

Fields Farm Park

Overview of Process

Five Applications

1. Zoning Map Amendment – also referred to as “rezoning”

Proposal to change the Zoning Designation from “X-Transitional” (“X”) to “Institutional and Public Use” (“IP”)

2. Special Use Permit – Athletic Fields
3. Special Use Permit – Commuter Parking Lot
4. Commission Permit – Athletic Fields
5. Commission Permit – Commuter Parking Lot

Planning Commission Recommendation

Voted to recommend denial of all five applications

Regarding the Zoning Map Amendment, the Planning Commission Concluded:

- Until the Zoning Ordinance is revised and approved, there is no guarantee that this rezoning or any modification of district uses will be substantiated.
- There has been no demonstration of how the proposed use would benefit the citizens of Purcellville.
- The Park & Ride Commuter Parking Facility use is not acceptable to the Planning Commission; and the potential for adverse impacts of the Fields Farm Recreational Park use on the adjacent neighbors is too great to warrant Planning Commission approval.

Regarding the Zoning Map Amendment, the Planning Commission Recommended that Town Council:

- Disapprove the rezoning of the property from X-Transitional to “IP” Institutional and Public Use.
- Should the County decide to continue with this project and reapply to the Town, the Planning Commission advised the County to directly engage the citizens of Mayfair and the citizenry of the Town in general prior to making said application

Planning Commission Recommendation

Voted to recommend denial of all five applications

Regarding the Special Use Permit applications, the Planning Commission recommended that they also be denied by Town Council. They reached many findings and conclusions in formulating their recommendation, which are located in the Planning Commission's Report to Town Council, at Tab 7 in your binder.

Town Council

Must approve, approve with conditions, or deny each application, after consideration of the following:

- Citizen input
- Survey results from the Mayfair Residential Subdivision
- Planning Commission's Recommendations & Report
- Town Staff's Report
- Information from the Applicant
- Any other relevant information or materials

The Town Council will render its own analysis of each application, which shall form the basis for its decision

Zoning Map Amendment “X” to “IP”

- The existing zoning designation is “X-Transitional”
- The requested zoning designation is “Institutional & Public Use”
- The requested uses of Athletic Fields and Commuter Parking Lot are permitted in IP, but not in X
- Therefore, the Athletic Fields and Commuter Parking Lot may be approved (with or without conditions) only if the Town Council first votes to amend the zoning designation

Zoning Map Amendment Analysis

Two Questions to Answer

- Is the existing zoning “X-Transitional” reasonable?
- Is the proposed “IP” zoning reasonable?
- These determinations are guided in large part by analyzing the Comprehensive Plan policies for the Subject Property

Reasonableness

No single factor is determinative in a “reasonableness” analysis, however “consistency” with the Town’s Comprehensive Plan carries a lot of weight. If the Town Council seeks to vary from its Comprehensive Plan, it may do so, provided it has documented reasonable grounds. The type of factors that go into a “reasonableness” analysis are:

- The existing use and character of the subject property.
- The existing use and character of the adjacent properties.
- The trends of growth or change.
- The transportation requirements of the community.
- An identified shortage or need for public facilities or services, or particular land uses.
- The conservation of natural resources, the preservation of flood plains, the protection of life and property from impounding structure failures, the preservation of agricultural and forestal land, and the conservation of properties and their values.
- All other elements of the Comprehensive Plan

Special Use Permit Analysis

The Zoning Ordinance requires that SUP applications be decided by evaluating 13 Issues, which have been analyzed by both the Planning Commission and Staff in their respective Reports to Town Council.

For each *Issue of Consideration*, the Town Council must render a FINDING.

For example:

Issue #7: Whether the traffic generated by the proposed use will be adequately and safely served by roads, pedestrian connections, and other transportation services

FINDING #7: The traffic generated by the proposed use [will] [will, with conditions] [will not] be adequately and safely served by roads, pedestrian connections, and other transportation services.

Schedule

- The Public Hearing has been advertised for November 15, 2022.
- The materials needed to deliberate these applications are available to each Council Member in the binders at the dais.
- Town Council may want to schedule additional work sessions, to work through these materials as a group.