



TOWN OF WARRENTON

Department of Community Development

PO BOX 341
WARRENTON, VIRGINIA 20188
<http://www.warrentonva.gov>
LandDevelopment@warrentonva.gov
(540) 347-2405

STAFF COMMENTS

November 7, 2022

Project Name	Walker Drive Landbay "E" Post Zoning Master Development Plan (PZMDP)		
Project Number	CONC-22-1		
Location	Walker Drive (6984-74-4588-000)		
Use	Mixed-Use Residential with first-floor Commercial office		
Zoning	I-PUD		
Property Owner	Applicant	Engineer	
Walker Drive Investment Group LLC 321 Walker Drive Warrenton, VA 20186	Mike Forsten Walker Drive Investment Group, LLC 321 Walker Drive Warrenton, VA 20186 redsun33@comcast.net 540-270-9971	Michael Johnson, PE MJPE Land Development Services, Inc. 14307 Broughton Place Gainesville, VA 20155 703-334-6483	

The submission is not approved. If the following comments are addressed satisfactorily in accordance with the referenced codes, policies, and regulations, and the project is resubmitted with all deficiencies corrected, the Department will review it in accordance with the application submitted on October 20, 2022.

Comments from the following departments are attached to this letter:

1. Public Works Public Utilities
2. Police

Provide the 2nd submission set to the Community Development Department at 21 Main Street with the following materials:

- 8 originally sealed, signed, and ***folded*** copies of the plan for review.
- 8 copies of a response letter explaining how comments are being addressed.
- A flash drive containing individual PDFs of all materials being submitted.

Zoning Review Comments

General

1. Property owner address shown on the plan does not correlate with that shown on the Fauquier County Real Estate Records. Verify property owner address.
2. Clearly delineate the limits of Landbay E.

Proffer Analysis

3. The proffer analysis provided on page 5 indicates that several items are “not required” but no explanation as to why.
 - a. For example, proffer 4a indicates that *“no single non-residential use shall exceed 50,000 gross square feet”*. Provide explanation as to how Land Bay E is not required to meet this proffer condition.
4. Explain how the open space shown is to be used. One-half must be common open space dedicated for use by the residents. Open space shall not be deemed to include the Central Plaza as per condition #7 of the proffers. (3-5.2.10.4.1 ZO)
5. Revise the open space calculations on Sheet 2 of the PZMDP to indicate the correct percentage/square footage being provided.

Parking

6. Revise terminology used to calculate the required number of spaces for office use on sheet 2. (7-6 ZO) The correct terminology is:

“One (1) space per five hundred (500) square feet gross floor area”

Lighting and Refuse

7. No lighting plan is provided. All lighting shall conform to article 9-8 of the Zoning Ordinance and will be reviewed at the time of Site Development Plan submission. (Advisory)

Landscaping

8. The Crape Myrtle and Eastern Redbud are identified as canopy trees in the landscape table, but they do not meet the requirements of a canopy tree. These trees are listed as acceptable ornamental trees within the Zoning Ordinance. Revise canopy tree selection. (Proffer #38.a.ix)
9. The American Plane and White Pine trees are not listed as an acceptable species within the Zoning Ordinance. Revise the landscape table. (Proffer #38.a.ix)
10. Canopy and Evergreen trees shown on the plan do not meet minimum height requirement of 15' for Canopy and 8' for Evergreen trees at the time of planting. Revise plant species and landscaping schedule as necessary to show that trees will meet minimum height requirement. (Proffer #38.a.ix)
11. Perimeter parking lot landscaping calculations provide two canopy tree calculations, but one utilizes the formula for shrubs. Revise the calculations accordingly.

12. Interior landscaping calculations utilize 77 exterior parking spaces. The calculation is based on the *total* number of spaces, not only the exterior. The Zoning Ordinance requirement is as follows:

“There shall be one (1) tree and three (3) shrubs for every eight (8) parking spaces. At least seventy-five percent (75%) of the trees shall be canopy trees.”

Revise the Interior calculations as required. (Proffer #38.a.ix)

13. Provide a description, or details, of the 35' Natural Landscape Buffer on the east side of the building (Proffer #38.a.ix).

Signage:

14. As discussed at the pre-application meeting, a comprehensive sign program must be included with the PZMDP application (Proffer #38.a.xv).



TOWN OF WARRENTON

POLICE DEPARTMENT

333 Carriage House Lane • Warrenton, Virginia 20186
Telephone (540) 347-1107 • Fax (540) 341-4190



To: Chief M. Kochis, Major T. Carter

From: Lieutenant A. Arnold

Date: 11/15/22

Re: CPTED Assessment for Walker Drive Properties

I have reviewed the Special Use Permit paperwork and I have conducted a limited site survey for the proposed location.

This proposal involves major new construction, and construction traffic will have impacts on the Walker Drive and Academy Hill Road areas as well as the Walker Drive and East Lee Street Extended intersection. Vehicular and pedestrian traffic will be affected.

The proposed Mixed-Use Center brings minimal challenges to this property from a public safety perspective. The following factors were analyzed: Traffic safety, pedestrian safety, lighting issues and landscaping.

Traffic:

- As proposed, vehicular traffic would be entering and exiting the property from the Academy Hill entrance and by the existing parking lot connected to the PATH Foundation.
- The intersection of Walker Drive and Academy Hill Road would benefit from becoming a 4-way stop. This would greatly increase the safety of vehicles and pedestrians attempting to cross Walker Drive or make a left turn onto Walker Drive from Academy Hill Road.
- Emergency vehicle access into the facility does not appear to be an issue.



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Pedestrian:

- As mentioned above, the intersection of Walker Drive and Academy Hill Road would benefit from becoming a 4-way stop.
- There is an existing pedestrian crosswalk installed at the southern side of the Walker Drive and Academy Hill Road intersection.
- Additional pedestrian crosswalks should be installed on all sides of the Walker Drive and Academy Hill Road intersection.
- The planned installation of a sidewalk on the eastern side of Walker Drive adjacent to the proposed property will join with existing sidewalks to provide access to the site for foot traffic.

Lighting:

A lighting plan was not submitted. Lighting should be LED or OLED with a correlated color temperature of between 2700 and 3000 Kelvin. After installation a night-time lighting study should be done to check illumination, uniformity, and brightness and to ensure the lights are properly shielded so glare doesn't affect traffic on neighboring roads or the neighboring houses.

Landscaping:

- Tree type and placement should be planned so the canopy doesn't interfere with the lights in the parking lot as they grow.
- Shrubs should be low growing so as not to obscure sight lines or cover windows.
- Tree type and placement should be planned so the canopy doesn't interfere with the lights in the parking lot as they grow.

As this site has a parking garage, I'd be happy to meet to discuss some CPTED "best practices", if needed.



TOWN OF WARRENTON

Department of Public Works and Utilities

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(540) 347-1101

STAFF COMMENTS

TO: Denise Harris, AICP, Planning Manager
FROM: Paul Bernard P.E., Town Engineer
Dina Hermoso, Stormwater Administrator
DATE: November 15, 2022
SUBJECT: Walker Drive-LB-E PZMSP 22-1
CONC-22-1, ZMA 2016-01
1st Submission PW&U Review

Public Works and Utilities Review

Erosion and Sediment Control and Stormwater Management

Virginia Stormwater Management Program (VSMP) Regulations and Permit, Town of Warrenton Zoning Ordinance (ZO), Article 3-5.1 Floodplain District (FPD), Article 4 Site Conservation Manual (SCM), Article 5 Stormwater Management (SWM), and Article 10 Site Development Plan (SDP), Town of Warrenton Subdivision Ordinance and Public Facilities Manual (PFM), the Commonwealth of Virginia Erosion and Sediment Control (ESC) Law,), Virginia Erosion and Sediment Control Handbook (VESCH), VAC 9-25-840, VAC 9-25-870.

Article 4 – Site Conservation Manual (SCM)

Advisory Comment: Conformance with erosion and sediment control (ESC) requirements is required at the time of Site Development Plan (SDP) submission. The concept plan does not to show ESC measures which will be required with the SDP and/or calculations. They will need to meet the requirements of the Site Conservation Manual Article 4, VAC 9-25-840, Virginia and Erosion and Sediment Control Law, and State Regulations.

Article 5 – Stormwater Management (SWM)

Advisory Comment: Conformance with stormwater requirements is required at the time of SDP submission. As a new development project, they must meet the requirements of the Stormwater Management Ordinance Article 5 and State Regulations for redevelopment. That means they will need to provide at least a 20% reduction in runoff and nutrients from the site. It is understood that the quantity controls for this site have been addressed with the existing pond on site. However, nutrient reductions will be required. The plan, as provided, includes Filterra units, which are a good idea for the on-site nutrient reduction. A minimum of 75% needs to be addressed on-

site. It would be beneficial if all could be on-site, and anything more than required, would be subject for a stormwater fee reduction. This could include picking up the area of roof currently not planned to be treated. The size, final location, and performance of the Filterra units will need to be finalized with the SDP.

Water and Sanitary Sewer

Advisory Comment: It is understood that this project will have 39 condominium units and 20,000 square feet of commercial space. The Architectural drawings imply that restaurants are possible. However, that in combination with the residential units should be within the limits of allocation for this property in terms of water demand and wastewater generation. Meter sizing and location is of interest and will be determined on the fixture count that will be required of the Engineer as the time of SDP.

Transportation

Advisory Comment: A left turn lane is proposed from Walker Drive to Academy Hill Rd. The final design of this will need to be included with the SDP. An interparcel connection is proposed with this development.