

Attachment B – Staff Analysis

Staff Analysis

This analysis is based on the Comprehensive Plan and Zoning Ordinance. The standards/analysis tables in the sections below contain the criteria for Planning Commission and Town Council consideration of Special Use Permits, per Article 11-3.10.3.

Request

In 2011 the Town Council approved Special Use Permit #10-04 authorizing the Warrenton Wal-Mart to undergo an expansion. The SUP was then modified in 2013 and 2017 for outdoor holiday storage containers. The SUP was further amended to allow the Applicant to build an additional expansion of 1,495 square feet to accommodate online grocery pick-up storage and staging during the pandemic in 2020. The grocery pick-up expansion was never built. The Applicant decided to re-examine the expansion for the new proposal. The proposed elevation changes include the new expansion and new colors.

The following table summarizes the area characteristics (see maps in Attachment A):

Direction	Land Use	Future Land Use Map Designation	Zoning
North	Warrenton Community Center	Public Semi Public – Non Intensive	Public Semi-Public
South	Vacant	Fauquier County/Greenway and Makers	Commercial
East	Multiple Commercial-Industrial Uses	Greenway and Makers	Commercial/Industrial
West	Home Depot	Greenway and Makers	Commercial

The site is occupied by a retail use exceeding 50,000 square feet under Special Use Permit #10-04. A Home Depot store is located to the southwest of the property and James G. Brumfield Elementary, Taylor Middle School, and Warrenton Community Center are located north of the parcels. The property is zoned (C) Commercial.

Comprehensive Plan Future Land Use Analysis

The Plan Warrenton 2040 Future Land Use Map designates the subject property as Greenway and Makers Character District use. This designation is for *the maximization of industrial areas for maker space with a food and arts focus, to create connective elements to the greenway, and to enhance gateway form and function.*

Standard	Analysis
<i>Whether the proposed Special Use Permit is consistent with the Comprehensive Plan.</i>	This use is consistent with an existing use.
<i>The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and</i>	The proposed expansion located on the north side of the building will have no impact to

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Standard	Analysis
<i>adjacent parcels.</i>	adjacent properties. The relocation of the temporary holiday storage to the southwest is adjacent to Alwington Boulevard and the existing garden center.

Staff Findings

The Applicant seeks to modify an existing, approved use through SUP Plan amendments with minor land use impacts.

Zoning Analysis

The legislative intent of the Commercial District is “to encourage the logical and timely development of land for a range of commercial and mixed use purposes in accordance with the objectives, policies, and proposals of the Comprehensive Plan; to prohibit any use which would create undue impacts on surrounding residential areas; and to assure suitable design to protect the residential environment of adjacent and nearby neighborhoods. It is further declared to be the intent of this district to limit traffic congestion, overcrowding of land, noise, glare, and pollution, so as to lessen the danger to the public safety, and to ensure convenient and safe pedestrian access to and from commercial and mixed use sites as well as between adjacent commercial and mixed use sites. The protective standards contained in this Article are intended to minimize any adverse effect of the commercial district on nearby property values and to provide for safe and efficient use of the commercial district itself.”

Standard	Analysis
<i>The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area.</i>	Applicant states the expansion will create no additional noise beyond incidental noise associated with placing orders into customer vehicles. All non-residential uses must meet the noise standards under Article 9-14.2. No change of use is proposed.
<i>The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of this Ordinance.</i>	Directional signage is proposed in the narrative. Signage shall meet Article 6, Sign Regulations and will be addressed during the site plan amendment.
<i>The location and area footprint with dimensions (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood.</i>	The proposed 6,151 square foot expansion will be located on the north side of the building. The temporary holiday storage is proposed to be moved to the southwestern side.

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<i>The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.</i>	The Applicant has indicated the addition of updated landscaping. Existing landscaping within the proposed expansion area will need to be replaced elsewhere on site as part of the site plan amendment.
<i>The timing and phasing of the proposed development and the duration of the proposed use.</i>	The Applicant narrative notes approximately 1 year for construction. The addition would be permanent.
<i>Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.</i>	The proposed expansion will increase the impervious surface on site.
<i>Whether, in the case of existing structures proposed to be converted to uses requiring a Special Use Permit, the structures meet all code requirements of the Town of Warrenton.</i>	Any new structures will be required to meet current codes.
<i>The location, character, and size of any outdoor storage.</i>	Temporary outdoor storage is permitted October 1 through December 15 annually. The storage is located on the southwestern portion.
<i>The location of any major floodplain and steep slopes.</i>	No floodplain is located on site.
<i>The location and use of any existing non-conforming uses and structures.</i>	The proposed structure must meet all required setbacks and permissible uses should the SUP be granted.
<i>The location and type of any fuel and fuel storage.</i>	No fuel storage areas are noted on site.
<i>The location and use of any anticipated accessory uses and structures.</i>	The temporary outdoor storage containers are proposed to be installed to the southwestern area of the property.
<i>The area of each proposed use.</i>	The proposed area for the new expansion is 6,151 square feet.
<i>The location and screening of parking and loading spaces and/or areas.</i>	The expansion is proposed in an area currently containing grass. The site plan amendment will need to demonstrate that the additional impervious surface does not cause the property to exceed 85% in total. Additional screening is proposed to the southwest area parking lot to reduce visibility of the seasonal outdoor storage containers.
<i>The location and nature of any proposed security features and provisions.</i>	Not applicable.
<i>Any anticipated odors which may be generated by the uses on site.</i>	The site must remain in compliance with Article 9-14.5 regarding the control of odors.

Standard	Analysis
<i>Refuse and service areas.</i>	Applicant states the existing use of dumpsters and hours of operation will not be modified or impacted.
<i>Whether the proposed Special Use Permit will result in the preservation or destruction, loss or damage of any significant topographic or physical, natural, scenic, archaeological or historic feature.</i>	No significant topographic areas are noted on site.
<i>The effect of the proposed Special Use Permit on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality. The location of any major floodplain and steep slopes.</i>	No sensitive lands located near the proposed expansion area.
<i>The glare or light that may be generated by the proposed use in relation to uses in the immediate area.</i>	Proposed lighting is not shown. Applicant narrative states any lighting will not cause glare and will be addressed during the site plan amendment.

Staff Findings

The Applicant has stated that final details regarding lighting, signage, and landscaping elements will be addressed at the site plan amendment stage. Other elements, such as environmentally sensitive lands, topographically significant lands, and any floodplains will not be impacted.

Transportation and Circulation Analysis

The primary transportation and circulation goal for the Town of Warrenton is *“To encourage the development of a safe, efficient and multi-modal transportation system for the movement of people, goods and services, in and around the Town that is consistent with the historic fabric, land use pattern and expected future fiscal needs of the Town.”* The Transportation and Circulation section of the Comprehensive Plan sets out policies and objectives that work to further this goal. The section includes recommendations addressing improvements for pedestrian use, new street connections, parking and sidewalks, trails, cost sharing, traffic calming techniques, safety, and signage.

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<i>The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety, efficient traffic movement and access in case of fire or catastrophe.</i>	The Application does not impact off-site traffic circulation, emergency access, or pedestrian safety. The required parking with the proposed expansion is approximately 334 spaces. The number of spaces provided is 731. The seasonal temporary storage utilizes 31 spaces.
<i>Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.</i>	During the 2020 SUP Amendment, the Planning Commission included an additional condition, that the Applicant agreed to, stating Wal-Mart will work with staff at site plan to address safety concerns of mixing the drive aisle with online pick up. This proposal seeks to enhance these efforts by encouraging pedestrians to not leave their vehicles during pick-up and to include traffic calming measures and signage to increase pedestrian and employee safety.
<i>Whether the proposed use will facilitate orderly and safe road development and transportation.</i>	This Application does not require a Transportation Impact Analysis. The Applicant has included efforts for an enhanced and improved internal transportation circulation and pedestrian safety by implementing revised traffic circulation patterns, traffic calming measures, and pick-up parking areas that encourage pedestrians to remain in their vehicles.

Staff Findings

The proposed expansion area reconfigures that layout of the existing parking area and drive aisles. Additionally, the site currently contains an excess of parking under the Zoning Ordinance requirements that the expansion will utilize. The Applicant is proposing a new design that seeks to improve upon the previous design by incorporating a layout that provides for enhanced safety of employees and customers.

Community Facilities and Environmental Analysis

Plan Warrenton 2040 outlines Community Facilities goals and Environmental goals by stating:

- Green infrastructure and sustainability are incorporated into community facilities to promote energy efficiency and environmental protections.
- Ensure healthy, safe, adequate water and wastewater services.
- Preserve, enhance, and protect the environmental, scenic, and natural quality of the Town

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<u>Standard</u>	<u>Analysis</u>
<i>Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control.</i>	The proposed expansion is required to meet all applicable building and fire safety codes.
<i>Whether the proposed Special Use Permit will be served adequately by essential public facilities, services and utilities.</i>	The site is currently served by Town services and utilities.
<i>The location of any existing and/or proposed adequate on and off-site infrastructure.</i>	The existing infrastructure will not be modified or impacted.

Staff Findings:

The Application does not seek to change the exiting public facilities, services, or utilities..

Economic Resources Analysis

An economic goal of Plan Warrenton 2040 is to promote a diverse, equitable stable tax base while preserving the character of the community.

<u>Standard</u>	<u>Analysis</u>
<i>Whether the proposed Special Use Permit use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.</i>	The Applicant narrative states the expansion will allow the store to meet customer demands and help promote economic activity in the Town.
<i>The number of employees.</i>	The Applicant narrative states that the precise number of additional associates required for the expanded service has not been determined.
<i>The proposed days/hours of operation.</i>	The existing use will not be modified or impacted. Hours for the online service are noted as 7:00 am to 7:00 pm.

Staff Findings:

The existing use provides both tax and employment opportunities to the Town of Warrenton.