



## Staff Report

**TO:** Mayor & Town Council  
**FROM:** Bobby Lohr, Town Planner  
**DATE:** April 14, 2023  
**SUBJECT:** CPAM-2023-01 Western BLA Small Area Plan

### BACKGROUND

The Comprehensive Plan of Round Hill was adopted in January 2017. This important document guides the land development policies of Round Hill

In preparation for future development in the Joint Land Management Area (JLMA), the Town Council adopted a series of land use polices for land under Chapter 12 of the 2017 Comprehensive Plan titled "Greater Round Hill Area." As a review agency of any development in the JLMA, the Town needed land use policies to advise the Town Council when reviewing proposed uses and plans within the JLMA.

Map 12-2, "Round Hill Area Land Bays" highlights specific properties (or clusters of properties) and recommends future uses that if implemented, could support accomplishing some of the goals of the 2017 Comprehensive Plan. This map was intended to be during the review process under the following three circumstances:

- A. The Town is a referral agency on a land development application within the Joint Land Management Area.
- B. The Town is permitted to comment on County Comprehensive Plan Amendments that relate to the Greater Round Hill Area.
- C. The Town is considering future Boundary Line Adjustments or Annexations of both vacant and developed land in the Greater Round Hill Area

In January 2023, the Town of Round Hill completed a Boundary Line Adjustment to bring in 17 parcels to expand its western boundary of the Town.

The properties included in the 2022 Western BLA are:

Addresses:

- |                                       |                              |
|---------------------------------------|------------------------------|
| 1. 44 West Loudoun Street             | 10. 41 West Loudoun          |
| 2. 8 Mystic Lane                      | 11. 20 High Street           |
| 3. 7 Mystic Lane                      | 12. 20 High Street           |
| 4. 1 Heroes Lane                      | 13. 20 High Street           |
| 5. Walraven Way and Land to the North | 14. 20 High Street           |
| 6. 10 North Locust                    | 15. 35246 Harry Byrd Highway |
| 7. 47 West Loudoun                    | 16. 35246 Harry Byrd Highway |
| 8. 41 West Loudoun                    | 17. 20 Walraven Way          |
| 9. 41 West Loudoun                    |                              |

Loudoun County Property Identification Numbers:

- |                 |                  |
|-----------------|------------------|
| 1. 585481892000 | 10. 584285220000 |
| 2. 585482279000 | 11. 584284179000 |
| 3. 584189118001 | 12. 584285994000 |
| 4. 584290920000 | 13. 584382015000 |
| 5. 584279883000 | 14. 584386516000 |
| 6. 584294402001 | 15. 585451906000 |
| 7. 584179082000 | 16. 610306565000 |
| 8. 584182378000 | 17. 584280957000 |
| 9. 584185769000 |                  |

The Town Council brought these 17 parcels into town limits under the R1-A Zoning District, except for Hill High Market Place which is under the PD-CC Zoning District. These parcels still need an update to their land use policy or need a new land use policy to guide any future rezoning or special exception requests.

Staff recommend the Town Council follow the same land use policy development process as the 2005 Boundary Line Adjustment. After the 2005 Boundary Line Adjustment, the Town Council did not open the entire Comprehensive Plan for an extensive update, instead the Town Council adopted a small area plan, named the “719 Small Area Plan” as an amendment to the Comprehensive Plan. This small-scale land use policy plan would provide guidance to the Planning Commission and Town Council when considering future development of the Western BLA.

An area plan document amends the Town of Round Hill 2017 Comprehensive Plan, as adopted by the Round Hill Town Council on January 10, 2017, to add a new planning area. This plan reaffirms the primary goals of the Town of Round Hill Comprehensive Plan, while providing new land use policies to guide the future development in the Western BLA Area.

A small area plan is common when a jurisdiction brings in multiple different parcels who have mixed zoning and use designations.

The Town Council directed Staff to draft an **Intent to Amend the Comprehensive Plan** for the Planning Commission to begin the process to create the Western BLA Small Area

Plan to add into the Comprehensive Plan. This resolution would include a scope of work and a draft of the Western BLA Small Area Plan.

### **CURRENT POLICIES IN 2017 COMPREHENSIVE PLAN**

The following land use policies are listed in the 2017 Comprehensive Plan Chapter 11: Land Use:

#### **C. Western Commercial District - Specific Planning Policies**

1. The Town would like to bring the Western Commercial District into the town for local control over uses and design, as well as for commercial revenue. Until such time that this district is brought into the town, the Town would like the County to coordinate all development in this district with the town.
2. The Town would like to see a paved pedestrian and bike trail developed between the town and the Western Commercial District to provide pedestrian access.  
The Town encourages new development to consider incorporating design elements that welcome visitors as they drive through the western gateway into Round Hill.

The following land use policies are listed in the 2017 Comprehensive Plan Chapter 12: Greater Round Hill Area:

1. 35246 Harry Byrd Highway (585451906000)
  - a. Description and Zoning: Located outside of town boundaries and inside of the Joint Land Management Area, zoned PD-CC. As the western gateway into Round Hill, the site is considered the Western Commercial District of Round Hill.
  - b. Policy: Town would support the continued current commercial uses of the site and preservation of the historically significant building tied to the history of Round Hill.
2. 47 Loudoun Street (584179082000)
  - a. Description and Zoning: Located outside of town boundaries and inside of the Joint Land Management Area, zoned JLMA-1. This is the site of the new Western Loudoun Sheriff Station.
  - b. Policy: Town would support the continued current public facility use of the site and would support the grouping of other new compatible public facility uses at the site.
3. 41 West Loudoun Street and 20 Walraven Way (584185769000, 584285220000, 584290920000, 584279883000, 584280957000, 584182378000)
  - a. Description and Zoning: Located outside of town boundaries and inside of the Joint Land Management Area, zoned JLMA-1.

- b. Specific Policy A: Town would support up to 2 dwelling units per acre if the following conditions are met:
    - i. Proposed residential development includes elements of affordable single-family housing or workforce housing.
    - ii. Proposed residential development adds to the diversity of house size and lot size in Round Hill.
    - iii. A portion of the residential development is built using Universal Design methods which focus on making homes safe and accessible for everyone, regardless of age, physical ability, or stature.
    - iv. Proposed development preserves the historic culvert located on 41 West Loudoun Street.
    - v. Proposed development is interconnected with the Western Loudoun Sheriff Station Property at 47 West Loudoun Street with a conversion of existing Sheriff Station access road to Public ROW.
  - c. Specific Policy B: Town would support a community center, assisted living facility, nursing home facility and/or event venue uses only at 41 West Loudoun Street.
  - d. Specific Policy C: Mitigate adverse impacts to adjacent properties or to the integrity of existing house located at 20 Walraven Way.
4. 20 High Street (584289179001)
- a. Description and Zoning: Located outside of Town boundaries and inside of the Joint Land Management Area, zoned JLMA-1.
  - b. Policy: Town would support the conversion of the Round Hill Center (old elementary school) into a Round Hill Community Center.

## **ATTACHMENTS**

- 1) Draft Resolution – Intent to Amend Comprehensive Plan
- 2) Draft Scope of Work
- 3) Draft Western BLA Small Area Plan

## **MOTION**

I move that the Round Hill Town Council adopt Resolution No. 2023-0\_ Intent to Amend the Comprehensive Plan to create the “Western Area Small Area Plan” with the attached Scope of Work and Draft Map Amendment.