



## **STAFF REPORT UPDATE**

**TO:** Planning Commission  
**FROM:** Daniel Galindo, AICP – Senior Planner  
**SUBJECT:** RZ14-01 Mayfair Industrial & RZ14-02 Mayfair Residential Addition  
**DATE:** June 5, 2014

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The applicants submitted revised proffers on June 5, 2014 at approximately 2 P.M. Staff has not had time to conduct a thorough analysis, but it appears that the vast majority of staff's previous comments and requests have been addressed. The following areas remain to be fully resolved:

1. RZ14-01 – Timing mechanisms and proposed methods for measuring the need for a northbound turn lane on Purcellville Road at East Nichols Lane.
2. RZ14-01 – The most appropriate language and timing mechanism for completion of the water line loop serving all of the Brookfield-owned properties.
3. RZ14-02 – Whether the newly proffered walking trails provide sufficient active recreation facilities.
4. RZ14-02 – The appropriateness of a water and sewer agreement for these residential lots.

Planning Commission input on #3 would be especially appreciated, but overall, staff is confident that there is enough common ground with the applicants to resolve these issues prior to formal action by Town Council. Accordingly, staff has updated the recommended motions for RZ14-01 and RZ14-02 should the Commission choose to act tonight:

### **Recommended Motion for RZ14-01 (*revised*) – Conditional Approval**

For the reasons stated in the staff report dated June 3, 2014, I move that the Purcellville Planning Commission forward to Town Council, with a recommendation to approve, RZ14-01 with the following recommendations:

1. Incorporate the proffer changes requested in the Town Attorney's June 2, 2014 Staff Report on the RZ14-01 Proffers as well as any staff comments resulting from a full review of the revised proffers submitted on June 5, 2014, and
2. Provide separate plan sets for RZ14-01 and RZ14-02 in lieu of the current combined set.

### **Recommended Motion for RZ14-02 (*revised*) – Conditional Approval**

For the reasons stated in the staff report dated June 3, 2014, I move that the Purcellville Planning Commission forward to Town Council, with a recommendation to approve, RZ14-02 with the following recommendations:

1. Incorporate the proffer changes requested in the Town Attorney's June 3, 2014 Staff Report on the RZ14-02 Proffers as well as any staff comments resulting from a full review of the revised proffers submitted on June 5, 2014, and
2. Provide separate plan sets for RZ14-01 and RZ14-02 in lieu of the current combined set.