviewing agencies on 1/4/19 for review.
- Waiting for return comments from engineer
- 3rd Submittal received and sent out to reviewing agencies
- **On hold pursuant to applicant’s request.**

Quarterly Permits Summary:

	<u>April 1, through June 30, 2021</u>
Commercial/Industrial (does not include temporary)	0
Home-Based Business	7

Permits Issued:

	<u>April 1 through June 30, 2021</u>
Zoning Permits (general permits)	83
Occupancy Permits (not temporary)	Residential-8; Commercial-5
Temporary Occupancy Permits	1
Sign Permits – Temporary	1
Sign Permits – Permanent	1
Sign Waivers	0
Zoning Determination Letters	0
Zoning Clearance Letters	2

Land Development Applications:

	<u>April 1 through June 30, 2021</u>
Annexations/Corporate Boundary Line Adjustments	0
Comprehensive Plan Amendment	0
Zoning Code Text Amendment	1
Proffer Condition Amendment	0
Zoning Map Amendment	0
Commission Permit	0
Special Use Permit	0
BZA Appeal of an Administrative Decision	0

BZA Variance	0
BZA Special Exception	0
BAR Pre-Application Discussion	1
BAR Certificates of Design Approval	0
BAR Demolition Review	0
Appeal of CDA to Town Council	0
Subdivision Pre-Application Discussion	0
Plat & Deed of Lot Consolidation	2
Plat & Deed of Boundary Line Adjustment	1
Plat & Deed of Easement	4
Minor Plan & Deed of Subdivision	1
Preliminary/Final Plat & Deed of Subdivision	0
Preliminary Plat & Deed of Subdivision	1
Extension of Preliminary Plat	0
Revision of Preliminary Plat	1
Engineering Construction Plan & Profile	0
Revision of Construction Plan & Profile	0
Record Plat & Deed of Subdivision	0
Land Development & Subdivision Control Ordinance Exception	0
Site Plan Pre-Application Discussion	0
Preliminary/Final Site Plan	4
Preliminary Site Plan	0
Site Plan Amendment	1
Final Site Plan	0
Minor Site Plan	0
Grading Plan	0
As-Built Plan	0
Bond Approval	0
Bond Extension	0
Bond Reduction	0
County Referral	0

Complaints/Violations for April 1 through June 30, 2021:

Code Violation Warnings	3
Formal Notices of Violation Issued	0
Illegal Signs Confiscated in the Town's Right of Way	30
Unsolved Violations	5
Resident Complaints	6

Departmental Initiatives and Activities.

1. Staff is coordinating with the Planning Commission on their initiative to amend the Official Zoning Map and Zoning Ordinance text regarding the Historic Corridor Overlay District. The Planning Commission held a public hearing on the project on July 15, 2021. The project was continued.
2. Staff is in the initial phase of coordinating with the Board of Architectural Review (BAR) to revise the CDA application submittal form to provide the materials the BAR needs to adequately assess project proposals.
3. Staff is embarking on a long term project to digitize land development application files, from the initial contact through to final actions. This will ultimately result in searchable electronic files for all land development application files.
4. The responses to the Town's RFP for a consultant to assist with the comprehensive zoning code update closed on July 6, 2021. Two responses were received. The responses are currently under review by the RFP review committee consisting of members from Council, Planning Commission, and town staff.
5. Staff is happy to report that the zoning violation on the Ramey property at 841 15th S Street has been resolved. All outdoor storage material has been voluntarily removed by the property owner in collaboration with staff.

-End-