



Community Development
Department

STAFF REPORT

Commission Meeting Date:	July 16, 2024
Agenda Title:	ZMA 2023-01 Warrenton United Methodist Church/Hero's Bridge
Requested Action:	Hold a Work Session
Staff Lead:	Denise Harris, Planning Manager
Decision Deadline:	October 24, 2024 Unless Applicant Defers

EXECUTIVE SUMMARY

ZMA 2023-01 Warrenton United Methodist Church/Hero's Bridge: A Zoning Map Amendment is being proposed by Trustees of Warrenton United Methodist Church (Owners) and Hero's Bridge (Applicant) for a Residential Planned Unit Development (R-PUD). The R-PUD is to allow for construction of 44-duplex units for age restricted affordable housing to serve veterans, walking trails, office/community center, a multi-purpose recreation center, and the existing church. The approximate 9.8640 acres, located at 341 Church Street, is zoned R-10 (Residential) and RO (Residential Office). The Future Land Use Map designation is Medium Density Residential. (GPINs 6984-16-7013, 6984-15-1823, 6984-15-1930, and 6984-16-5101)

BACKGROUND

ZMA 2023-01 Warrenton United Methodist Church/Hero's Bridge was accepted on December 21, 2023. Staff provided agency comments on January 30, 2024. The Applicant resubmitted on June 20, 2024, which is currently being reviewed by agency staff. Staff identified comments related to how many parcels are proposed for the rezoning; how the proposal meets Plan Warrenton 2040; infrastructure needs; emergency access; and proffers. The Applicant will consider the Planning Commission Work Session discussion and staff comments for its Public Hearing submission. At that time, a staff report will be produced as part of the Public Hearing.

STAFF RECOMMENDATION

Hold a Work Session.