


APPENDX 4: LAND USE SUMMARY TABLE

 2015-16 Comprehensive Plan Review	Key:		- Special Planning Area Policy		
Chapter 5: Land Use	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2011	Timeframe for Implementation Geographic Location
Goals: (Goals are considered broad, generalized statements describing the Town's short-, medium-, or long-term intentions and desired results. Goals should seek to establish a unified direction for achieving the shared values above.)					
Implement the recommendations of the Comprehensive Plan in order to create beneficial growth and development that is compatible in scale, density/intensity, and usage with existing development in the community.	Yes (extent to which scale, intensity, and character of future uses are compatible with existing development)	N/A	Town, Private Landowners/Developers	No new structures have been constructed which are incompatible with the scale (area, height, etc.) of existing buildings in the Town	Ongoing Town-wide
Policies: (Compared to goals, policies are more specific and action-oriented statements describing an measure intended to produce a desired result. Policies should be designed to implement goals.)					
1. Ensure that infill development is compatible with the prevailing character of surrounding neighborhoods in terms of building style, massing, scale, and orientation/configuration of driveways and garages to public streets.	Yes (degree of compatibility of new development with that of surrounding neighborhoods)	N/A	Town, Landowners/Developers	Infill development since 2011 has been consistent in character with that of the surrounding neighborhood	Ongoing Residential districts/areas

APPENDX 4: LAND USE SUMMARY TABLE

Chapter 5: Land Use	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2011	Timeframe for Implementation	Geographic Location
2. Promote the inclusion of consolidated, commonly owned open space for passive or active recreation in large developments, both residential and non-residential.	Yes (acreage of common open space and usable open space created in residential and non-residential developments)	N/A	Town, Landowners/Developers	Common and open space have been provided for a number of developments proposed since 2011	Ongoing	Town-wide
3. Provide sufficient land for active and passive public recreation activities.	Yes (acreage of land for outdoor recreation)	N/A	Town, Landowners/Developers	The 7-Eleven CUP (approved in 2016) included the provision of a bike station and pocket park on the adjacent public property.	Ongoing	Town-wide
4. Protect existing environmental resources as part of the plan review and land development process, including streams, wetlands and floodplains.	Yes (acreage of land protected)	N/A	Town, Landowners/Developers	Streams, wetlands and floodplains have been protected through the subdivision and site development plan review process for several projects proposed and implemented since 2011	Ongoing	Town-wide
5. Plan and implement pedestrian facilities as part of the land development process to provide opportunities for walking, biking, shopping and touring throughout the Town.	Yes (pedestrian facilities planned and implemented)	N/A	Town, Landowners/Developers	Pedestrian facilities have been required for projects proposed since 2011.	Ongoing	Town-wide
6. Ensure the provision of adequate landscaping and buffering between incompatible residential and non-residential uses on site plans, and require that buffering be incorporated to reflect the ultimate build-out of the adjoining residential or non-residential properties.	Yes (extent to which landscaping and buffering has been provided)	N/A	Town, Landowners/Developers	The Town's ordinance requires a landscape plan for all developments involving a site plan. All such developments planned since 2011 have been required to comply with the landscaping requirements	Ongoing	Town-wide
7. Vehicular entrances to commercial sites should be designed so as to create a separation between non-residential and residential parcels that are adjacent to one another.	Yes (amount of separation between vehicular entrances for commercial and adjacent non-commercial development)	N/A	Town, Landowners/Developers	Unknown	Ongoing	Commercial sites

APPENDX 4: LAND USE SUMMARY TABLE

Chapter 5: Land Use	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2011	Timeframe for Implementation	Geographic Location
8. Any increase in density authorized by a rezoning or conditional use permit should be offset with enhanced site design and layout, building architecture, pedestrian amenities, and/or the provision of parks and open space in order to maintain the quality of the development and mitigate the effects of increased density.	Yes	N/A	Town	No properties have been rezoned to residential during this period	Ongoing	Residential districts/areas
9. Provide for the development of mixed commercial and residential uses in the same structure in the E. Broad Way corridor and sections of S. Locust and S. Loudoun Street located within one block of E. Broad Way.	N/A	No	Town, Landowners	Unknown	Ongoing	E. Broad Way, E. Pennsylvania Avenue, S. Loudoun Street
12. Increase the diversity of housing stock by providing for various types of dwelling units within a variety of building types (e.g. mixed-use buildings, adaptive reuse of existing buildings, accessory apartments, etc.) in order to provide additional housing choices for people in various household types, age cohorts and income levels.	Yes (increased mix of dwelling/building types for new residential development)	N/A	Town, Landowners/Developers	None; all of the new dwellings established since 2011 have been SFDs	Ongoing	Residential districts/areas wherein such uses are authorized
13. Encourage land consolidation and unified development throughout the Town, especially for non-residential uses, to avoid fragmented development requiring multiple access points.	Yes (degree of land consolidation for non-residential development)	N/A	Town, Landowners/Developers	The Lovettsville Square commercial center, completed in 2016, is an example of one such development.	Ongoing	Town-wide
14. Encourage landscaping and beautification within existing and new development.	Yes (landscaping in residential and non-residential developments)	N/A	Town, Landowners/Developers	Landscaping has been a component of all developments requiring the preparation of a site plan since 2011	Ongoing	Town-wide
15. Encourage well-designed employment uses in order to be compatible with the village character of the Town and to help attract other such uses.	Yes (quality of design and compatibility with existing villiage character)	N/A	Town, Landowners/Developers	No "employment" uses have been established since 2011.	Ongoing	Commercial areas/districts

APPENDX 4: LAND USE SUMMARY TABLE

Chapter 5: Land Use	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2011	Timeframe for Implementation	Geographic Location
16. "Strip" commercial, defined in the strictest sense as a "strip" or line of attached commercial or retail spaces arranged along and oriented to an adjoining vehicular thoroughfare, is discouraged in the Town's commercial areas. The Town does, however, encourage commercial centers or complexes where the units are clustered or attached on a given parcel or parcels, provided that the number of access points to the site from the public street are minimized, and that the buildings are oriented and located close to the public street with parking located generally behind or to the side(s) of the buildings (i.e. consistent with the Main Street design concept)	Yes (design and configuration of commercial centers)	N/A	Town, Landowners/Developers	The Lovettsville Square commercial center, completed in 2016, is an example of one such development that avoids the classic "strip" building orientation and site configuration	Ongoing	Commercial areas/districts
17. Monitor development on an annual basis to assess the implementation of the Comprehensive Plan and progress toward build-out.	Yes (analysis of the Town's build-out)	N/A	Town	The Town has been monitoring development activity since 2011	Ongoing	Residential districts/areas
18. Coordinate with Loudoun County to adjust the Town boundary in order to bring entirely into the Town or County certain parcels and/or developments that presently straddle the Town and County if the proposed boundary adjustment is consistent in all respects with the Town's adopted annexation policy.	Yes (boundary line adjustments completed)	No	Town, Loudoun County	None	Long-term	Parcels partially located in Town
19. Design sign ordinance regulations that help businesses attract customers while ensuring that the area, height and illumination of signs are appropriate to the scale of the buildings on the sites where they are located.	Yes (extent to which sign regulations achieve desired outcome)	No	Town	None	Short-term	N/A
20. Control the establishment of non-residential uses in residential zoning districts, using the conditional use permit process and other zoning requirements, in order to ensure that such uses do not adversely affect surrounding residential neighborhoods and uses.	Yes (number and type of non-residential uses permitted in residential districts)	No	Town	None	Short-term	Residential districts

APPENDX 4: LAND USE SUMMARY TABLE

Chapter 5: Land Use	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2011	Timeframe for Implementation	Geographic Location
21. Facilitate the construction of "neo-traditional" house designs, that is, homes designed to appear like traditional homes by having minimal front and side yards, garages located in the back yard (or rear-facing), and prominent front porches, on parcels within or adjacent to the Town's historic district.	Yes (design and location of new homes)	N/A	Town, Developers	Few of the new homes constructed in Town Center have had these characteristics, although several new homes in the older part of Town have included certain "neo-traditional" elements	Ongoing	Residential districts
22. Adopt planning policies that facilitate development and redevelopment of parcels of land located, wholly or partially, within the Town's existing corporate limits before any additional territory for future residential growth is incorporated through annexation or boundary line adjustment.	Yes (location of new residential subdivisions)	No	Town	None	Long-term	Town and its environs
23. Assure that future retirement community development occurs in the R-C zoning district and primarily serves persons aged 55 years and older.	Yes (Location of future age-restricted housing)	No	Town	None	Long-term	R-C District
24. Assisted living centers, nursing homes, and similar residential care facilities, including projects involving the construction of age-restricted dwelling units, are to be developed under the following guidelines: a) Such developments should incorporate a mix of such uses on a single tract or as part of a single development proposal so that the development is designed and approved as a single project. b) Architectural elevations are required for all buildings in order to ensure that the project contains a unified architectural theme. c) Where feasible, independent dwellings units are located behind the assisted living or nursing home facility, which would be located closest to the primary public thoroughfare. d) Construction of any recreational and community facilities serving the development is initiated at the time of construction of the first age-restricted dwelling units within the development.	Yes (Location and character of assisted living facilities and age-restricted housing)	No	Town, Developers	None	Long-term	R-C District

APPENDX 4: LAND USE SUMMARY TABLE

Chapter 5: Land Use	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2011	Timeframe for Implementation	Geographic Location
<p>25. The Engle Tract Special Planning Area is proposed to be developed in the following manner:</p> <p>a) A transitional commercial area is proposed on the section of the planning area located closest to E. Broad Way and along the west side of the tract bordering Keister Lane in order to buffer adjoining residential subdivisions from planned light industrial uses on the Engle Tract. The commercial uses occupying this area will be restricted to uses that are anticipated to have minimal impact on the adjoining residential uses and the economic viability of which generally do not require frontage on Berlin Turnpike. (see Map 5: Land Use Plan Map)</p> <p>b) Secondary street access (aside from N. Church Street) is constructed to link to an existing public street when over fifteen (15) acres of the site is approved for development. (see Map 8: Transportation Plan Map)</p>	Yes (development character of the subject parcel)	No	Town, Landowner	The property has not yet been developed	Short- to medium-term	Engle Tract
<p>c) Pedestrian facilities will be provided throughout the development.</p> <p>d) Access to the parcel of land located on the western side of Keister Lane will be provided through the main part of the tract via N. Church Street, thereby eliminating vehicular access to that parcel via Keister Lane.</p> <p>e) Service and loading bays should be oriented such that they do not face adjacent residential areas.</p> <p>f) The outside storage of vehicles, equipment, and materials may be permitted, but must be strictly controlled so that all such areas are screened from view from adjoining properties and uses.</p>						

APPENDX 4: LAND USE SUMMARY TABLE

Chapter 5: Land Use	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2011	Timeframe for Implementation	Geographic Location
<p>26. The Town Entrance Special Planning Area is proposed to be developed in the following manner:</p> <p>a) The commercial buildings are sited and development on the site is arranged and designed in such a manner that the existing viewshed of the south side of the residence located at 44 S. Loudoun Street may continue to be viewed in full as one approaches the property from the south on Berlin Turnpike. The commercial uses would be oriented to the highway with residential uses located on South Loudoun Street or the north side of the existing residence.</p> <p>b) Development is designed and approved as a single project even if the site is built in phases.</p> <p>c) The southernmost portion of the site is retained as open space or developed as a pocket park for public access, including landscaping, sitting areas, and potentially a water feature.</p> <p>d) Only two entrances for vehicle access to the site are permitted, one from Berlin Turnpike and the other from S. Loudoun Street.</p>	Yes (development character of the subject parcel)	No	Town, Landowner	The property has not yet been redeveloped	Medium-to-long term	44 S. Loudoun St.
<p>27. The Walker Tract Special Planning Area is proposed to be developed in the following manner:</p> <p>a) A single entrance for vehicular access is provided to S. Berlin Pike.</p> <p>b) Access is extended from S. Berlin Pike through the property to provide for a future connection to Red Bud Lane.</p>	Yes (development character of the subject parcel)	No	Town, Landowner	The property has not yet been redeveloped	Medium-to-long term	40 S. Berlin Pike
<p>28. The Town may agree to discuss various planning and implementation options with Loudoun County for higher density development in the County adjacent to the Town at some point in the future if it appears that the Town and County would benefit from such an expansion of the Town as a location for additional growth. This would involve studies to determine if this is in the best interest of both the Town and the County. The County has this area planned for lower density development and the Town would have to consider how the extension of sewer and water service would be provided. Transportation planning in the County would also be necessary for any consideration of this issue.</p>	Yes (planning for and implementation of JLMAs adjacent to the Town's corporate limits)	No	Town/County	None	Long-term	Areas located just outside the Town's corporate limits