



WESTERN PLANNING AREA



Town of Round Hill Planning Commission
3/5/2024 PUBLIC HEARING VERSION

I. Purpose and Scope of Plan

This plan document amends the 2017 Town of Round Hill Comprehensive Plan, as adopted by the Round Hill Town Council on January 10, 2017, to add a new planning area, hereafter called the Western Planning Area. The Western Planning Area is newly incorporated into the Town’s corporate limits. The Boundary Line Adjustment was completed on January 31st, 2023, when it was signed by the Loudoun County Clerk of the Circuit Court.

For the purposes of this planning document, any references to “Round Hill” or “the Town” shall be taken to mean the current corporate limits of the Town of Round Hill, prior to the Boundary Line Adjustment (BLA) of the Western Planning Area.

The Western Planning Area Consists of the parcels below as shown on the Western Planning Area Map:

<u>Map Number</u>	<u>Address</u>	<u>Loudoun County Parcel Identification Number</u>
1	44 West Loudoun Street	585481892000
2	8 Mystic Lane	585482279000
3	Vacant lot north of 7 Mystic Lane	584180299000
4	1 Heroes Lane	584290920000
5	Walraven Way and land to the north	584279883000
6	10 North Locust	584194685000
7	47 West Loudoun	584179082000
8	Vacant lot west 41 West Loudoun	584182378000
9	41 West Loudoun	584185769000
10	Vacant lot north of 41 West Loudoun	584285220000
11	20 High Street	584289166000
12	Vacant lot west of 20 High Street	584285994000
13	Vacant lot south of Broken Arrow Road	584382015000
14	Vacant lot north of 20 High Street	584386516000
15	35246 Leesburg Pike #110	585451906000
16	Vacant lot on Leesburg Pike	610306565000
17	20 Walraven Way	584280957000
18	VDOT ROW	VDOT ROW

II. Goals

This plan reaffirms the primary goals of the 2017 Town of Round Hill Comprehensive Plan, as adopted by the Round Hill Town Council on January 10, 2017, and based upon the Loudoun County Round Hill Area Management Plan (hereafter referred to as RHAMP), while it specifically seeks to achieve the following goals within the new planning area:

A. General:

Coordinate planning efforts between the Town and County in the provision of public utilities and facilities to manage the timing of development, prevent undesirable environmental and fiscal impacts, and maintain a mutually supportive relationship between jurisdictions.

B. Transportation:

1. Ensure safe and calm vehicle, pedestrian, and bicycle traffic along West Loudoun Street and Simpsons Creek Road while maintaining its historic visual character.
2. Provide a safe, efficient, accessible circulation network which accommodates vehicular, pedestrian, and biking modes of transportation in the planning area, and which provides adequate transportation linkages to the region.
3. Work with Loudoun County and VDOT to study and provide solutions regarding vehicle safety features along Route 7 Bypass at the following locations:
 - a. The Town's two western entrance and exit locations along Route 7 Bypass at Simpsons Creek Road and West Loudoun Street.
 - b. The westbound exit to the Western Commercial District.
 - c. The intersection of Stoneleigh Drive and the Western Commercial District.

C. Preservation:

1. Conserve and protect the natural, historical, and archaeological endowments identified within the planning area while promoting the provision of appropriate public facilities, utilities, and services in a manner which causes the least environmental, social, or community discord.
2. Preserve the rural residential character of the planning area and recognize single family residential as the planned land use for the areas zoned R-1A Low Density Residential.
3. Preserve the quality and character of the existing rural environment of the area, including views from Simpsons Creek Road, West Loudoun Street, and Route 7 Bypass as the western approaches into Round Hill.
4. Preserve open space and ensure that land development is accomplished in a manner which reduces pollution and conserves energy resources, as well as

prevents significant adverse alteration or damage to regional and local ecological systems on a macro and micro scale.

D. Residential Neighborhood Design:

1. Emphasize a neighborhood focus and establish efficient land use patterns to preserve open space and protect environmentally sensitive areas in new developments.
2. Ensure that new developments are compatible with the Town's natural, historic, and architectural resources for present and future residents.
3. Provide a range of housing opportunities with a diversity of sizes and types that reflect the variety of single-family neighborhoods in the existing developed portions of Round Hill.

III. General Planning Area Policies

The potential for new residential growth within the corporate limits of the Town of Round Hill is severely limited by a lack of vacant land within the Town. Therefore, the Town will encourage the potential for new residential development within the Western Planning Area established in this Plan Amendment.

A. General:

1. New development shall exhibit a character and quality which is compatible with the density and housing type within the existing Town.
2. The Town shall develop a western approach plan that studies the features and the view shed in conjunction with the Town's identified historic elements.
3. All developments shall comply with the Town of Round Hill Water, Sewer, and Land Development Ordinances.

B. Transportation:

New development along West Loudoun Street (Route 7 Business) and Simpsons Creek Road shall affect the appropriate transition from the surrounding rural character to the historic Town character. These areas are an important approach 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.

C. Preservation:

1. Protect natural resources, environmentally sensitive, historical, and scenic areas.
2. Limit development to areas where it is least disruptive to the environment and to public viewsheds.

3. Natural Resource Protection Areas:

These areas, as shown on the Western Planning Area Resource Map, are restricted from development by 100-year floodplain. These areas shall remain undeveloped, and every effort shall be made to maintain or restore them to their natural state as sheltered wildlife habitat and indigenous vegetation.

4. Environmentally Sensitive Areas:

- a. These areas, as shown on the Western Planning Area Resource Map, are environmentally sensitive or otherwise desirable to be preserved because of their natural resource value, such as areas of steep slopes, significant woodlands, or potential for passive recreation use as defined in the Zoning Ordinance.
- b. These areas should be preserved as open space.
- c. Some limited passive recreation may occur in these areas, as defined in the Round Hill Zoning Ordinance, provided any improvements are designed in an environmentally sensitive manner that maintains or improves the ecological health of the surrounding area.

5. Historical and Scenic Areas:

- a. These areas, as shown on the Western Planning Area Resource Map, are recognized for their historical, architectural, or cultural significance or characterized by natural beauty and landscapes that contribute to the aesthetic appeal of the town.
- b. Areas shown as historical should be preserved to maintain the historical elements and prevent development or alterations that compromise their historical, architectural, or cultural integrity.
- c. Scenic areas shall be conserved to protect their natural beauty and landscapes to prevent inappropriate development in the critical viewshed.

D. Residential Neighborhood Design:

1. General:

- a. Where there is conflict between the policies in the Western Planning Area and the 2017 Town Comprehensive Plan, the policies in this Western Planning Area Amendment shall govern.
- b. New development in the planning area shall exhibit an architectural character and quality which is compatible with the existing Town.
- c. The Town does not support the creation of homeowner's associations for new development in the Western Planning Area, except for the purpose of maintenance agreements within new residential neighborhoods that fall outside of the Town's provided services.

2. Single Family Detached Neighborhood:

The Town shall promote single family residential as the planned land use in the newly incorporated area for areas zoned R-1A Low Density Residential.

3. Cluster Developments:

Clustering of residences on suitably designated land within the Western Planning Area shall be encouraged as a method to obtain additional open space land and protect areas deemed as natural resource protection, environmentally sensitive, and historic and scenic. In no case shall the average density of the resulting development be greater than it would have been without clustering. Permanent open space easements shall be placed on the residual open space land which will preclude further development.

4. Unmet Housing Needs:

- a. Unmet Housing Needs are defined by the Loudoun County 2019 General Plan as “the lack of housing options for households earning up to 100% of the Area Median Income (AMI)”. Area Median Income is defined as the middle income in a specific metropolitan area. AMI is used to determine eligibility for housing programs and is annually calculated by the Department of Housing and Urban development.
- b. An Affordable Dwelling Unit (ADU) Program will be established addressing housing needs for individuals with moderate incomes and mandating the construction of affordable dwelling units. It will apply to specific development scenarios and offers density adjustments to incentivize affordable housing. Eligibility criteria for the ADU Purchase Program will include income limits based upon the Area Median Income Level for Round Hill and first-time homeowner status and/or “displaced homemaker”.
- c. It is intended that Round Hill will operate the Affordable Dwelling Unit Program in partnership with Loudoun County. This program shall focus on affordability, specific requirements, and codified regulations in the Round Hill Land Development Ordinances.
- d. For the purposes of providing affordable housing, single family detached, single family attached housing, and duplex housing types will be permissible under the R-1A zoning regulations and as part “e” below:
- e. Density adjustments to meet the Unmet Housing Needs will be considered by the Town based upon “Development Standards” developed by the Town as a part of the R-1A Zoning Ordinance. Per the Code of Virginia, the standards to be developed shall include “any local land use, site, or construction regulation, including but not limited to height restrictions, setback requirements, side yard requirements, minimum area requirements, minimum lot size requirements,

floor area ratios, or onsite open-space requirements that applies to a residential development pursuant to any local ordinance, policy, resolution, or regulation.”

IV. Policies for Specific Planning Areas

The policies put forth in this section of the Western Planning Area establish a set of policies that shall supersede those delineated in the 2017 Comprehensive Plan, including Chapter 12. These areas as shown in the Western Planning Area Resource Map, Western Planning Area Future Utilities Map, Western Planning Area Future Transportation Map, and Western Planning Area Specific Policy Areas Map should guide future decision-making in the interest of the Town’s continued growth and sustainability.

Area 1: West Loudoun Street and Simpsons Creek Road

Area 1 Properties		
Map Number	Address	Loudoun County Parcel Identification Number
1	44 West Loudoun Street	585481892000
2	8 Mystic Lane	585482279000
3	Vacant lot north of 7 Mystic Lane	584180299000
18	VDOT ROW	VDOT ROW

- **Description and Zoning:** These properties are zoned R1-A, except for the VDOT ROW located on the island between West Loudoun Street, Simpsons Creek Road, and the Route 7 Bypass. This area includes all properties in the Western Planning Area that have road frontage onto West Loudoun Street or Simpsons Creek Road and are of vital scenic importance in establishing and maintaining the overall scenic character of the western approach to Round Hill.
- **Specific Policy A:** The Town should seek to develop traffic calming measures on West Loudoun Street throughout the Western Planning Area. Specific traffic calming measures may be “speed tables” or other mechanisms to effectively slow traffic approaching Town in a safe and functionally appropriate way. The detailed location and type of traffic calming should be determined based on a study undertaken for that purpose. The Town should seek assistance from VDOT and/or the development community in constructing the traffic calming improvements.
- **Specific Policy B:** West Loudoun Street and Simpsons Creek Road shall retain their rural historic character as the western approach to Round Hill.
- **Specific Policy C:** Residential development should limit the number of driveways having direct access to West Loudoun Street.

- Specific Policy D: A paved hiker/biker trail should be developed along Simpsons Creek Road, connecting the Western Commercial District to Downtown Round Hill as conceptually shown on the Western Planning Area Future Transportation Plan. Safety, accessibility, and comfort shall be primary considerations in trail design and location. The trail may be on either the north or south side of Simpsons Creek Road, depending on feasibility, but road crossings shall be minimized, and should be accompanied by highly visible crosswalks, signage, and other safety features. If the trail is placed on the south side of Simpsons Creek Road, the trail should incorporate a design that will include the identified historic rock wall that runs parallel to the road.
- Specific Policy E: The Town of Round Hill should work with one of the property owners along West Loudoun to relocate the Town’s western entrance sign to reflect the changing of the Town’s boundary lines.
- Specific Policy F: The Town would encourage studies to be conducted regarding the safety on intersections along West Loudoun Street and Simpsons Creek Road. The Town should further support efforts to improve the intersection through road realignment and/or creation of a traffic circle.
- Specific Policy G: The Town will participate with Loudoun County and VDOT to study and suggest safety improvements along Route 7 Bypass from the intersection of West Loudoun Street to the east entrance to the Western Commercial District. Specifically, focusing on the removal of direct access to Route 7 Bypass from Simpsons Creek Road, which will allow for the extension of the existing entrance lane to the Western Commercial District.

Area 2: Western Commercial District

Area 2 Properties		
<u>Map Number</u>	<u>Address</u>	<u>Loudoun County Parcel Identification Number</u>
15	35246 Leesburg Pike #110	585451906000
16	Vacant lot on Leesburg Pike	610306565000

- Description & Zoning: These parcels, also referred to as the Hill High Commercial area, are zoned PD-CC. Located at the western approach into Round Hill, the site is also referred to as the Western Commercial District of Round Hill. These properties have been used historically as commercial.
- Specific Policy A: The Town supports the continued current commercial uses of the site and preservation of the historically significant building tied to the history of Round Hill.
- Specific Policy B: The Town supports pedestrian connection to link the property to Downtown Round Hill. The Town would also support future efforts by Loudoun County

to create pedestrian linkages to Bluemont and the Appalachian Trail from the Hill High Commercial Area as detailed in the County’s 2019 Transportation Plan.

- Specific Policy C: The Town will participate with Loudoun County and VDOT to study and suggest safety improvements along Route 7 Bypass at the intersection of Stoneleigh Drive and the Western Commercial District.
- Specific Policy D: The Town supports efforts to provide direct vehicular access to the Western Commercial District from Simpson’s Creek Road.
- Specific Policy E: The Town should offer economic development support for the businesses located at the Hill High Commercial Area in conjunction with the Loudoun County Economic Development Authority.

Area 3: Loudoun County Public Safety Facilities

Area 3 Properties		
Map Number	Address	Loudoun County Parcel Identification Number
7	47 West Loudoun	584179082000
8	Vacant lot west 41 West Loudoun	584182378000
9	41 West Loudoun	584185769000
10	Vacant lot north of 41 West Loudoun	584285220000

- Description & Zoning: These parcels are zoned R-1A. This is the site of the Western Loudoun Sheriff Substation and Round Hill Fire and Rescue Station.
- Specific Policy A: The Town supports the continued current public facility use of the site.
- Specific Policy B: The Town supports public recreational opportunities on undeveloped parts of the parcels that are shown as environmentally sensitive. These environmentally sensitive areas could potentially be combined with Loudoun County School’s parcels at the old Round Hill Elementary School.
- Specific Policy C: The Town supports the use of undeveloped areas of these parcels that are not considered to be environmentally sensitive to address the unmet housing needs of the Round Hill Community.

Area 4: Walraven Way

Area 4 Properties		
<u>Map Number</u>	<u>Address</u>	<u>Loudoun County Parcel Identification Number</u>
4	1 Heroes Lane	584290920000
5	Walraven Way and land to the north	584279883000
6	10 North Locust	584194685000
17	20 Walraven Way	584280957000

- Description & Zoning: These Parcels are all zoned R-1A.
- Specific Policy A: The Town would support a density adjustment for a residential development if the following conditions are met:
 - Proposed residential development includes elements of affordable single-family housing.
 - Proposed residential development adds to the diversity of house size and lot size in Round Hill.
 - 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.
 - Specific Policies B, C, D, and E are satisfied.
- Specific Policy B: Proposed development preserves the historic culvert and pathway located on Walraven Way as detailed on the Western Planning Area Resource Map, providing pedestrian access and historic signage.
- Specific Policy C: 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.
- Specific Policy D: Mitigate adverse impacts to adjacent properties or to the integrity of existing house located at 20 Walraven Way
- Specific Policy E: The Town is interested in the creation of a pedestrian trail along the existing Walraven Way to connect the public facilities on West Loudoun Street to the old Round Hill Elementary School as shown on the Future Transportation Map.
- Specific Policy F: Proposed development along Walraven Way and the vacant land to the north should be connected to public water and sewer mains from the south and should be placed within the future Right-of-Way that is detailed in the Future Transportation Map. If the Town deems it necessary, a looped water system should connect to the existing public water main on High Street, being placed under Walraven Way as shown in the Future Utility Map.

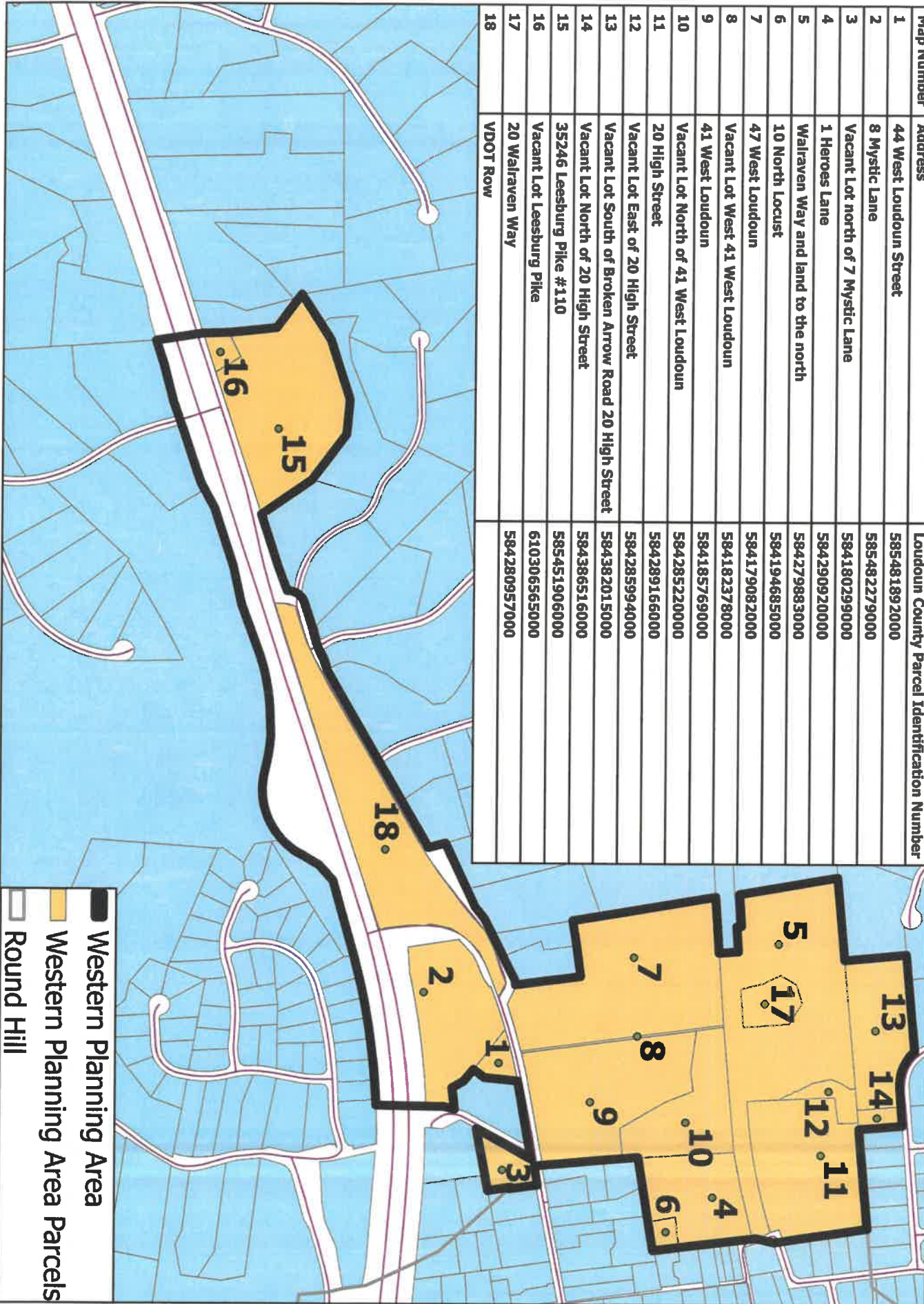
Area 5: Old Round Hill Elementary School

Area 5 Properties		
Map Number	Address	Loudoun County Parcel Identification Number
11	20 High Street	584289166000
12	Vacant lot west of 20 High Street	584285994000
13	Vacant lot south of Broken Arrow Road	584382015000
14	Vacant lot north of 20 High Street	584386516000

- **Description & Zoning:** These parcels are zoned R-1A and are home to the old Round Hill Elementary School with several sports fields that are utilized throughout the year. Currently the building is used as auxiliary offices for Loudoun County Public Schools.
- **Specific Policy A:** The Town would support the conversion of the old Round Hill Elementary School and associated parcels into a Round Hill Community Center with the potential of joint use by the Town of Round Hill for Town meetings and administrative facilities.
- **Specific Policy B:** The Town would support the renovation of the current facilities, recreation expansion, or other compatible public recreation expansion.
- **Specific Policy C:** Town supports the expansion of passive recreation within the vacant parcel to the south of Broken Arrow Road in accordance with the general policies put forth with the environmentally sensitive areas general policies.

Western Planning Area Map

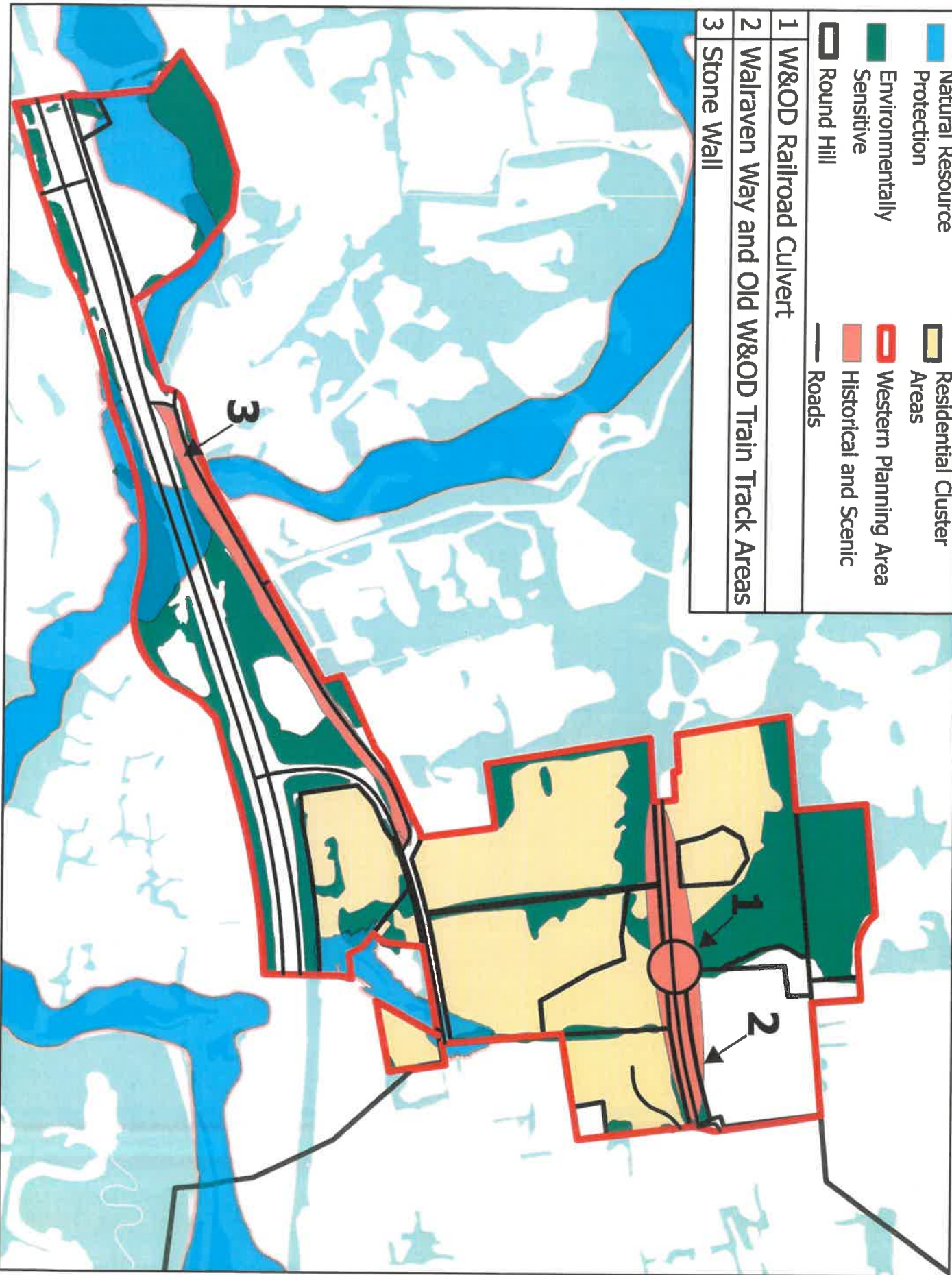
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16	Vacant Lot Leesburg Pike	610306565000
17	20 Walraven Way	584280957000
18	VDOT Row	



Western Planning Area
 Western Planning Area Parcels
 Round Hill





Western Planning Area Resource Map

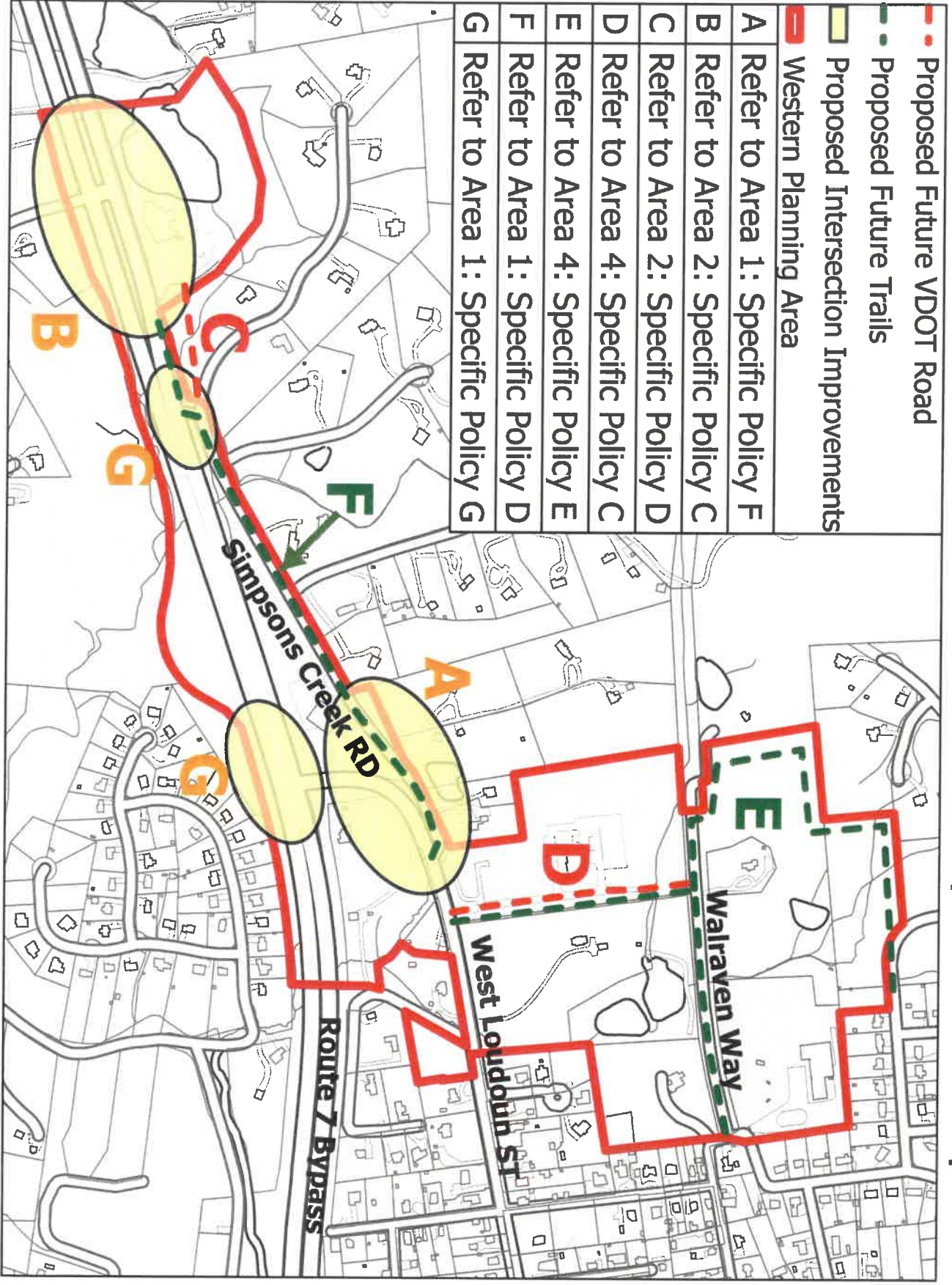
- Natural Resource Protection
 - Environmentally Sensitive
 - Residential Cluster Areas
 - Western Planning Area
 - Historical and Scenic
 - Round Hill
 - Roads
- 1 W&OD Railroad Culvert
 - 2 Walraven Way and Old W&OD Train Track Areas
 - 3 Stone Wall



0 0.13 0.25 0.5 Miles

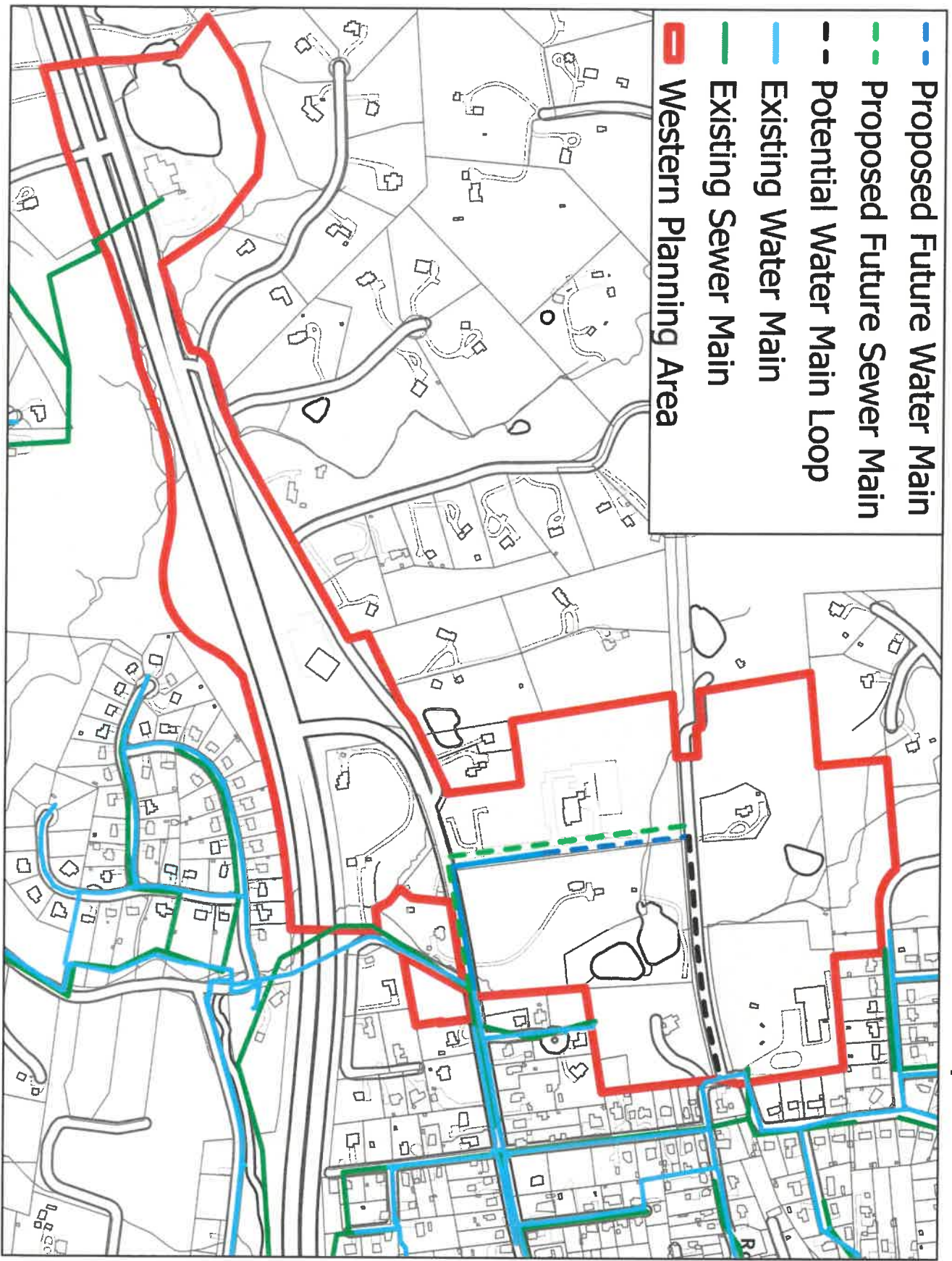
Western Planning Area Future Transportation Map

	Proposed Future VDOT Road
	Proposed Future Trails
	Proposed Intersection Improvements
	Western Planning Area
A	Refer to Area 1: Specific Policy F
B	Refer to Area 2: Specific Policy C
C	Refer to Area 2: Specific Policy D
D	Refer to Area 4: Specific Policy C
E	Refer to Area 4: Specific Policy E
F	Refer to Area 1: Specific Policy D
G	Refer to Area 1: Specific Policy G



Western Planning Area Future Utilities Map

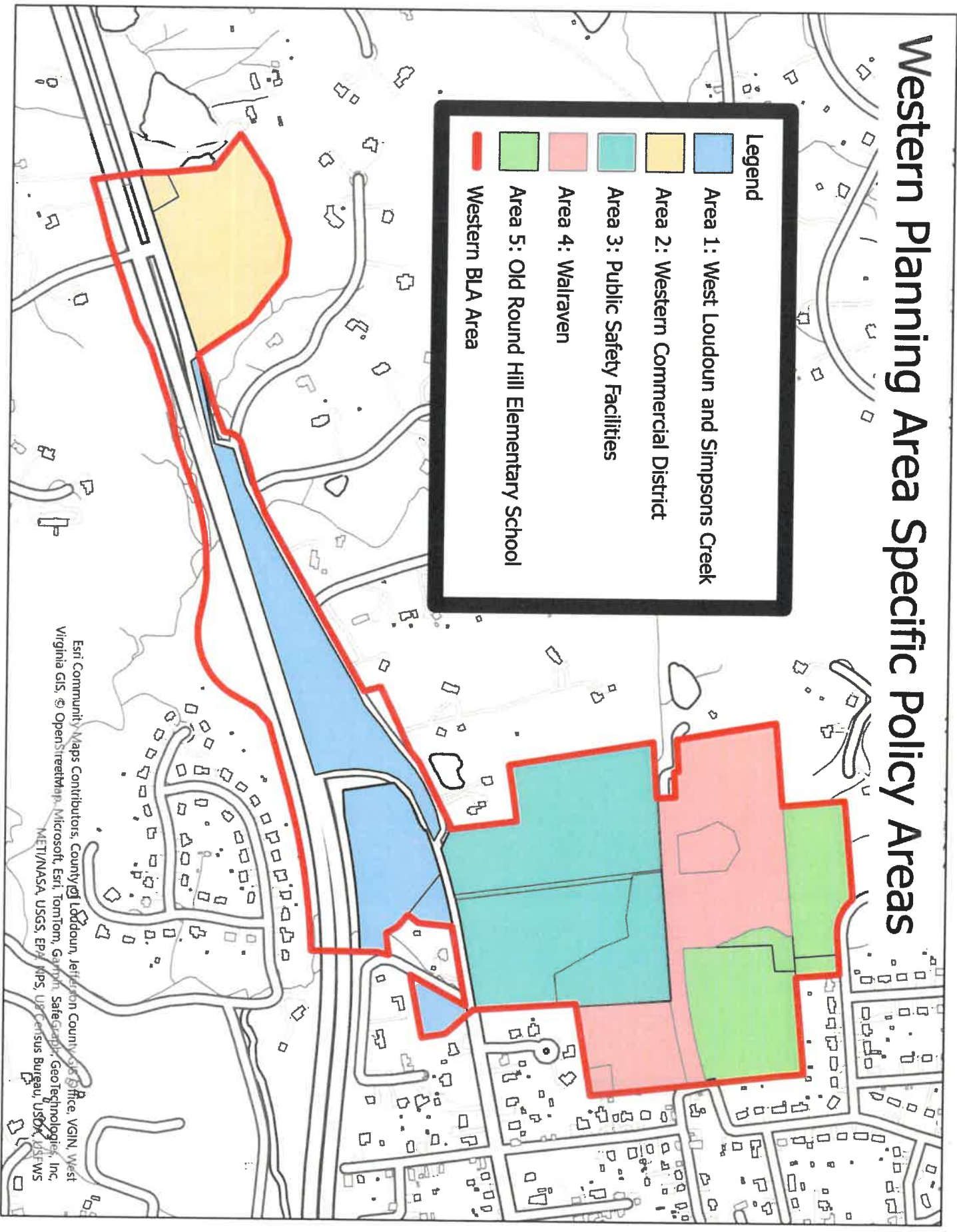
- Proposed Future Water Main
- Proposed Future Sewer Main
- Potential Water Main Loop
- Existing Water Main
- Existing Sewer Main
- Western Planning Area



Western Planning Area Specific Policy Areas

Legend

- Area 1: West Loudoun and Simpsons Creek
- Area 2: Western Commercial District
- Area 3: Public Safety Facilities
- Area 4: Walraven
- Area 5: Old Round Hill Elementary School
- Western BLA Area



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