

Mayor
Robert W. Lazaro, Jr.

Council
Thomas A. Priscilla, Jr.
James O. Wiley
Joan Lehr
J. Keith Melton, Jr.
John A. Nave
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Town Manager
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April 11, 2014

Thomas Moore Lawson, Esquire
Lawson and Silek, P.L.C.
P.O. Box 2740
Winchester, VA 22604

Dear Mr. Lawson,

As discussed by phone yesterday, the property owned by Brookfield Washington, L.L.C. (PIN: 487-47-4375) subject to rezoning application RZ14-02 does not meet the minimum acreage requirement for the requested PDH-8 zoning district. Because of this, Town staff would be forced to recommend denial of RZ14-02 to the Planning Commission and Town Council. It is staff's recommendation that the application be amended to request a standard residential district, such as R-3, which would not have such a large minimum acreage requirement.

I am aware that Brookfield has concerns about the layout of lots on the property due to its physical constraints, so it is also worth noting that cluster subdivisions are allowed in the R-3 district. After our phone call yesterday, I took the liberty of contacting Christopher Mohn at Bowman Consulting Group to recommend that he review the Town's cluster subdivision regulations to determine if that option would present the flexibility necessary to address Brookfield's concerns.

If you should have any further questions or comments, please do not hesitate to contact me or other Town staff.

Sincerely,

Daniel Galindo, AICP
Senior Planner

cc: Mr. Neil Patel, Brookfield Washington, L.L.C. (via email)
Mr. Christopher Mohn, AICP, Bowman Consulting Group (via email)
Mr. Patrick Sullivan, AICP, Town of Purcellville (via email)
Mrs. Sally Hankins, Esquire, Town of Purcellville (via email)