

**Town of Haymarket
Architectural Review Board
15000 Washington Street-Haymarket, VA 20169
Wednesday, February 16, 2011 ~ 7:00 pm**

AGENDA

Pam Swinford, Ken Luersen, Ellie Ivancic, MaryLou Scarbrough, and John Parham, Architect

Call to Order

Roll Call

Citizens' Time

Minutes

December 15, 2010

January 19, 2011

Certificate of Appropriateness & Construction Permit Application (where required)

15155 Washington Street – Ice Rink – Remodel Existing Warehouse Building

Alexandra's Keep – New Elevation

New Business

Revisit discussion of Historic Overlay

Old Business

**Town of Haymarket
Architectural Review Board Meeting
15000 Washington Street, Haymarket, Virginia 20169
December 15, 2010 - 7:00pm**

Commissioners: Pamela Swinford, Ken Luersen, Ellie Ivancic, and John Parham, Architect

Acting Chair Luersen calls the meeting called to order at 7:03pm

**Roll Call: Luersen, Swinford
Parham and Ivancic absent**

**Citizen's Time:
None**

Announcements:

The commissioners would like to know if they're getting a liaison from the Council, and also need to appoint a new chair person. They will discuss Chair at the January meeting when all commissioners are present. The Clerk will ask the Town Manager about a liaison from the Council.

Swinford motions to approve the minutes of November 17, 2010, Luersen seconds.

**Ayes: 2
Nays: 0
Absent: 1
Motion carries.**

Swinford motions to approve the Certificate of Appropriateness Alexandras Keep Elevations The Bradford II and the color palette pending review of the actual application, as it was not in the packet tonight. Luersen seconds. Clerk will email Certificate of Appropriateness to the commissioners the next day.

**Ayes: 2
Nays: 0
Absent: 1
Motion carries.**

Swinford motions to adjourn meeting at 7:22 pm. Luersen seconds.

**Ayes: 2
Nays: 0
Absent: 1
Meeting adjourned.**

Submitted:

Approved:

Sherrie Wilson, Clerk to the ARB

Ken Luersen, Acting Chair

**Town of Haymarket
Architectural Review Board Meeting
15000 Washington Street, Haymarket, Virginia 20169
January 19, 2011 - 7:00pm**

Commissioners: Pamela Swinford, Ken Luersen, Ellie Ivancic, and John Parham, Architect

Mayor Stutz swears in new ARB member Mary Lou Scarbrough

Meeting called to order by Swinford at 7:06pm. Swinford is acting chair until a new Chair person is motioned.

**Roll Call: Swinford, Scarbrough, Ivancic
Parham and Luersen absent at Roll Call**

Citizen's Time:

Jay Tobias of 14827 Rising Sun Lane speaks on the application on tonight's agenda to demolish the Gray House behind the Town Hall building. In December 2004 the Town Council had approved the demo permit, but never acted on it. It was approved and voted 6-0 to demo. Money was the issue at that time. The cost went to demo the Grocery Store. Our Building Official on numerous occasions has said that house is not fit for anyone, nor is it safe. It is a dilapidated structure, of possible historic value, or not. The Town is now exploring options as to list it as a historic structure. In his opinion the Town should go ahead and demo, as it's deteriorated too much, and too costly to repair, and possibly make it a recreation area for basketball courts, or multipurpose. Or add a parking area for our Town Center property. There are a number of uses it could be used for. The town should spend its resources repairing the Red Rooster as it is not in as much deterioration as the Gray House. The Town has spent in excess of \$2500 on keeping a fence around the house to keep people out. If the Town owns it, it should be open to the public. But the Town should get rid of it.

Announcements:

None

Swinford motions to defer the minutes of December 15, 2010 to the February meeting, as the members who were at that meeting, are not all present tonight to vote on it. Ivancic seconds.

Ayes: 3

Nays: 0

Absent: 1

Motion carries.

Discussion of demolition of Gray House:

Ivancic motions to defer the Certificate of Appropriateness to demo the Gray house to the April 20, 2011 Meeting. Scarbrough seconds.

Discussion: The reason Ivancic wants to defer the application, is because at the November 2010 Town Council meeting, she asked the Council she could fill out the Preliminary Information Forms (PIF), to send to the National Register to see if the Gray House is eligible to be registered as a historic house. If it is eligible, it is also eligible for State Grants. We can ask for the Red Rooster as well. The Council gave her approval to do that. The State's review meeting is not until March 17th. On that date, our PIF is on their agenda, and they will decide that day. It was also said at the Council meeting, that even though the building may not be eligible for the National Register, does not mean it's not historic. Localities have authority to make that decision. Our current historic district guideline, wording of historic, makes this house historic. It's over 50 years old. It's actually 137 years old.

Officials know it as the George Hulfish house. The fact that it is still standing speaks for itself. Their family practically rebuilt the Town after the Civil War. The Town has been talking about promoting itself as a historic walking town for 11 years now. And the citizens of the town has supported that, and overwhelmingly support saving historic structures in the town. To demo a house that has been here for 137 years is outrageous. It is not beyond repair. There has been no recent estimates for the cost of repair.

Tobias says estimates quoted to council have been provided by a strong proponent of said building. They have done other buildings in town. The \$160,000 estimate from that person is recent. Ivancic says that could be different now because of the economy.

Town of Haymarket
Architectural Review Board Meeting
15000 Washington Street, Haymarket, Virginia 20169
January 19, 2011 - 7:00pm

Swinford asks, without the PIF, do we have any strong sources to tap for grants? Ivancic says no, we're not eligible for any state grants. Hard to get dwellings listed. Preservation has to happen locally. There has to be a ratio of new construction to old buildings to be registered as historic. A lot of other historic structures in the town are privately owned. ARB's in Virginia do not have a lot of control over demo if the buildings are privately owned. You need historic buildings to call yourself a historic town. The Gray House is a great story. Hulfish was the first Mayor. He built the old Post Office. His store was part of Gossom's store. Ivancic shows members of the ARB pictures of inside the Gray House.

Swinford asks where the funding will come from to renovate. Ivancic says the Council will decide that. There's still a chance with the National Registers. Let the process happen. Parham asks besides the fence, how much money has the town spent on the house? Tobias says no idea. Electricity was cut off. No other expenses.

Pam Stutz speaks on the gray house. She said the reason the house was not demo'd was because Mr. Kennedy had come in with a plan years ago. But his contract ran out, nothing was done, and the Council said to move forward. The town hall offices have moved back down here. Would love to see the house sold and restored. That would be a win-win for the Town. The Town could explore possible alternatives, and tearing it down is not the answer. The Building Official states it's not inhabitable. Fix the electric and water. He never said the structure itself was falling down. There have been many houses like this one in a lot worse shape, and have been restored nicely. The Town should look at more options. ARB deferring the application may give the Town more time to find something else that can be done with it. Museum was restored after the fire. The decision to defer is the right decision.

Tobias says that Stutz is correct about the Building Official's report. He did go on record at Town Council meetings to propose demolition, as it is not safe. Also, the Council is not encumbered by any decision that the ARB makes tonight. The parking was just a suggestion. There are a number of options discussed behind the scenes.

Ivancic asks what he means behind the scenes? The Building Official is not a structural engineer. He has gone on record saying tear it down, but that doesn't mean he's written an official report.

Voting on the Motion:

Ayes: 3

Nays: 0

Absent: 1

Motion carries to defer.

New Business:

Steve Wagner is present to ask if he can discuss the PW Hockey Club new elevations for the current building. He is not on the agenda, but wants to get an idea from the board as to their opinion.

Ivancic motions to add this for discussion. Swinford seconds.

Ayes: 3

Nays: 0

Motion carries.

Wagner shows the board drawings of the proposed elevations. The Site Plan is coming before the Planning Commission and Town Council in the next month. They want to make this a permanent home for the Hockey Club. It never came before the ARB before as it was for a temporary use. The next step is to get rid of the trailers and put in permanent facilities. ARB just wants to make sure there is enough parking. Wagner says yes there will be, as the retaining pond is going away, and there will be parking there. Parham would just like to see the long length of the building somehow broken up, maybe more vertical windows, a little taller? Would help out in various places. Wager takes the ARB's comments and will return to get actual approval.

**Town of Haymarket
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January 19, 2011 - 7:00pm**

Discussion on voting in a new chair person for the ARB. Luersen had opted out, and offered if only in a bind. Swinford doesn't mind taking over.

Ivancic motions to appoint Pam Swinford as Chair of the ARB. Scarbrough seconds.

Ayes: 2

Nays: 0

Abstain: 1

Motion carries.

Scarbrough motions to adjourn the meeting at 8:20pm. Swinford seconds.

Ayes: 3

Nays: 0

Absent: 1

Motion carries.

Submitted:

Approved:

Sherrie Wilson, Clerk to the ARB

Pam Swinford, Chair



CERTIFICATE OF APPROPRIATENESS APPLICATION

These requirements are agreed to by the undersigned and are a condition necessary for approval of the CERTIFICATE
This applies to all properties located in the Town of Haymarket
See Accompanying Instructions~Please type or block print

This application must be filled out completely and all components of submission requirements must be met before the application can be accepted and scheduled for review/hearing.

APPLICANT: Stephen E. Wagner, Architect PHONE NO: 540.454.3686

OWNER (if different): Woods Village, L.L.C. C/O Daisy Wood PHONE NO: 703.304.6105

PROPERTY ADDRESS: Haymarket Iceplex 15155 Washington Street

MAILING ADDRESS: P. O. Box 145 Gainesville, VA 20156 EMAIL (Mandatory): sewaia@aol.com

Is the applicant or owner a member of a Homeowners Association (HOA)? [] Yes [X] No If Yes, has this application been approved by the HOA?
[] Yes [] No HOA Representative/Landlord/Owner (Name/Signature) Date:

In as much detail as possible, please describe the work to be performed (see following pages for additional required information in each applicable area(s):
Existing industrial warehouse building to be re-modeled for use as permanent ice rink recreational facility. Exterior work to include removal of North facing covered loading area to be replaced with two story addition 22'x200'. A new 22'x200' one story addition on the south facing side of building. The east, west, and south side of bldg. will have existing vertical metal siding replaced with stucco faced metal insulated panels. The New 2 story north facing addition will be a combination of split face cmu. and two tone glazed cmu. The upper story will be the same stucco faced metal insulated panel as sides. Roof will match existing, tower/vestibule to have blue metal roof.

(For Office Use Only)

Date to ARB:
[] APPROVED [] DISAPPROVED [] TABLED UNTIL [] DEFERRED UNTIL

ARCHITECTURAL REVIEW BOARD CHAIR SIGNATURE PRINT

CONDITIONS:

Date to PC:
[] APPROVED [] DISAPPROVED [] TABLED UNTIL [] DEFERRED UNTIL

PLANNING COMMISSION (where required): SIGNATURE PRINT

CONDITIONS:

Date to TC:
[] APPROVED [] DISAPPROVED [] TABLED UNTIL [] DEFERRED UNTIL

TOWN COUNCIL (where required): SIGNATURE PRINT

CONDITIONS:

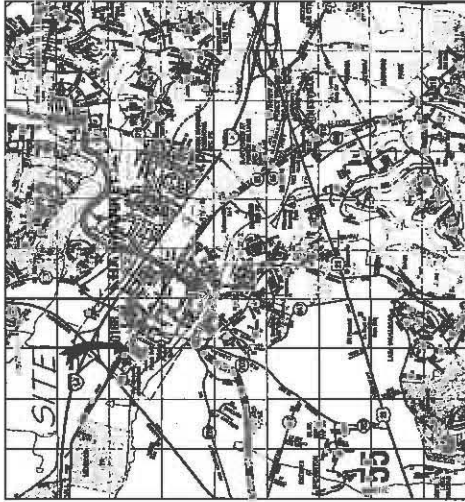
Applicant's Signature: [Handwritten Signature] Date: 2.14.11



HAYMARKET ICEPLEX

HAYMARKET ICE RINK PRELIMINARY SITE PLAN

TOWN OF HAYMARKET
PRINCE WILLIAM COUNTY, VIRGINIA



VICINITY MAP
SCALE 1" = 600'

OWNER
MOOD Y-LAGE LLC C/O DAVID MOOD
1020 LEE LANE, N.Y.
GAINESVILLE, VA 20355

GENERAL NOTES:

1. THIS SITE PLAN WAS PREPARED BY CHRISTOPHER CONSULTANTS, INC. (CC) FOR THE TOWN OF HAYMARKET, PRINCE WILLIAM COUNTY, VIRGINIA. THE TOWN ENGINEER SHALL REVIEW AND APPROVE THIS SITE PLAN. THE TOWN ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SITE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
2. THE TOWN ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SITE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
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ZONING TABULATIONS - I-1 ZONE

| USE | REQUIREMENTS | REQUIREMENTS | REQUIREMENTS |
|-----------------|-----------------|-----------------|-----------------|
| ACT. USE HEIGHT | ACT. USE HEIGHT | ACT. USE HEIGHT | ACT. USE HEIGHT |
| RESIDENTIAL | RESIDENTIAL | RESIDENTIAL | RESIDENTIAL |
| OFFICE | OFFICE | OFFICE | OFFICE |
| RETAIL | RETAIL | RETAIL | RETAIL |
| INDUSTRIAL | INDUSTRIAL | INDUSTRIAL | INDUSTRIAL |
| COMMERCIAL | COMMERCIAL | COMMERCIAL | COMMERCIAL |
| RECREATION | RECREATION | RECREATION | RECREATION |
| UTILITIES | UTILITIES | UTILITIES | UTILITIES |
| OTHER | OTHER | OTHER | OTHER |

LOT COVERAGE CALCULATIONS

REAR LOT COVERAGE: 10.0% (MAX) 10.0%
 FRONT LOT COVERAGE: 10.0% (MAX) 10.0%
 SIDE LOT COVERAGE: 10.0% (MAX) 10.0%

BUFFER & SCREENING CALCULATIONS

SEE SHEET 2 OF 3

HAYMARKET ICE RINK
PRELIMINARY SITE PLAN
TOWN OF HAYMARKET, PRINCE WILLIAM COUNTY, VIRGINIA

christopher consultants
engineering - planning - landscape architecture



| | |
|-------------|----------------------|
| PROJECT NO. | 00000000000000000000 |
| SCALE | AS SHOWN |
| DATE | 10/1/2010 |
| DRAWN BY | J. MOOD |
| CHECKED BY | J. MOOD |
| SHEET NO. | 3 |

SHEET INDEX
 1. COVER SHEET
 2. LAYOUT
 3. LANDSCAPE & BUFFER

ALL CONTRACTORS SHALL COMPLY WITH THE TOWN OF HAYMARKET, PRINCE WILLIAM COUNTY, VIRGINIA SUBDIVISION

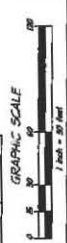
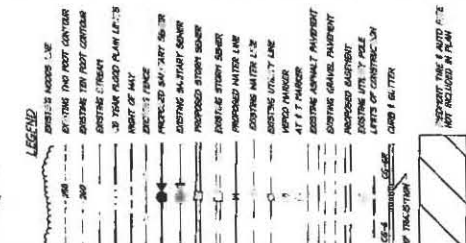
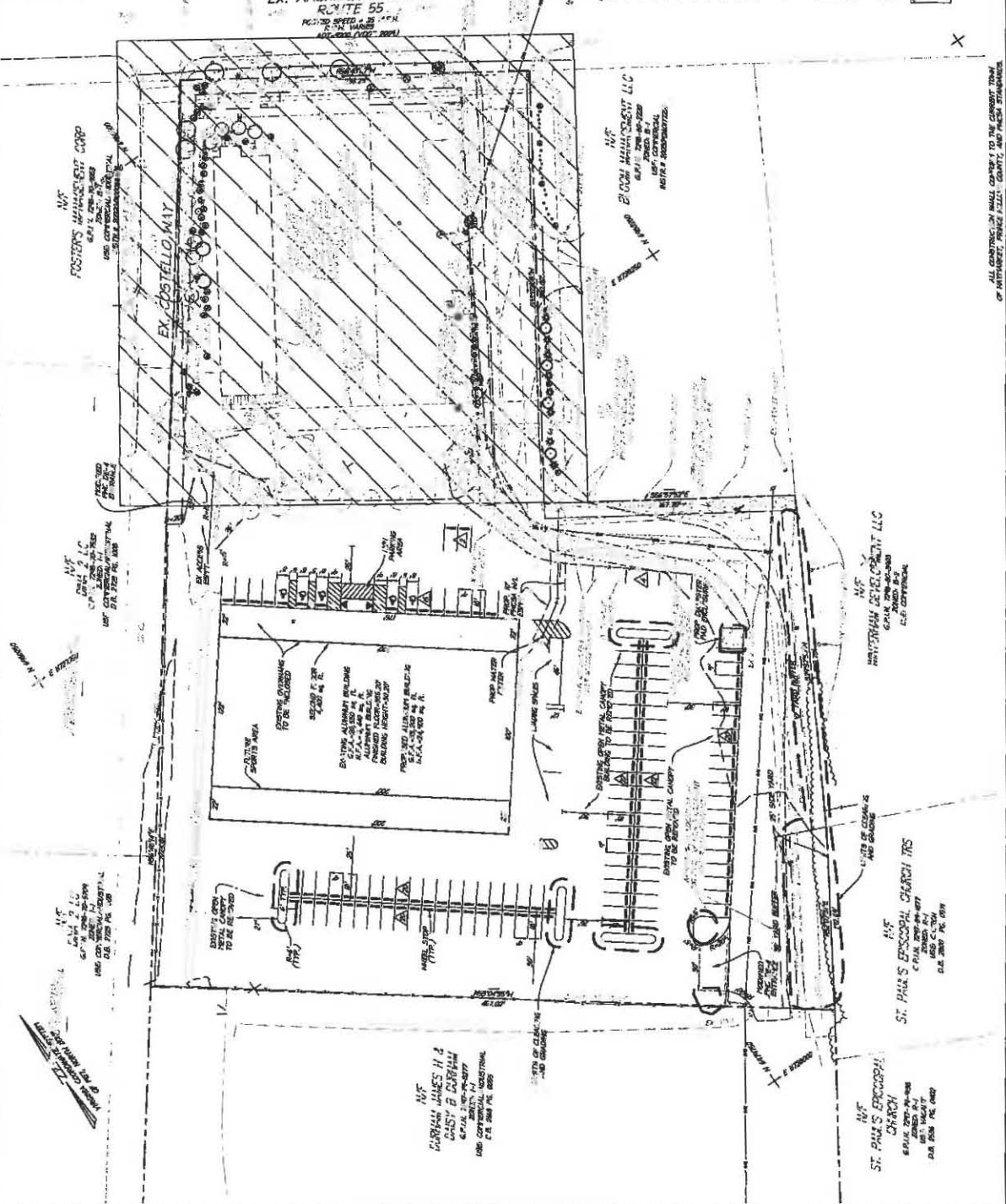


PRELIMINARY
 SITE
 PLAN

HAYMARKET ICE RINK
 PRELIMINARY SITE PLAN

PROJECT NO. 2012020
 SHEET 1 OF 3
 DATE: 10/11/13
 DESIGN BY:
 DRAWING BY:
 CHECKED BY:
 SHEET NO. 02 OF 03
 FILE NO. 2012020

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |
| | | |



PROPERTY OWNERS:

- FORSTNER DEVELOPMENT CORP.**
 1000 PINE BLVD., SUITE 200, DENVER, CO 80202
 (303) 733-1100
- EX. WASHINGTON STREET ROUTE 55**
 1000 PINE BLVD., SUITE 200, DENVER, CO 80202
 (303) 733-1100
- EX. CASTELLO WAY**
 1000 PINE BLVD., SUITE 200, DENVER, CO 80202
 (303) 733-1100
- CORNELL, JAMES H. & CASHY E. CORP.**
 1000 PINE BLVD., SUITE 200, DENVER, CO 80202
 (303) 733-1100
- ST. PAUL'S EPISCOPAL CHURCH**
 1000 PINE BLVD., SUITE 200, DENVER, CO 80202
 (303) 733-1100
- ST. PAUL'S EPISCOPAL CHURCH TRS.**
 1000 PINE BLVD., SUITE 200, DENVER, CO 80202
 (303) 733-1100
- HYATTSVILLE DEVELOPMENT LLC**
 1000 PINE BLVD., SUITE 200, DENVER, CO 80202
 (303) 733-1100

NOTICE:
 ALL CONDITIONS OF SALE CONTAINED IN THE CURRENT TRACT MAP OF HAYMARKET, PINE BLVD., COUNTY AND TRACT STAMPEDES.

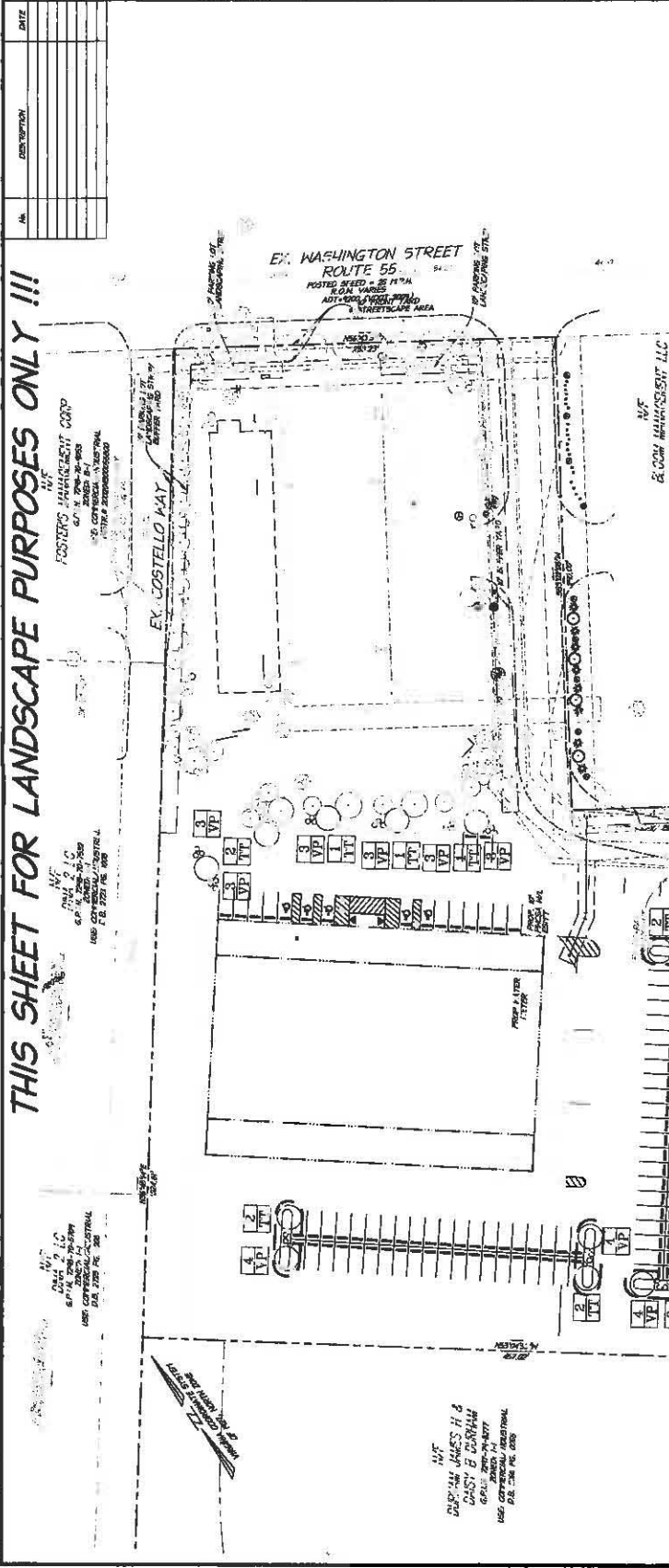
THIS SHEET FOR LANDSCAPE PURPOSES ONLY !!!

LANDSCAPE PLAN

HAYMARKET ICE RINK
PRELIMINARY SITE PLAN

100% OF HAYMARKET, PRINCE HALDANE COUNTY, VIRGINIA

christopher consultants
landscape, surveying, and planning
30271 Lanesville Road
PO Box 4179
Warrenton, OR 97146-4179
PHONE: 503.863.9078



| Symbol | Botanical Name | Common Name | Quantity | Size | Material | Location |
|--------|----------------|-------------|----------|--------------|----------|----------|
| T1 | T1 Tree | Shade Tree | 7 | 10' - 12' H. | 1" B.B. | Center |
| T2 | T2 Tree | Shade Tree | 6 | 8' - 10' H. | 1" B.B. | Center |
| T3 | T3 Tree | Shade Tree | 1 | 8' - 10' H. | 1" B.B. | Center |
| T4 | T4 Tree | Shade Tree | 1 | 8' - 10' H. | 1" B.B. | Center |
| T5 | T5 Tree | Shade Tree | 1 | 8' - 10' H. | 1" B.B. | Center |
| S1 | S1 Shrub | Shrub | 25 | 4' - 6' H. | 1" B.B. | Center |
| S2 | S2 Shrub | Shrub | 25 | 4' - 6' H. | 1" B.B. | Center |
| S3 | S3 Shrub | Shrub | 25 | 4' - 6' H. | 1" B.B. | Center |
| S4 | S4 Shrub | Shrub | 25 | 4' - 6' H. | 1" B.B. | Center |
| S5 | S5 Shrub | Shrub | 25 | 4' - 6' H. | 1" B.B. | Center |
| S6 | S6 Shrub | Shrub | 25 | 4' - 6' H. | 1" B.B. | Center |
| S7 | S7 Shrub | Shrub | 25 | 4' - 6' H. | 1" B.B. | Center |

| Category | Quantity | Notes |
|------------|----------|--------------------------------|
| Plantings | 136 | Includes trees and shrubs |
| Structures | 15 | Includes benches, tables, etc. |
| Materials | 20 | Includes mulch, soil, etc. |
| Total | 171 | |

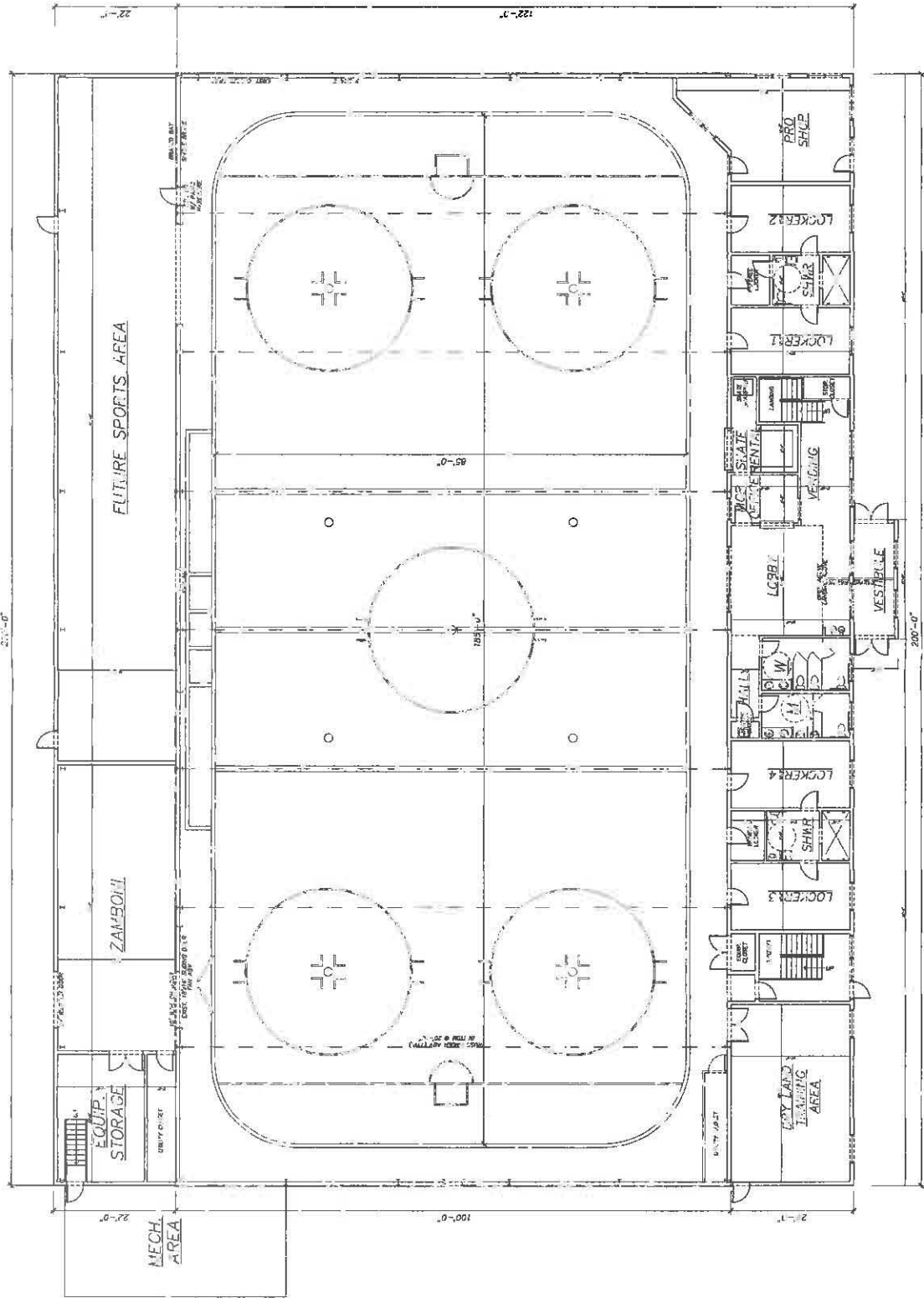
| Item | Quantity | Notes |
|------------|----------|-------|
| Plantings | 136 | |
| Structures | 15 | |
| Materials | 20 | |
| Total | 171 | |

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|------------|----------|-------|
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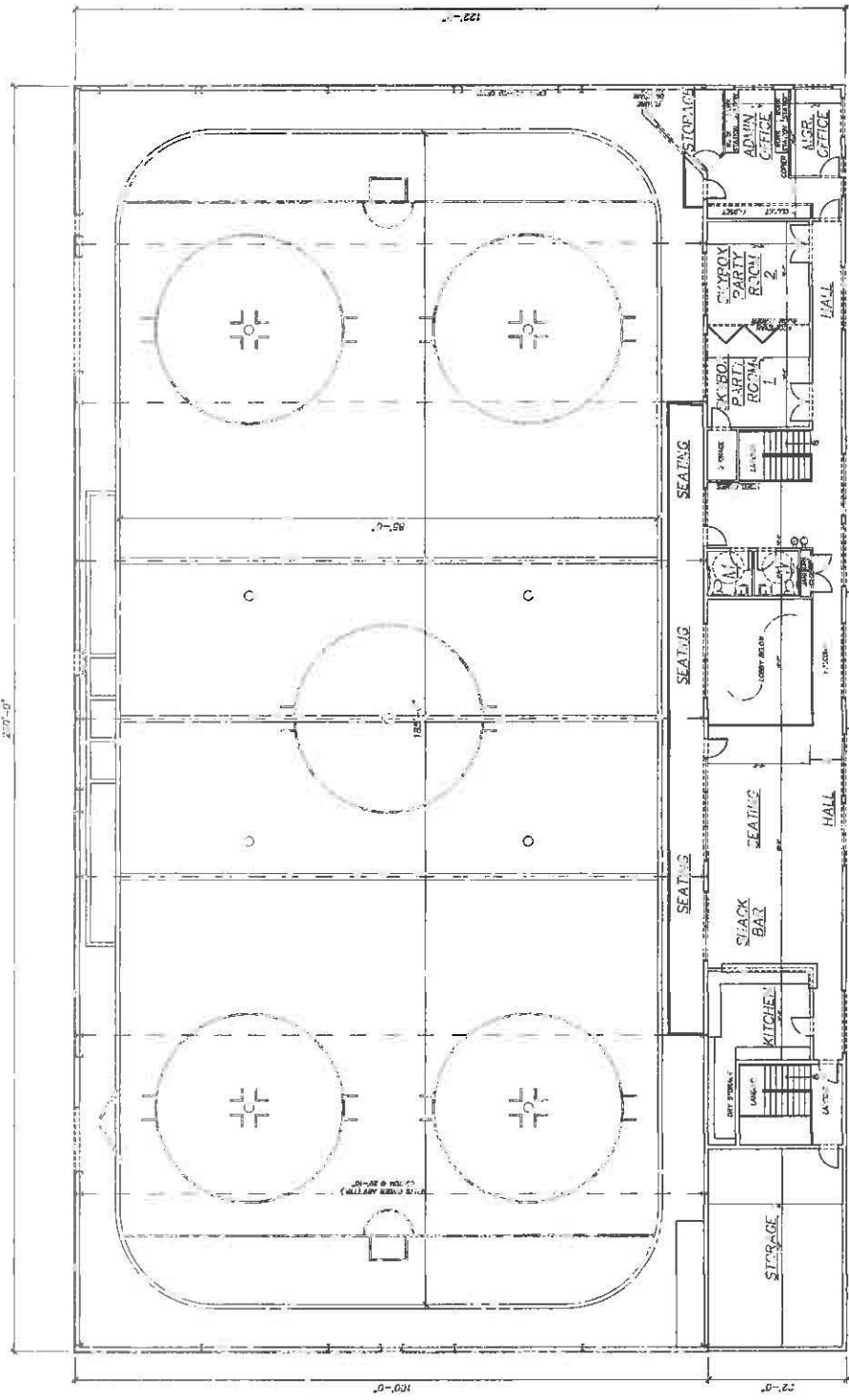
ST. PAUL'S ESCOPAL CHURCH
6414 KENNESAW RD
LEWISBURG, VA
42439
423-8387 FAX 423-8387

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6414 KENNESAW RD
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LEWISBURG, VA
42439
423-8387 FAX 423-8387



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



RECEIVED

FEB 15 2011

TOWN OF HAYMARKET

CERTIFICATE OF APPROPRIATENESS APPLICATION

These requirements are agreed to by the undersigned and are a condition necessary for approval of the CERTIFICATE
This applies to all properties located in the Town of Haymarket
See Accompanying Instructions--Please type or block print

This application must be filled out completely and all components of submission requirements must be met before the application can be accepted and scheduled for review/hearing.

APPLICANT: D.R. Horton/Brad Garnto PHONE NO: 571-723-0810

OWNER (if different): PHONE NO:

PROPERTY ADDRESS: Alexandra's Keep Lane

MAILING ADDRESS: 11216 Waples Mill Road, #105, Fairfax, VA 22030 EMAIL (Mandatory): BJGarnto@drhorton.com

Is the applicant or owner a member of a Homeowners Association (HOA)? Yes No If Yes, has this application been approved by the HOA?
Yes No HOA Representative/Landlord/Owner (Name/Signature) Date:

In as much detail as possible, please describe the work to be performed (see following pages for additional required information in each applicable area(s):

Change in Elevation from previous application

(For Office Use Only)

Date to ARB:

APPROVED DISAPPROVED TABLED UNTIL DEFERRED UNTIL

ARCHITECTURAL REVIEW BOARD CHAIR SIGNATURE PRINT

CONDITIONS:

Date to PC:

APPROVED DISAPPROVED TABLED UNTIL DEFERRED UNTIL

PLANNING COMMISSION (where required) SIGNATURE PRINT

CONDITIONS:

Date to TC:

APPROVED DISAPPROVED TABLED UNTIL DEFERRED UNTIL

TOWN COUNCIL (where required) SIGNATURE PRINT

CONDITIONS:

Applicant's Signature: Date:



February 7, 2011

Mayor and Town Council
Town of Haymarket
PO Box 1230
Haymarket, VA 20168

Re: Review of the Bradford II house plan and request to amend Condition 2.1 of Special Use Permit Development Conditions dated April 27, 2005, revised August 1, 2005

Dear Mayor and Town Council:

On behalf of **D.R. Horton-America's Builder**, I would like to introduce myself. My name is Brad Garnto, Land Acquisition Manager for the Northern Virginia Division. D.R. Horton, Inc. is a national homebuilder with operations in 26 states and 73 markets throughout the United States. We acquired Alexandra's Keep in November 2010 with the intentions of building our updated house plan, the Bradford II. On December 1, 2010 we submitted an SUP application with a colored rendering of our house plan prepared by KTG architects, requesting an amendment to Condition 2.1 of the Special Use Permit Development Conditions dated 4/27/2005 (rev. 8/1/2005). The amendment would allow D.R. Horton to replace the approved townhouse plans as prepared by Lessard Architectural Group for the previous owner, Robert L. Simmons Associates, with D.R. Horton's plan the Bradford II.

On February 4, 2011 I submitted to the Town the actual elevations that we intend to build at Alexandra's Keep which provide a variation in materials, roof lines and window placement. The Bradford II is an updated architectural plan that has been well received by potential homeowners. We are currently marketing this product in several locations throughout Northern Virginia and the plan has been complimented for its exteriors and space planning inside the home. The amendment to the SUP will allow D.R. Horton the opportunity to build a product that will be well received by potential homebuyers providing a strong sales program. In addition the ability to build the Bradford II house plan will allow us to efficiently manage building schedules and the cost of construction due to our experience in building the Bradford II house plan.

Sincerely,

Brad Garnto
Land Acquisition Manager
D.R. Horton-America's Builder



Elevation H
Color Scheme 5

Elevation D
Color Scheme 6

Elevation CI
Color Scheme 4

Elevation A
Color Scheme 2

Elevation FI
Color Scheme 1

Elevation H
Color Scheme 6

D.R. Horton

Alexandra's Keep | Strip Elevation

February 27, 2013

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30000_010000



USE THIS ONE PAM
Revised 2/7/11

AGENDA ITEM # _____



INTEROFFICE MEMORANDUM

TO: MAYOR AND TOWN COUNCIL
FROM: GENE SWEARINGEN
SUBJECT: AMENDMENT TO ORDINANCE 05-001, SPECIAL USE PERMIT WITH DEVELOPMENT
CONDITIONS FOR ALEXANDRA'S KEEP, GPIN 7397-19-3972
DATE: 02-07-11
CC: STAFF

UPDATE (02-07-11): The Applicant has provided the requested narrative and revised elevation (see attached).

At its January 24, 2011 continuation meeting, the Town Council noted that the previously approved building elevation and materials for Alexandra's Keep (i.e. alternating use of dormers, end unit brick facades, use of lintels/keystones, alternating 8-pane/4-pane windows, alternating French doors/windows with transoms on second level and corresponding deck areas, etc.) were negotiated in exchange for alternate development standards such as use of private streets, parking, etc.. The Council requested that the Applicant provide a more detailed explanation and justification of the proposed building elevation amendment; specifically:

1. A narrative explaining the necessity of and justification for the change and a formal request to amend Condition 2.1 of the Special Use Permit Development Conditions dated April 27, 2005, revised August 1, 2005 (see attached).
2. Clarification of the use of the two-car garage option illustrated on the amended elevation and commitments to the alternating facades and materials shown on the same elevation.

BACKGROUND

Alexandra's Keep is a 12 unit townhome development at the terminus of Bleight Drive. Condition 2.1 of the Special Use Permit Development Conditions (revised August 1, 2005) references a specific building elevation and building materials for the proposed townhouse units (Exhibit A). DR Horton has submitted a request to amend Exhibit A. The ARB reviewed and approved the requested revision on December 15, 2010.

At its December meeting, the Planning Commission forwarded the application to the Town Council with a recommendation of approval and contingent upon approval of the revised elevation by the ARB (approved December 15, 2010). The Commission further recommended a joint public hearing regarding the application with the Planning Commission and Town Council on January 11, 2011.

RECOMMENDATION

It is recommended the Town Council review and discuss the request.

DRAFT MOTION(S)

1. I move that the Town Council approve SUP#20101201 to amend Exhibit A of Condition 2.1, Community Design, Alexandra's Keep Special Use Permit Development Conditions, Revised August 1, 2005; specifically, substitution of revised architectural design and building materials for the subject Property as shown on the Alexandra's Keep | Strip Elevation, prepared for D.R. Horton by KTGy, dated February 4, 2011, and attached hereto;

OR,

2. I move an alternate motion.

Attachments



INTEROFFICE MEMORANDUM

TO: MAYOR AND TOWN COUNCIL
FROM: GENE SWEARINGEN
SUBJECT: AMENDMENT TO ORDINANCE 05-001, SPECIAL USE PERMIT WITH DEVELOPMENT CONDITIONS FOR ALEXANDRA'S KEEP, GPIN 7397-19-3972
DATE: 02-07-10
CC: STAFF

At its January 24, 2011 continuation meeting, the Town Council noted that the previously approved building elevation and materials for Alexandra's Keep (i.e. alternating use of dormers, end unit brick facades, use of lintels/keystones, alternating 8-pane/4-pane windows, alternating French doors/windows with transoms on second level and corresponding deck areas, etc.) were negotiated in exchange for alternate development standards such as use of private streets, parking, etc.. The Council requested that the Applicant provide a more detailed explanation and justification of the proposed building elevation amendment; specifically:

1. A narrative explaining the necessity of and justification for the change and a formal request to amend Condition 2.1 of the Special Use Permit Development Conditions dated April 27, 2005, revised August 1, 2005 (see attached).
2. Clarification of the use of the two-car garage option illustrated on the amended elevation and commitments to the alternating facades and materials shown on the same elevation.

Staff has forwarded the request to the Applicant and will forward the requested materials to the Town Council once they are made available.

BACKGROUND

Alexandra's Keep is a 12 unit townhome development at the terminus of Bleight Drive. Condition 2.1 of the Special Use Permit Development Conditions (revised August 1, 2005) references a specific building elevation and building materials for the proposed townhouse units (Exhibit A). DR Horton has submitted a request to amend Exhibit A. The ARB reviewed and approved the requested revision on December 15, 2010.

At its December meeting, the Planning Commission forwarded the application to the Town Council with a recommendation of approval and contingent upon approval of the revised elevation by the ARB (approved December 15, 2010). The Commission further recommended a joint public hearing regarding the application with the Planning Commission and Town Council on January 11, 2011.

RECOMMENDATION

It is recommended the Town Council review the request.

DRAFT MOTION(S)

1. I move that the Town Council approve SUP#20101201 to amend Exhibit A of Condition 2.1, Community Design, Alexandra's Keep Special Use Permit Development Conditions, Revised August 1, 2005; specifically, substitution of revised architectural design and building materials for the subject Property as shown on the Alexandra's Keep - Elevation, prepared by D.R. Horton, dated 1/11/2011, and attached hereto;

OR,

2. I move an alternate motion.

RECEIVED

DEC - 1 2010

TOWN OF HAYMARKET



The Town of HAYMARKET
Established in 1799

Date: 12/1/2010

Case #: SWP 2010/201

Special Use Permit Application

Business Name: Alexandra's Keep Subdivision

Address: GPIN Parcel No. 7397-19-3972

Applicant's Information

Property Owner's Information

Name: DR Horton (Brad Garnio; Land Acquisition Mgr.)
Address: 11216 Waples Mill Road, Suite 105
City: Fairfax
State/Zip: VA/22030
Phone: (571) 723-0810

Name: Same as applicant
Address: _____
City: _____
State/Zip: _____
Phone: _____

Type of Structure: SFD Multi TH COMMERCIAL Zoning District: R2 Code Section: 58-96-104

Name of Business: _____

Name of Business: _____

Number of employees working from site: TBD N/A

Number of vehicles: TBD N/A Type: _____ GVH: _____

Number of parking spaces set aside for this activity: _____

Total floor area of structure devoted to activity: _____ sq. ft.

Total floor area devoted to activity MUST be the main structure, NOT any accessory Building _____ (please initial you will comply)

Will accessory storage be necessary? Yes No

If so, where will it be? _____

Will the activity require any special tools or structure improvements? _____

Applicant agrees NO signage is allowed N/A (please initial you will comply)

In the space provided or on an attached sheet, please describe in detail your activity, including hours of operation, type of clientele, number of vehicles anticipated to visit the site in the average work day and any other changes that will affect the nature or appearance of the site.

The above is a true representation of the activity and the method of operation upon approval:

Applicant Signature: Brad Garnio
Owner's Signature: Brad Garnio

Approved Rejected by Town Council Vote: _____ Date: _____

Conditions: _____ Signature: _____

Fee: _____ Paid: \$500.00 #127829 Date: 12/1/2010

RECEIVED

DEC - 1 2010



TOWN OF HAYMARKET

CERTIFICATE OF APPROPRIATENESS APPLICATION

These requirements are agreed to by the undersigned and are a condition necessary for approval of the CERTIFICATE. This applies to all properties located in the Town of Haymarket. See Accompanying Instructions~Please type or block print

This application must be filled out completely and all components of submission requirements must be met before the application can be accepted and scheduled for review/hearing.

APPLICANT: DR Horton PHONE NO: (571) 723-0810

OWNER (if different): Same as above PHONE NO: Same as above

PROPERTY ADDRESS: Located at the end of Bleight Drive in the Town of Haymarket

MAILING ADDRESS: 11216 Waples Mill Road, Suite 105 Fairfax, VA 22030 EMAIL (Mandatory): bjgarnto@drhorton.com

Is the applicant or owner a member of a Homeowners Association (HOA)? [] Yes [] No If Yes, has this application been approved by the HOA? [] Yes [] No HOA Representative/Landlord/Owner (Name/Signature) Date:

In as much detail as possible, please describe the work to be performed (see following pages for additional required information in each applicable area(s):

Requesting approval of the Bradford Bradford II house plan intended to be built at Alexandra's Keep. Alexandra's Keep is a 12 lot townhouse project (24' wide product) located on Bleight Drive. In addition to the house plans we are requesting approval of materials and color schemes for the project.

(For Office Use Only)

Date to ARB: 12-15-10

[X] APPROVED [] DISAPPROVED [] TABLED UNTIL [] DEFERRED UNTIL

ARCHITECTURAL REVIEW BOARD CHAIR SIGNATURE PRINT

CONDITIONS: AS Applied for

Date to PC:

[] APPROVED [] DISAPPROVED [] TABLED UNTIL [] DEFERRED UNTIL

PLANNING COMMISSION (where required): SIGNATURE PRINT

CONDITIONS:

Date to TC:

[] APPROVED [] DISAPPROVED [] TABLED UNTIL [] DEFERRED UNTIL

TOWN COUNCIL (where required): SIGNATURE PRINT

CONDITIONS:

Applicant's Signature: Brad Yarb Date: 11/30/2010

Tippecanoe in Lebanon



Dec 2010



Ca X
8605 Westwood Center Drive
Suite 300
Vienna, VA

1/11/2011

Alexandra's Keep - Elevation

D·R·HORTON DRI
Listed
NYSE
America's Builder