

Row Nbr.	Hirst - East	EXISTING DISTRICT REGULATIONS		FUTURE LAND-USE RECOMMENDATIONS FROM COMP PLAN			FOCUS AREA RECOMMENDATIONS FROM COMP PLAN		ZONECO RECOMMENDATION	Reviewer Name	Reviewer Comment	TOWN'S CONSOLIDATED COMMENTS	Priority (High, Medium, Low)	ZONECO RESPONSE <i>(with Ed Nchem's Round 2 Comments)</i>	Round 2 Reviewer Name	Round 2 Reviewer Name	Round 2 Priority (High, Medium, Low)
		C-3 Office Commercial (from Existing Code) (For Hirst East Area 1 and Hirst East Area 3)	CM-1 Local Service Industrial (from Existing Code) (For Hirst East Area 2)	Commercial Neighborhood (from Plan Purcellville) (for Hirst East Area 1)	Industrial Business (from Plan Purcellville) (for Hirst East Area 2)	Professional Office (from Plan Purcellville) (for Hirst East Area 3)	Hirst East (from Plan Purcellville)										
Hirst East	1	Purpose Statement:	The purpose of this district is to provide for planned office parks or for offices and similar business buildings and limited office support uses, in attractive surroundings with types of uses, structures, plantings, and signs so controlled as to be generally compatible with medium density or low density residential surroundings. (Existing Code, 6.1)	The purpose of this district is to provide for a wide variety of local and farm service industrial operations, including repair services, building supplies, and open or enclosed storage of products, supplies and equipment, but to restrict or prohibit those service industries which have characteristics likely to produce serious adverse effects within or beyond the limits of the district, in accordance with the purposes and goals of the comprehensive plan. Limited manufacturing is also permitted, including open storage of products and materials. In order to preserve the land for industry, to reduce extraneous traffic, and avoid future conflicts between industry and other uses, retail and business service uses are limited primarily to those which will be useful to employees in the district and future residential uses are restricted. (Existing Code, 10.1)	This category represents the commercial development appropriate for infill in specified corridors and for new small scale developments to serve the community. It focuses on smaller physical structures, often former residential or other buildings of similar size, singly or in small groups, located in close proximity to residential neighborhoods, that are compatible with the architectural styles of the neighborhood. (Plan Purcellville, Commercial Neighborhood, pg. 54)	(No recommendation)	(No recommendation)	It should be developed with green and open spaces, as well as some commercial, office, and light industrial uses that are compatible with the Town's character. (Plan Purcellville, Hirst East, pg. 71)	(Per Plan) Ex. It should be developed with green and open spaces, as well as some commercial, office, and light industrial uses that are compatible with the Town's character.	Nedim Ogelman	It is important per the specifics in the Comp Plan that the distinct areas within Hirst East be developed with the uses and at the scales that the Comp Plan articulates (ex. Area 3 Commercial Office, Area 2 Industrial Business, Area 1 Neighborhood Scale Commercial). Planning Commission's consensus based Gap Analysis recommendations provide added guidance. How does the Gap Analysis influence the Calibration Table for Hirst East?	Proposed zoning should reflect three different areas in the Comp Plan. We need form-based parameters for them.		Revised Recommendation: The Hirst East area offers significant development opportunities in Purcellville. It should be developed with green and open spaces, as well as some commercial, office, and light industrial uses that are compatible with the Town's character. Area 1's redevelopment should be consistent with small format buildings compatible with the neighboring residential area, with sufficient surface parking and loading not adjacent to existing residential. Area 2's redevelopment should be consistent with industrial or lesser intensity uses with sufficient surface parking. Area 3's development should be small format professional office buildings. (From Gap Analysis) <i>(ED: Attention should be paid to preserving green space along Catocdin Creek.)</i>			
	3	Lot Area	20,000 sq. ft. min. (Existing Code, 6.5)	N/A	Lots are larger than surrounding residential lots, but not as large as Commercial Medium Scale lots, deep and wide to accommodate small or medium format buildings with sufficient surface parking. (Plan Purcellville, Commercial Neighborhood, pg. 54)	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing)	Don Dooley	Establish 20,000 sf as min. lot area for CM-1 Zone. Industrial properties need sufficient area to manufacture. Same min. lot area as M-1 zone	These comments apply to rows 3 (Lot Area) through rows 11 (Lot Coverage): Establish thresholds for the parameters (e.g., building height, open space ratio, etc.) implied in these rows below which development would be by-right, and above which development would be by Special Exception/Special Use Permit. Also establish maximum values which cannot be exceeded even by SE/SUP. These parameters and limits should be developed for each land use type in the district/Focus Area in accordance with the citizens' desire as expressed in the Comp Plan. Scale is embedded in the land use category names. Parameters are needed to ensure definitions of neighborhood, medium, single- and multi-family, for example, are consistent. Specific reference is made to Commissioner Ogelman's work in this area.	0-3 acres by right; 3.1-5 acres by SE/SUP; no more than 5 acres in any circumstance (Rationale: 3 acres is approximately the acreage of the site of Amazing Outdoors) <i>(ED: What is Amazing Outdoors?)</i> Area 2: 20,000 sq. ft. min. by right; 0-19,999 sq. ft. by SE/SUP Area 3: 20,000 sq. ft. min. by right; 0-19,999 sq. ft. by SE/SUP	Nedim Ogelman	The Gap Analysis and Comp Plan talk about small format buildings compatible with the neighboring residential area, but the lot sizes only discuss a minimum by right. For Area 1 at least, there should also be a maximum lot size by right above which requires a SE/SUP. 1/2 acre or less should be by right in Area 1.	High	
Hirst East	3	Lot Area							(Per existing)	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?	Same as above.	The Comp Plan does not identify minimum lot areas for Hirst-East, other than that they should be larger than surrounding residential lots yet smaller than the Commercial Medium Scale lots. 20,000 sq. ft. min. seems appropriate. The CM-1 District does not currently have a minimum lot area.				
Hirst East	4	Frontage	50 ft. min. (Existing Code, 6.5)	N/A	Blocks are not the base component for this development type. Lots are located along street frontage. (Plan Purcellville, Commercial Neighborhood, pg. 54)	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing)	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?	Same as above.	I have revised the standards to reflect the current M-1 district, as instructed with the lot area standards two cells above this cell. The Comp Plan does not identify minimum lot frontages for Hirst-East, other than saying that lots are located along street frontage. The Gap Analysis similarly does not recommend a specific frontage minimum. Revised Recommendation: <i>(ED: To be discussed.)</i> Area 1: 100 ft. min. by right; 50-99 ft. by SE/SUP; all lots must front a street Area 2: 100 ft. min. by right; 50-99 ft. by SE/SUP; all lots must front a street Area 3: 100 ft. min. by right; 50-99 ft. by SE/SUP; all lots must front a street				
Hirst East	5	Lot Depth								Nedim Ogelman	Do the existing parameters comply with the Comp Plan?	Same as above.	I have revised the standards to reflect the current M-1 district, as instructed with the lot area standards three cells above this cell. The Comp Plan does not identify minimum lot depths for Hirst-East. The Gap Analysis similarly does not specify a lot depth. Revised Recommendation: <i>(ED: To be discussed.)</i> Area 1: 100 ft. min. by right; 50-99 ft. by SE/SUP; all lots must front a street Area 2: 100 ft. min. by right; 50-99 ft. by SE/SUP; all lots must front a street Area 3: 100 ft. min. by right; 50-99 ft. by SE/SUP; all lots must front a street				
Hirst East	6	Front Yard Setback	35 ft. min. (Existing Code, 6.6)	20 ft. min. (Existing Code, 10.6)	Buildings are oriented toward the street and may be located at the front of the lot near the sidewalk or set back with a front lawn. (Plan Purcellville, Commercial Neighborhood, pg. 54)	(No recommendation)	(No recommendation)	(No recommendation)	(Per Plan)	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?	Same as above.	The Comp Plan does say that, for Area 1, buildings may be located at the front of the lot near the sidewalk. For Areas 2 and 3, current zoning regulations for the M-1 District were used. Revised Recommendation:				

[illegible]

Hirst East	68	Outdoor Lighting							(Per Plan)	Nan Forbes	All outdoor lighting regulations should be reviewed goal to limit light pollution as much as possible.			See above.	Nedim Ogelman	See above.	High
Hirst East	69	Parking Area	See Existing Code 6.1	See Existing Code 6.1	Lots are larger than surrounding residential lots, but not as large as Commercial	Vehicular access to buildings and loading docks, as well as parking areas for employees, should be oriented to the rear and side. If needed, small parking lots for customers may be located in front of buildings with significant landscaping (Plan Purcellville, Industrial Business, pg. 57)	Parking that is screened from view (Plan Purcellville, Professional Office, pg. 56)	Require parking lots to be located to the side or rear of buildings (Plan Purcellville, Hirst East, pg. 71)	(Per Plan) Ex. All vehicle use areas shall be oriented to the side or rear of the principal structure.	Don Dooley	Permit limited "convenience" parking between the building and a front property line (i.e., one row of parking)	Same as "Roadways" above.		See Roadways above.	Nedim Ogelman	Want to revisit this issue. I do not feel the front "convenience" parking is as important as Planning Director mentioned. I want to think through the costs of having such parking. need to consider aesthetics (gateway issues) and how this will work out. Note that such parking does not exist in Gateway shopping center because the fronts of buildings are inward facing.	High
Hirst East	70	Landscaping	Stream Buffer: a planted buffer strip of at least 100 feet in width must be provided between any existing stream that drains a watershed area of 100 or more acres, and all proposed buildings and paved parking areas. However, the developer may submit a plan for approval by the zoning administrator to reduce the buffer to not less than 50 feet, provided that the plan includes alternative measures that would achieve the same level of protection for water quality and wildlife habitat as would a 100-foot wide buffer (Existing Code, 6.6)	Any part of the front yard not used for parking or accessways shall be landscaped with grass, trees, shrubs or pedestrian walks. (Existing Code, 10.7)	Tree lawns or landscaped areas shall buffer parking lots from the street (Plan Purcellville, Commercial Neighborhood, pg. 54)	(No recommendation)	Should include development provisions for attractive landscaping, architectural features, and parking that is screened from view (Plan Purcellville, Professional Office, pg. 56)	Maintain the Catactin Creek as a natural area (Plan Purcellville, Hirst East, pg. 70)	(Per Plan) Ex. No development is permitted within the 100-year floodplain.	Don Dooley	Develop universal interior parking lot landscaping standards for all zoning classifications (except single-family)			Screening and buffering requirements on page 35 of the Comp Plan will be included in generally applicable standards for all districts.			
Hirst East	71	Sidewalk Connectivity	N/A	N/A	Sidewalks should be located on both sides of the street (Plan Purcellville, Commercial Neighborhood, pg. 54)	(No recommendation)	(No recommendation)	Use the natural topography to provide trails and green space within the development while protecting the stream corridor (Plan Purcellville, Hirst East, pg. 71)	(Per Plan) Ex. Sidewalks must be included on both sides of streets.								
Hirst East	72	Design Guidelines	N/A	N/A	Consolidated architectural details and finishes are common within a development. (Plan Purcellville, Commercial Neighborhood, pg. 54)	Architecture serves a more utilitarian purpose in the area but is still of a high quality using locally appropriate materials (Plan Purcellville, Industrial Business, pg. 57)	(No recommendation)	(No recommendation)	(Per Plan) Ex. Locally appropriate materials are encouraged.					Revised Recommendation:			
Hirst East	73	Refuse Storage	N/A	Refuse containers or refuse storage shall be located in a paved area and hidden from general public view, either from within or outside the premises, by means of fences, walls, or landscaping planting. (Existing Code, 10.7)	(No recommendation)	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing)	Don Dooley	Require all trash enclosures to be constructed of 6-foot height masonry block or concrete with a metal gate.			Revised Recommendation: Trash storage areas for business and multi-family residential uses must be screened by an enclosure at least 6 feet in height. The enclosure shall consist of masonry block or concrete, with a metal gate.			