



Planning Commission Work Session
ZMA 2023-01 Warrenton United Methodist
Church/ Hero's Bridge
July 16, 2024

*PC Decision Deadline October 24, 2024 Unless Applicant
Defers*

Rezoning Application

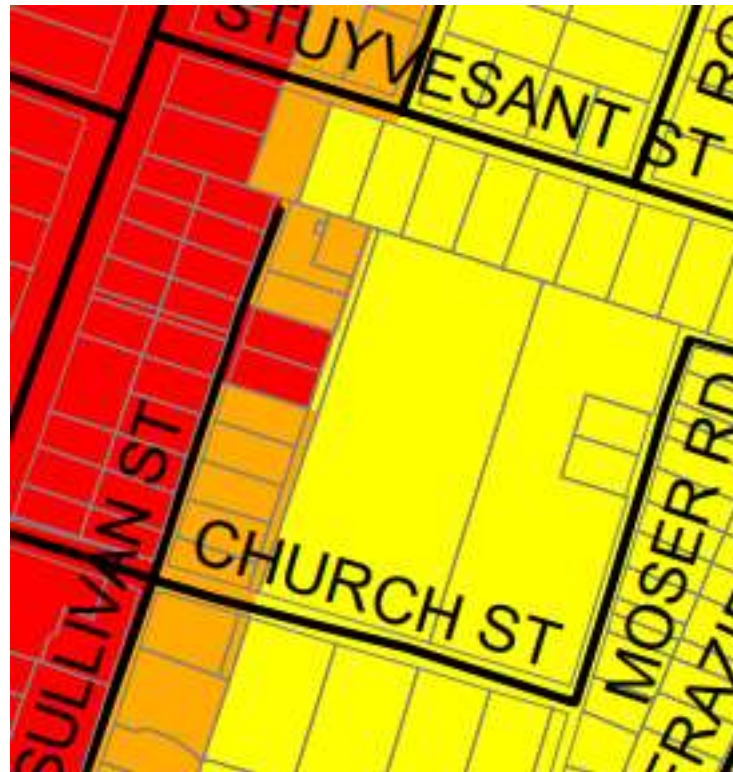
- **GPINs:** 6984-16-5101, 6984-16-7013, 6984-15-1823, 6984-15-1930
- **Property Owner:** Trustees of the Warrenton United Methodist Church
- **Applicant:** Hero's Bridge
- **Zoning:** R-10 (Residential) and RO (Residential Office)
- **Comprehensive Plan:** Medium Density Residential
- **ZMA** to R-PUD to allow for affordable duplex unit development on approximately 9.8640 Acres
- 44 Residential Dwellings
 - Serve Veterans age 65 and older
 - Approximately 1,150 square feet
 - 2 Phases units and church
 - Recreational and office facilities

Location



Adjacent Land Uses

Zoning Map

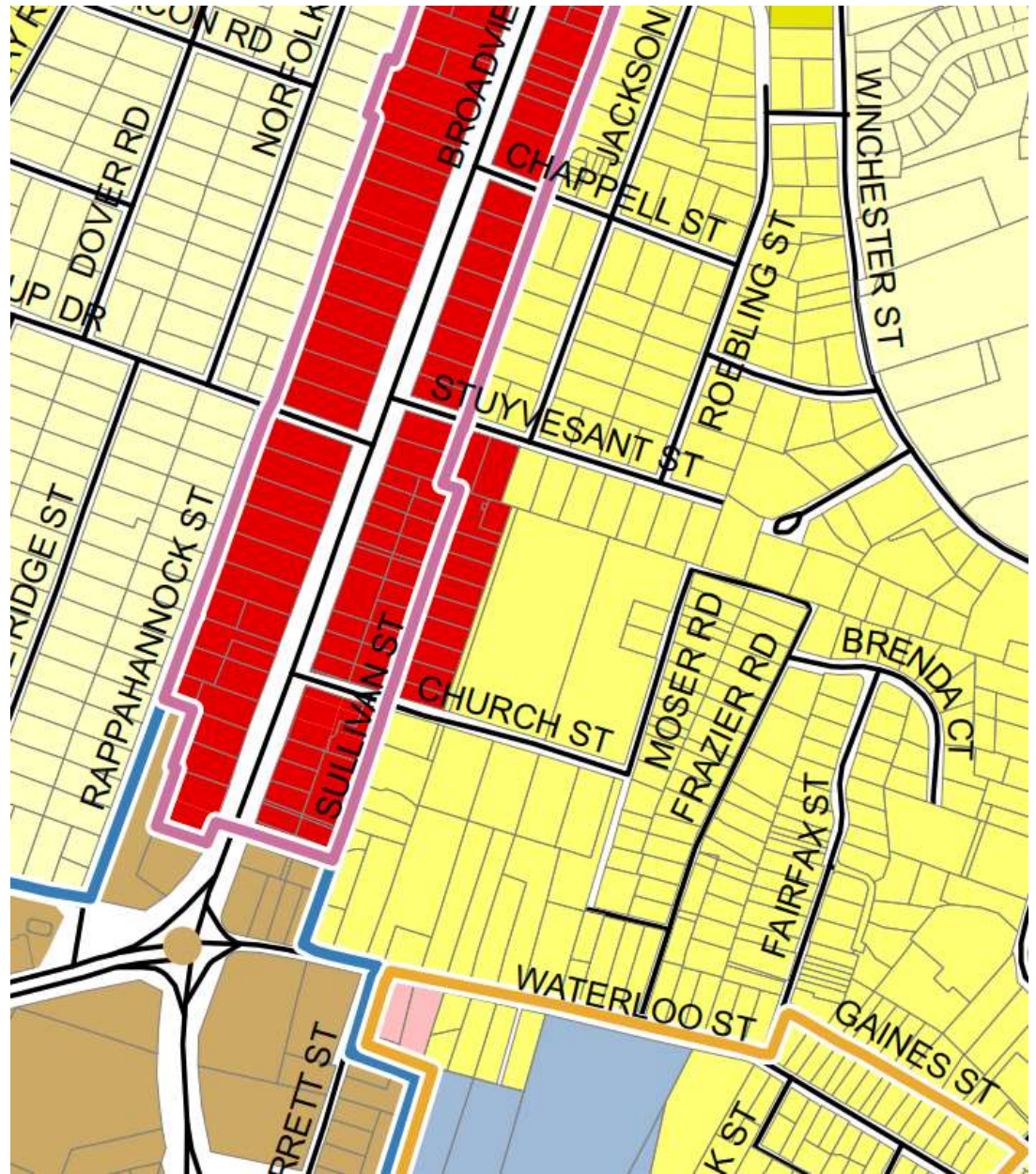


Existing Church
Residential
Commercial

Zoning Districts



Future Land Use Map



Plan Warrenton 2040

GOALS

H-1: Ensure equitable, attainable housing opportunities across residents of all ages, incomes, and abilities by catering to the needs of a diverse community, including young families, professionals early in their careers, essential workforce, and those entering retirement.

POLICIES & STRATEGIES

H-1.1: Encourage development of the “Missing Middle” housing types beyond traditional single-family homes, townhouses, and apartments by updating the Zoning Ordinance to create a beneficial mix.

H-1.2: Create a range of housing types that are compatible to existing neighborhoods in scale and character to attract a more diverse demographic.

H-1.3: Encourage the development of workforce housing by revising the existing density bonus program.

H-1.4: Expand the Accessory Dwelling Unit (ADU) ordinance by updating the Zoning Ordinance to allow for greater lot coverage for development of detached ADUs (i.e. converted garage or granny unit) and set appropriate square footage maximums.

H-1.5: Encourage the use of universal design principles for new construction and home renovations to allow residents to age-in-place.

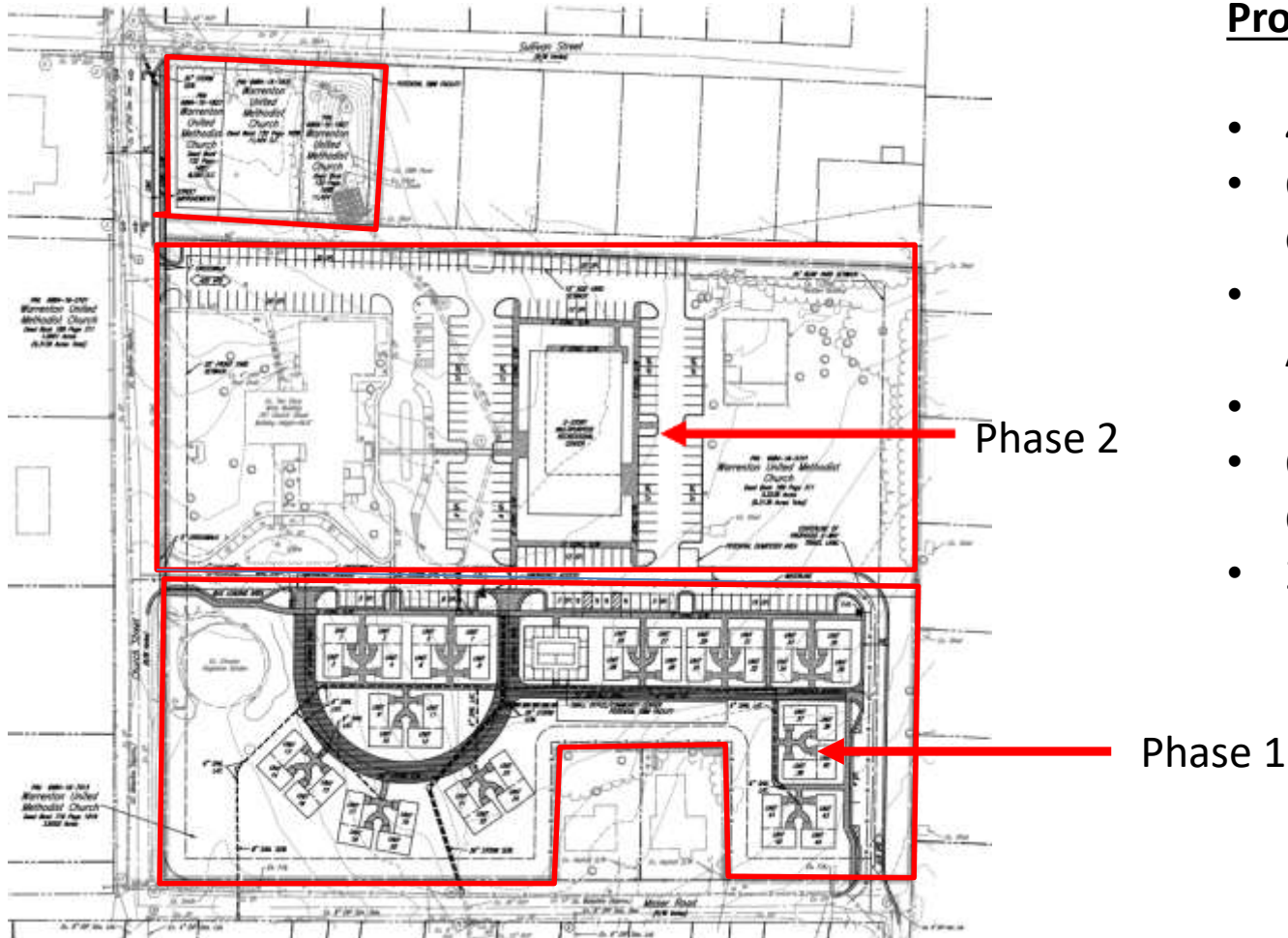
H-1.6: Promote aging in place policies and revise the Zoning Ordinance to facilitate multi-generational residential development.

H-1.7: Engage community partners and residents to create a committee to address affordability, optimum percentages of housing typology mix, and design.

Proposal

Proposal Includes

- 44 Units
- Circular Flagstone Garden
- Bus Loading Area/Parking
- 12/20' Asphalt Trail
- Office/Community Center
- 2 Story Multipurpose Recreational Center



Requested Modifications Through Proffers

- Reduce required minimum PUD 25 to 9 acres
- Rowland v. Town Council of Warrenton
“we conclude that the General Assembly intended for these statutes to grant localities the authority to permit deviations from the requirements of a zoning ordinance by accepting voluntary proffers as part of a rezoning application. . . . [W]e are of opinion . . . the zoning applicant may make, or the locality may suggest, any proffer which can be viewed as beneficial to the community, even if that proffer creates a condition 'not generally applicable to land similarly zoned.'”

Agency Reviews



Zoning – Phasing, uses, modifications/waivers



Transportation and Parking



Water and Sewer



Walkability/Perimeter Sidewalks



Landscaping/Buffers/Required Open Space



Elevations/Proffered Materials



Stormwater/Drainage/Soils



Plan Warrenton 2040

Next Steps

- Hold a Work Session
- Applicant will receive Second Submission Agency Comments
- Schedule PC Public Hearing, after Public Hearing Submission with Signed Proffers and Legal Notifications