

# **Comprehensive Plan Amendments affecting the Annexed Areas along East Loudoun Street**

**(Includes the Land Use Committee Comments from February 28, 2007 & the Planning Commission Recommendation following the December 11, 2007 Joint Public Hearing.)**

The purpose of this comprehensive plan amendment is to add land use policy and land use designations for newly annexed parcels located on East Loudoun Street including the Potts barn and farmhouse, and Eckles property designating these areas for residential, commercial, and civic uses. (Language proposed to be added shows as underlined.)

**The following draft policies that generally address commercial development are proposed to be added to page 26 of the Comprehensive Plan under “B. Commercial Plan” as follows:**

## **Add Policy 2:**

2. The Town desires well coordinated and meticulously detailed conceptual planning for any development within the East Commercial District or the East Loudoun Street area (former Potts Barn Site and Existing Residential) as these areas are critical components to, or elements within, the eastern gateway, the Streetscape Master Plan, the existing floodplain and River and Stream Corridor Overlay District (RSCOD) and future trail connection to Franklin Park.

## **Add Policy 3:**

3. New development in the East and West Commercial Districts shall effect an appropriate transition from the surrounding semi-rural countryside character to the historical town character. These areas are important “gateways” to the Town and shall serve to visually reinforce entry into Round Hill, to calm and manage vehicular traffic entering town in a safe and efficient manner, and to reinforce the Town’s streetscape and development pattern.

**Amend first paragraph of the Plan text for the East District found on page 27 to read as follows:**

### 1. East District

The Town envisions that this area be developed with great sensitivity to it’s proximity to the eastern gateway to town. Commercial projects for business and/or civic uses should be planned and implemented in a manner to maintain and enhance the look and feel of this important entrance to town. This district shall be located on land that has been rezoned by Loudoun County (Zoning Map ZMAP 89-04) which is comprised of two parcels of land totaling thirteen (13) acres supporting 150,000 square feet of

commercial/employment uses. Parcel number 1 is located on the north side of East Loudoun Street between the existing bypass and the northeast quadrant of Evening Star Drive. The second parcel, which does not exceed one (1) acre, is located on the south side of East Loudoun Street between the existing bypass and the southwest quadrant of Newberry Crossing Place. It is anticipated that the uses and merchants within this district shall provide services, produce and goods that are essential to the convenience of the local area and not in conflict with the policies and goals of this Plan.

**Amend paragraph 2 of the Plan text for the East District found on page 27 of the Comprehensive Plan to read as follows:**

This commercial district shall be an integral and harmonious part of the overall community design. Access into and out of this district shall be from Evening Star Drive and uses will not have direct access onto Route 7 except for an entrance-only access from Business 7 West, if approved by VDOT.

**Add policies 1 to 9 on page 27 as follows:**

Specific Planning Policies for the East District:

1. In light of the annexation on January 1, 2005 of both of the commercially zoned properties as described above, the Town envisions reviewing all commercial and employment improvements along existing Route 7 to make sure the designs complements the existing architectural character within Round Hill.
2. The Town desires that development of properties in this area be designed in conformance with the Town's Streetscape Master Plan with its details for trails, sidewalks, street lighting, benches, trash cans, etc. Trails shall conveniently connect new commercial areas to the Town and to surrounding areas. Safety, accessibility and comfort shall be primary considerations in trail design and location. Trail or sidewalk crossings shall be minimized, and shall be accompanied by highly visible crosswalks, signage and other safety features.
3. Landscaping along frontages and buffers should be abundant and of sufficient caliper to provide screening from adjoining residential areas and canopy when first installed with room to grow out at full maturity.
4. New buildings are to be constructed as single or two-story structures with rich and varied exterior materials, interesting and compatible architectural design. Encourage use of broken roof lines and offsets in building's walls to achieve appropriate small scale massing.
5. Dumpsters and heating and cooling (HVAC) facilities are to be screened with fencing and/or landscaping and designed to reduce potential for scavengers or pests and offsite odors.

6. All new utilities should be buried.
7. Loading and supply facilities should be screened, and where possible, centralized and encouraged to be located away from gateway view shed.
8. Permitted uses and site designs within the area be restricted to those specifically allowed by current zoning and, shall not include the following business types, and building or facility designs:
  - I. 24-hour operations.
  - II. Gas stations.
  - III. Restaurants that include a drive-through.
  - IV. No single use shall have an area greater than 65,000 square feet, and no building greater than 75,000 square feet.
  - V. Movie theaters.
  - VI. Outdoor kennels.
  - VII. Lighting that contributes to bright skies at night.
  - VIII. Large parking areas in perimeter areas adjoining residential neighborhoods.
  - IX. Excessive height buildings.
  - X. “Strip mall” design.
  - XI. Excessively high or low site grading.
  - XII. Pedestrian access or walkways behind buildings or in a manner that encourages cutting through residential yards or loitering.
  - XIII. Sales, product displays, storage or overnight parking in parking areas.
  - XIV. Noisy or odiferous operations.
9. The Town supports incorporating or using the existing stone structure (Pott’s House) for any proposed commercial use or business use development of the approximately 1 acre commercially zoned property located to the south of East Loudoun Street.

**Add Section 7 to the Community Facilities Plan” on page 31 of the Comprehensive Plan as follows:**

7. Former Pott’s Barn Site:

The former Pott’s Barn Site consists of four parcels of land, on the east side of Falls Place, that have been deeded to the Town. The Town shall promote civic uses for the former Potts Barn site and adjoining vacant parcels in a manner to be determined as the best and highest use for the Town through a public process.

**Amend Future Land Use Map V-2 by adding the parcels annexed into the Town on East Loudoun Street as of January 1, 2005 and assigning land use designations to those parcels as shown on attached map.**