



RZ-20-01

RZ# 20-01

SEE ALSO RUP-20-01 + 02

Department of Community Development – Rezoning (Zoning Map Amendment) Application
221 S. Nursery Avenue, Purcellville, VA 20132
(540) 338-2304 Fax (540) 338-7460

This application must be filled out in its entirety. An incomplete application form will result in rejection of the application prior to checklist review. Do not write in shaded areas.

A zoning map amendment is hereby requested for the property located at 36803 ALLDER SCHOOL RD to rezone 68.13 acres from the X, TRANSITIONAL Zoning District to the IP, INSTITUTIONAL AND PUBLIC USE District in accordance with Article 10 of the Zoning Ordinance.

General Project Information:

- 1. Project Title: WESTERN LOUDOUN PARK AND RIDE
2. Location of Property: 36803 ALLDER SCHOOL RD, PURCELLVILLE, VA 20134
3. Property Owner: LOUDOUN COUNTY BOARD OF SUPERVISORS
4. Owner Address: 1 HARRISON STREET, FL. 5 LEESBURG, VA 20177
5. Owner Telephone: Fax: Email
6. Applicant/Agent: LOUDOUN COUNTY DEPARTMENT OF TRANSPORTATION AND CAPITAL INFRASTRUCTURE C/O TYLER COCKRELL
7. Agent Address: 101 BLUE SEAL DRIVE, SUITE 102, LEESBURG, VA 20177
8. Agent Telephone: 703-777-0396 Fax: Email TYLER.COCKRELL@LOUDOUN.GOV
9. Designer/Engineer: ROBERT BROWN C/O J2 ENGINEERS, INC.
10. Designer Address: 4080 LAFAYETTE CENTER DR, SUITE 330, CHANTILLY, VA 20151
11. Designer Telephone: 703.361.1550 x318 Fax: Email BBROWN@J2ENGINEERS.COM

Correspondence to be sent to: Owner; X Agent; X Designer; Other:

- 12. Total Acreage of Parcel: 226.34 AC
13. Acreage to be Rezoned: 68.13 AC
14. Property Identification #(s): 522-29-5928
15. LC Tax Map #(s): /35/////21-2/
16. Current Zoning: X, TRANSITIONAL
17. Current Use(s): VACANT W/IN REZONING AREA; SCHOOL, PUBLIC (ON PARENT TRACT)

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- 18. Proposed Zoning: IP, INSTITUTIONAL AND PUBLIC USE
- 19. Proposed Use(s): PARKING LOT, COMMUTER; RECREATIONAL FACILITIES, PUBLIC
- 20. Adjoining Property Uses(s): SUBURBAN SINGLE FAMILY, SCHOOL, PUBLIC, COMMERCIAL/INDUSTRIAL, VACANT LAND, HOA
- 21. Adjoining Property ID #s & owners: Please attach with a separate sheet provided below.
- 22. Related Applications (if any): CONCURRENT SUP APPLICATIONS
- 23. Pre-submission meeting date (if any): JANUARY 14, 2020

Additional Submission Requirements:

- A Statement of Justification and Explanation.* Applicant must file a statement in support of their request. The statement should address how the application complies with the Comprehensive Plan and any applicable sections of the Zoning Ordinance as well as how the application plans to mitigate any negative impacts.
- A Rezoning Plat.* A surveyed plat of the property showing metes and bounds of all property boundaries, the name of property owner and all adjoining property owners. The plat should be dated not more than 6 months prior to application.
- A Concept Plan for the Property.* The plan should contain all of the minimum design standards found on the minimum submission checklist and any additional information to assist the Town in evaluating the superiority of the development request.
- Traffic Study.* When applicable. See also standards from the Department of Transportation related to 527 studies/review.
- Payment of Fee.* The fee for a rezoning application must be paid at the time of submission. FEES ARE NON-REFUNDABLE.
- Proffers.* When applicable. Proffers should be provided in a format approved by the Town Attorney.

Property Owner:

I have read this completed application, understand its intent and freely consent to its filing. The information provided is accurate and completed to the best of my knowledge. I understand that the Town may deny, approve, or conditionally approve that for which I am applying. Furthermore, I grant permission to the Town or authorized government agents to enter the property and make such investigations or inspections they deem necessary. I also understand that someone must be present at all public meetings to represent my application or the item will be tabled to the next available meeting.

James C. Zelle, Ass't Director 7/29/20
 Owner's Signature DTCT Date

Required Materials (as applicable, completed by Town Staff):

For all rezoning applications:
 Application Concept Plan Required fee Completed checklist Statement of Justification Traffic Study/memo
 Proffers Rezoning Plat

Application Complete [Signature] Fee \$ N/A Paid N/A Planning Initials BSL
 Taxes Paid N/A Finance Initials N/A
 Project Manager Assigned _____
 File Number RZ-20-01 Approved On: _____ Proffers: yes/~~no~~
 Ordinance/Resolution Number(s): _____

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Rezoning Application – Adjoining Property Owner Information Sheet:

The following is a list of the adjoining property owners for the property located at:

36803 ALLDER SCHOOL RD, PURCELLVILLE, VA 20134

(Address of proposed rezoning request)

Please Note: Adjoining properties are any parcel of land sharing a common boundary with the property requesting a rezoning, including any properties located across an adjoining right of way. Attach additional sheets as needed.

<i>Property Owner(s):</i> PHILLIP, GEORGE J & RHONDA G,	<i>Loudoun County PIN#</i> 522496728000
<i>Address:</i> 16900 HILLSBORO RD PURCELLVILLE VA 20132-351	

<i>Property Owner(s):</i> FIELDS, H RALPH JR L/E	<i>Loudoun County PIN#</i> 522399005000
<i>Address:</i> PO BOX 847 PURCELLVILLE VA 20134-0847	

<i>Property Owner(s):</i> FIELDS, H RALPH JR	<i>Loudoun County PIN#</i> 487355657000
<i>Address:</i> PO BOX 847 PURCELLVILLE VA 20134-0847	

<i>Property Owner(s):</i> LOUDOUN COUNTY BOARD	<i>Loudoun County PIN#</i> 522296381000
<i>Address:</i> OF SUPERVISORS PO BOX 7000 MSC 01 LEESBURG VA 20177-7000	

<i>Property Owner(s):</i> LOUDOUN COUNTY BOARD	<i>Loudoun County PIN#</i> 522201226000
<i>Address:</i> OF SUPERVISORS PO BOX 7000 MSC 01 LEESBURG VA 20177-7000	

<i>Property Owner(s):</i> SHEA ENTERPRISES LLC	<i>Loudoun County PIN#</i> 487259648000
<i>Address:</i> 37221 E RICHARDSON LN PURCELLVILLE VA 20132-3505	

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<i>Property Owner(s):</i> MCKIM ENTERPRISES LLC	<i>Loudoun County PIN#</i> 487259662000
<i>Address:</i> 38979 HOUSEHOLDER RD LOVETTSVILLE VA 20180-3007	

<i>Property Owner(s):</i> MATUSZKO FARMS LLC	<i>Loudoun County PIN#</i> 487261761000
<i>Address:</i> 38979 HOUSEHOLDER RD LOVETTSVILLE VA 20180-3007	

<i>Property Owner(s):</i> MAYFAIR56 LLC	<i>Loudoun County PIN#</i> 487362399000
<i>Address:</i> 4624 WILSON BLVD ARLINGTON VA 22203-1521	

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<i>Address:</i> 4624 WILSON BLVD ARLINGTON VA 22203-1521	

<i>Property Owner(s):</i> 4X PROPERTIES LLC	<i>Loudoun County PIN#</i> 487360516000
<i>Address:</i> 38195 MONTCLAIR CT PURCELLVILLE VA 20132-9669	

<i>Property Owner(s):</i> RANGER SPECIALIZED GLASS INC	<i>Loudoun County PIN#</i> 487360136000
<i>Address:</i> 19031 ALDINE WESTFIELD RD HOUSTON TX 77073-3815	

<i>Property Owner(s):</i> MAYFAIR INDUSTRIAL PARK	<i>Loudoun County PIN#</i> 487363636000
<i>Address:</i> ASSOCIATION 3201 JERMANTOWN RD STE 150 FAIRFAX VA 22030-2875	

<i>Property Owner(s):</i> MAYFAIR COMMUNITY ASSOCIATION	<i>Loudoun County PIN#</i> 487462852000
<i>Address:</i> 3201 JERMANTOWN RD STE 150 FAIRFAX VA 22030-2875	

Please use an additional sheet when necessary

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<i>Property Owner(s):</i> HIGHTOWER, JOHN D &	<i>Loudoun County PIN#</i> 486160412000
<i>Address:</i> HIGHTOWER, LORRAINE M 16767 CHESTNUT OVERLOOK DR PURCELLVILLE VA 20132-2874	

<i>Property Owner(s):</i> FAJOBİ, OYEBODE A & ARAMIDE M	<i>Loudoun County PIN#</i> 486154225000
<i>Address:</i> 16749 CHESTNUT OVERLOOK DR PURCELLVILLE VA 20132-2874	

<i>Property Owner(s):</i> HENKEL, JONATHAN L & KRASIMIRA P	<i>Loudoun County PIN#</i> 522492962000
<i>Address:</i> 16894 HILLSBORO RD PURCELLVILLE VA 20132-3513	

<i>Property Owner(s):</i>	<i>Loudoun County PIN#</i>
<i>Address:</i>	

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<i>Address:</i>	

Please use an additional sheet when necessary

Minimum Submission Standards Checklist - Rezoning:

This checklist must be submitted with the application or the rezoning application will be rejected.

These are the minimum requirements for acceptance of a submission, other ordinance requirements apply:

Applicant	Town Staff	Minimum Standard
		Application Materials
X		2 copies of completed application form (1 original and 1 copy)
X		Statement of Justification and Explanation addressing compliance with the Comprehensive Plan and the Zoning Ordinance as well as plans to mitigate any negative impacts.
X		12 folded copies of the Rezoning Plat on paper no smaller than 11"x17"
X		12 folded copies of the Concept Plan on paper no smaller than 11"x17" PLEASE NOTE: Although it is unnecessary for a concept plan to involve the preparation of engineered documents, the concept plan must be sufficiently detailed to determine if the proposed rezoning is a development of superior quality.
X		Traffic Analysis
N/A		Application fee(s)
X		Proffers in a format approved by the Town Attorney
X		Completed Minimum Submission Standards Checklist
		Concept Plan Requirements:
X		Plans on 11"x17" paper or larger
X		Sheets are numbered & scale is indicated (if scaled)
X		Boundaries of the property and total area of the property in square feet and acres
X		General location, size (in square feet) and use of all parcels of land
X		General location of existing improvements
X		General location of open space and/or landscaping
X		General location of proposed improvements such as but not limited to the general location of proposed parking areas, entrances onto rights of way, storage areas, display areas, recreational areas, and required buffer yards
X		General location of proposed improvements such as but not limited to the general location of proposed parking areas, entrances onto rights of way, storage areas, display areas, recreational areas, and required buffer yards
X		General location and size of proposed rights of way
X		Location and size of proposed easements

Please Note:

The above information is a minimum standard for submission. If any of these items are not applicable to your project, please indicate with an "n/a" in the checkbox next to the item. The concept plan does not require preparation by a certified engineer unless specifically requested during review by the Town. Additional requirements may apply, please refer to zoning ordinance for all minimum standards for your project.

Acknowledgement:

I have read the above minimum submission requirements, and by signing the following statement of acknowledgement, do believe that the rezoning application I have submitted to the Town of Purcellville is substantially complete. I also acknowledge that there are additional requirements which are not included on the minimum submission requirements which shall be enforced. By signing, I also understand that Town Staff will issue additional comments on the application and that the presence of all required information does not guarantee approval, and if during the review of this application by Town Staff it is determined that my application is actually incomplete, it can be rejected and returned.

James C. Zeller, Ass't Director, DTCT
Signed, Property Owner

7/29/20
Date

Signed, Preparing Designer/Engineer/Agent

Date