

Planning Commission Public Hearing SUP 23-1 St John the Evangelist May 16, 2023

Decision Deadline: July 27, 2023 (unless Applicant Requests Deferral and Stops the 100 Day Clock)

Request

Amend June 3, 1986 SUP

- GPIN Applicant: 6984-36-7135-000
- Property Owner: Catholic Diocese of Arlington (St Johns Catholic School Tees)
- Representative: Jim Carson
- Zoning: R-10 Residential
- Comprehensive Plan: Live Work Neighborhood
- SUP Amendment to allow for (demolition permit approval required) the demolition of a 11,000 sq ft classroom/dormitory building and construction of a 13,000 sq ft, three floor office building (ARB COA required)

Proposed Location



Previous SUP Approval

- June 3, 1986 SUP Approval for Expansion of Church and School
- Town Council Minutes/2017 Zoning Determination Letter
 - 1. Construct School in two phases
 - 2. Phase 1 enrollment 270
 - 3. Phase 2 enrollment 540
 - 4. Relocate the convent
 - 5. Right of way dedication to centerline of King Street (aka John E Mann Street) and Winchester
- SDP 2017 -01
 - Public Works and Utility stated SWM/BMP calculations would not be required at that time "however, as new projects are proposed by the Church, the additional work will be considered accumulative to this plan and will trigger the Commonwealth's SWM Regulations."

Adjacent Uses

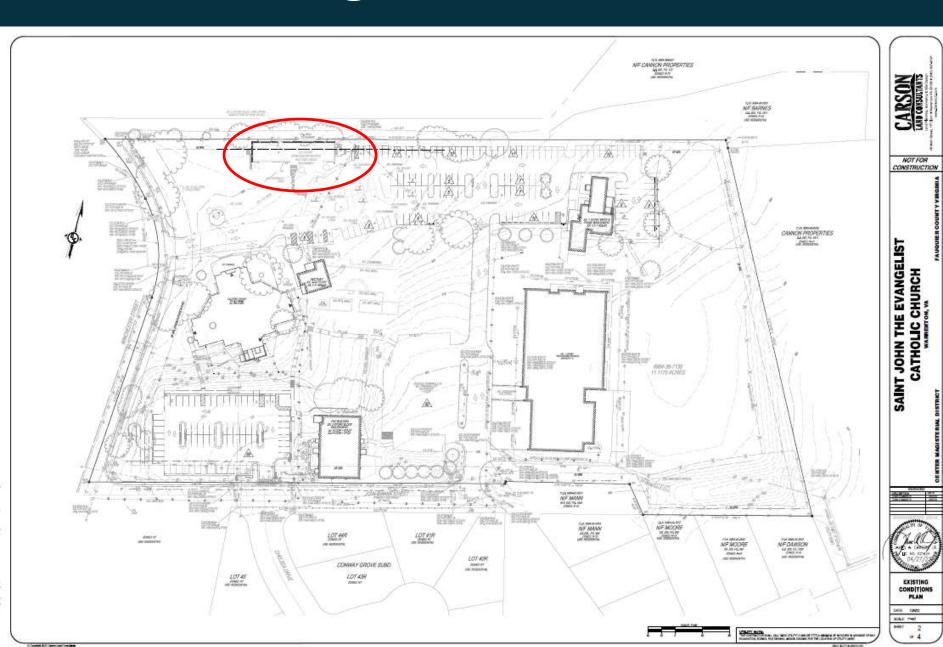
Zoning Map



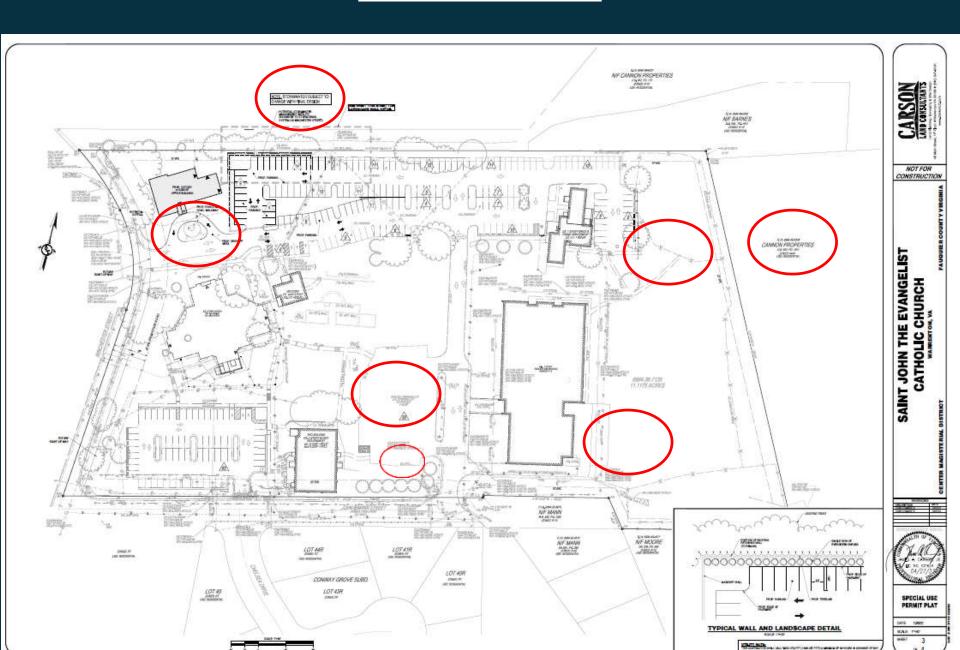
R-10

- R-10 Single Family Residential
- Conway Grove Single Family
 Residential, Reserve at Moorhead
 Single Family Residential,
 Richards Lane/Winchester
 Street/John E Mann Single Family
 Residential
- Historic District

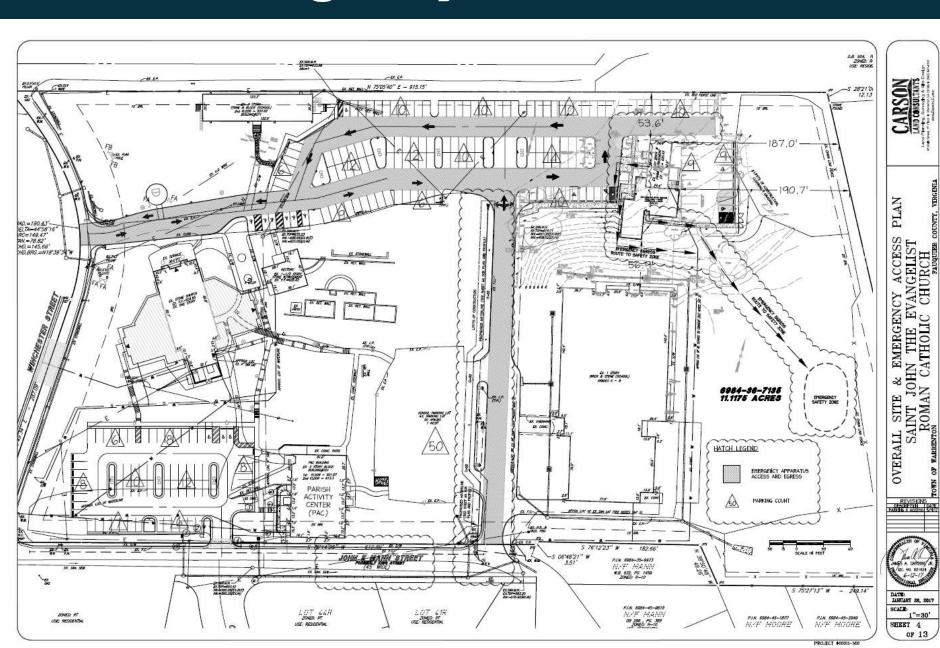
Existing Conditions Plan



<u>SUP Plan</u>



Emergency Access Plan



Elevations



Artist Rendering



Staff Comment Highlights

- Zoning Staff unable to verify landscaping buffers, building height variations at final grading, refuse, parking requirements, lighting, preliminary stormwater design
- PW/PU/Com Dev/Fire unable to verify travel lane widths, parking, vehicle stacking
- PW/PU unable to verify stormwater, erosion and sediment controls, and existing drainage on Winchester Street

Planning Commission Work Session

- Buffers and landscaping along the length of the northern boundary of the property
- Energy, water, and sewer demands
- Intentions of existing building and timing of demolition
- Parking overflow into adjacent neighborhoods and stacking in the public right-of-way
- Elevations from Winchester Street and the request for artist's rendering
- Appropriate stormwater and sediment control
- Boundary line adjustments
- ARB approvals

<u>Draft Conditions of Approval for</u> <u>Consideration</u>

- 1. <u>General</u>: This Special Use Permit is issued covering the entire Property pursuant to the provisions of § 11-3.10 of the Town of Warrenton Zoning Ordinance.
- 2. <u>Site Development</u>: The Property shall be developed in substantial conformance with the Special Use Permit Plan entitled, "Special Use Permit Plat," prepared by Carson Land Consultants, dated March 27, 2023, revised April 27, 2023, consisting of four (4) sheets (the "SUP Plan"). Minor changes and adjustments may be made to the road and street alignments, entrances, parking, dimensions and location of SWM/BMP facilities, the exact configuration and location of building footprints, and other similar features as shown on the SUP Plan, provided they meet the intent of these Conditions and are approved by the Director of Community Development or the Zoning Administrator.

<u>Draft Conditions of Approval for Consideration</u>

3. Use Parameters:

- a. Special Use Permit Area The Special Use Permit shall apply to the entire +/-11.0664 acre site.
- b. Use Limitations The use shall be limited to a religious institution and related facilities including the church, school, and those accessory uses customarily incidental to the primary uses.
- c. Maximum Students The maximum number of students shall be 540 as approved in the previous SUP dated June 3, 1986.
- <u>4. Architecture</u>: The site is located within the Historic District and is subject to Architectural Review Board, Certificates of Appropriateness (COA), and the Town of Warrenton Guide to Historic Resources. No structures shall be modified or erected until a COA has been issued. This includes walls and fences exceeding 36" in height.
- <u>5. Signage</u>: All signage shall comply with the applicable provisions of Article 6 of the Town of Warrenton Zoning Ordinance.
- <u>6. Site Maintenance and Refuse Collection</u>: Any refuse storage areas shall be screened with a solid enclosure constructed of materials that are compatible with the buildings on the property. The enclosure shall have gates that prohibit viewing this area from adjoining properties and public rights-of- way. The gates shall remain closed when not in use and the trash containers shall be emptied as necessary to prevent odors or infestation by vermin. Compliance with this condition shall be demonstrated on each final site plan(s). Deliveries and refuse collection shall follow Town Code Section 11-19(9).

<u>Draft Conditions of Approval for Consideration</u>

- 7. Environment: All landscaping shall be native and drought-resistant or other species as may be approved on the final site plan(s).
- a) Landscaping The Applicant shall make all efforts to maintain and preserve the existing mature vegetation and hardwood trees when feasible.
- b) Minimize Clearing and Grading The Applicant shall show the limits of clearing and grading for the site on the approved final site plan(s). For portions of buffers located outside the limits of clearing and grading, the existing vegetation shall be preserved and supplemented to meet the intent the buffer as noted above. In addition, existing trees and shrubs shall be incorporated into the landscaping plan. This does not preclude the removal of diseased, noxious and/or invasive vegetation.
- c) Stormwater Management The Applicant shall provide one hundred percent (100%) of the required stormwater runoff quality and quantity control measures for the site. The locations and specific techniques to be utilized shall be determined at the time of plan review and discussed with Stormwater Management staff prior to submittal of the first final site plan.

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8. Lighting:

- a. Proposed lighting shall be reviewed during the review of the Certificate of Appropriateness and at the time of site plan in accordance with the Zoning Ordinance.
- b. Building-mounted security lighting, which is full cut-off and directed toward the building and in compliance with the Zoning Ordinance, shall be permitted.
- c. All new and replacement light fixtures shall consist of full cut-off fixtures with a color temperature of 3,000 K or lower, and a maximum mounting height of 14 feet.
- d. Lighting on the school managed turf fields is prohibited.
- e. All other proposed lighting shall be addressed at site plan in accordance with the Zoning Ordinance.

<u>Draft Conditions of Approval for</u> <u>Consideration</u>

9. Transportation:

- a) Vehicular Access The site shall be accessed from the Winchester Street and John E. Mann entrances. Egress shall be controlled via a stop sign traffic control with stop bar at the exits.
- There shall be no stacking of vehicles into the public right-of-way. The school is responsible for ensuring drop off and pick up from the school do not result in backs ups on the public streets. Stacking on the property by accessing the school by way of Winchester Street or staggering times is required to achieve this condition.
- c) Handicapped Parking and Signage Handicapped parking and signage for shall be provided in accordance with the PFM and the Americans with Disabilities Act.
- Dedication of public right-of-way on Winchester Street shall be included on the Site Development Plan and be recorded prior to occupancy permit. With the dedication of the right-of-way frontage, the property owner will submit with the site plan an agreement to retain the maintenance of the existing perimeter wall and entrance features, including the entrance apron on Winchester Street for Town review and approval.

10. Parking: Parking located on the north side of the property, adjacent to Richards Lane shall buffer and shield the headlights of vehicles from the adjacent residences. Headlights shall be screened from view from the residential-zoned property located to the north to at least 3.5 feet in height above the parking surface elevation with a solid wall, sight-tight fence, or other method as approved by the Zoning Administrator as a part of the Site Development Plan, to extend the length of the parking on the north side.

Draft Conditions of Approval for Consideration

11. Water and Sewer: The site shall continue to be served by public water, with the property owner bearing all costs associated with providing the additional services that will be required. Construction of a new 3-story building, +/- 13,000 square foot located at the northwest corner of the property on Winchester Street will require a separate water meter, per Town code.

12. Demolition: Demolition of the existing 3 story stone and block building located in the northwest portion of the property adjacent to Richards Lane shall require a permit from the Town. No final occupancy permit shall be issued on a new 3-story building, +/- 13,000 square foot located at the northwest corner of the property on Winchester Street until the above existing building has been demolished.

Other Considerations for PC

Warrenton Volunteer Fire Company requests for no parking locations, fire hydrants, wider access roads.

Concerns from Public Works and Utilities regarding Winchester Street storm drainage availability and meeting accumulative stormwater requirements.

Zoning concerns retaining wall heights.

Will there be blasting needs.

Sidewalk potential on Winchester Street.

Refuse location to ensure it is not located adjacent to residences.

Draft Motions for Consideration

1. I move that the Planning Commission recommend approval of SUP 23-1, St John Catholic Church, to Town Council to amend the approved SUP in June 3, 1986, to allow for the 13,000 square foot accessory use building the church and school, subject to the draft Conditions of Approval dated May 16, 2023, sheets 1 through 4 of the Special Use Permit Plan created by Carson Land Consultants dated February 10, 2023 and revised through April 27, 2023.

OR

1. I move that the Planning Commission forward SUP 23-1, St John the Evangelist to the next Planning Commission meeting.

OR

1. I move an alternative motion.

OR

1. I move to recommend denial of SUP 23-01 to the Town Council for the following reasons...



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