



Community Development
Department

STAFF REPORT

Commission Meeting Date:	October 18, 2022
Agenda Title:	Comprehensive Plan Amendment, Zoning Map Amendment, & Special Use Permit 2022-01 Waterloo Junction Mixed-Use
Requested Action:	Hold a Public Hearing & Recommend to Town Council
Department / Agency Lead:	Community Development
Staff Lead:	Denise Harris, Planning Manager

EXECUTIVE SUMMARY

The Owner/ Applicant, Broadview LLC and Fog Holdings, LLC, are requesting a Comprehensive Plan Amendment (CPA) to revise the Future Land Use Map changing three Low-Density Residential designations to Re-Planned Commercial in the Broadview Character District; a Zoning Map Amendment (ZMA) for three parcels currently zoned R-15 residential parcels to Commercial (C); and a Special Use Permit (SUP) to allow for residential only structures as part of the Mixed Use development in the Commercial District. The Applicant is proposing 47 townhouse garage lots, six apartments, 3,600 square foot retail building, improvements to the existing 7,600 square foot restaurant, parking, and a centrally located park with amenities. The Applicant is proposing affordable housing density bonus and waivers with this proposal. The Application is for six parcels bounded by Norfolk Drive to the west, Bear Wallow Road to the north, and Broadview/West Lee Highway to the east. The three parcels proposed for the CPA and ZMA are undeveloped sites located on the corner of Norfolk and Bear Wallow (GPIN 6984-18-3915-000, 6984-18-2905-000, & 6984-18-2709-000). The proposed SUP area contains the previous parcels plus three additional properties (GPIN 6984-18-5649-000, 6984-18-3854-000, and 6984-18-6837-000) which includes the original site of the Cheswick Motel (394 Broadview Avenue) and the current existing restaurant, McMahon's/O'Brien's, at 380 Broadview Avenue, that is proposed to remain within the development.

BACKGROUND

The Experience Broadview Character District designation in Plan Warrenton 2040 calls to, “maintain and enhance the existing commercial corridor but add nodal development with mixed use residential anchors and improve transitions to adjacent single-family neighborhoods.” As part of this character district, these proposed properties were envisioned by the community to serve as an “end node”, or bookmark to the Broadview Commercial District. The Applicant worked through several redevelopment options over a series of years, keeping staff apprised throughout the Comprehensive Plan update. The current design represents the best balance the Applicant could find between the site constraints and desired Plan Warrenton 2040 goals. The Applicant worked diligently to adjust to meet as many goals as possible.

The CPA/ZMA/SUP package of applications are being proposed to enable a mixed use nodal development as allowed within the supplemental regulations of Zoning Ordinance §9-25 Mixed-Use Development Option. Approval of the applications would result in 47 townhouses that are 16' wide, six apartments, a new 3,600 square foot commercial retail pad, upgrades to an existing 7,600 square foot restaurant to allow for outdoor hardscape and seating, a central park, 10% affordable dwelling units (five townhouses and one apartment), sidewalk improvements, proffer contributions to parks in the amount of \$335.43 for each authorized single family attached and \$253.09 for each multifamily unit, and conditions of approval. The Zoning Ordinance enables the Town Council to approve waivers and modification on certain requirements. The Applicant is requesting to:

- Waive the 5-acre minimum lot size requirement to allow 4.81 acres (§9-25.1.A)
- Increase allowable residential density for mixed-use (§9-25.1)
- Allow front loaded townhouses
- Modify required setback for new residential buildings (§9-25.1.J)
- Modify required setback for new commercial building (§9-25.1.J)
- Modify required lot width for residential (§9-25.1.J)
- Waive landscape buffer requirements between single-family homes to townhouses and townhouses to commercial (§8-8.5)

The Planning Commission held a work session on this proposal on July 26, 2022. During that meeting the Planning Commission discussed walkability, the HOA provisions, maintenance of the central park, transportation, parking, housing types, the administration of the affordable housing units, and the requested waivers and modifications.

STAFF RECOMMENDATION

Staff recommends the Planning Commission hold a Public Hearing of CPA 22-1, ZMA 22-1, and SUP 22-1 Waterloo Junction Mixed-Use Center.

Suggested Motions

1. I move that the Planning Commission recommend approval of CPA 22-1, Waterloo Junction Mixed-Use Center, to Town Council to recategorize three properties identified as GPINs 6984-18-3915, 6984-18-2709, and 6984-18-2905 on the Future Land Use Map from Low Density

Residential to Re-Planned Commercial and expand the Experience Broadview Character District to include GPIN 6984-18-2709.

2. I move that the Planning Commission recommend approval of ZMA 22-1, Waterloo Junction Mixed-Use Center, to Town Council to rezone three properties identified as GPINs 6984-18-3915, 6984-18-2709, and 6984-18-2905 on the Zoning Map from R-15 Residential to Commercial and rezone the remaining three properties identified as GPINs 6984-18-6837, 6984-18-5649, and 6984-18-3854 from Commercial, to Commercial with Proffers, including all modifications and waivers, dated August 10, 2022, with sheets 1 through 3 of the provided Rezoning Plan created by Bohler dated July 19, 2022.
3. I move that the Planning Commission recommend approval of SUP 22-1, Waterloo Junction Mixed-Use Center, to Town Council to allow for a mixed-use development on the six properties, identified as GPINs 6984-18-3915, 6984-18-2709, 6984-18-2905, 6984-18-6837, and 6984-18-5649, subject to the draft Conditions of Approval dated August 10, 2022 including all modifications and waivers, and sheets 1 through 8 of the Special Use Permit Plan created by Bohler dated July 19, 2022.

OR

4. I move that the Planning Commission forward CPA 22-1, ZMA 22-1, and SUP 22-1 Waterloo Junction Mixed-Use Center, to the next Planning Commission meeting.

OR

5. I move an alternative motion.

ATTACHMENTS

1. Attachment A – Maps
2. Attachment B – Staff Analysis
3. Attachment C – Zoning Map Amendment Plan
4. Attachment D – Special Use Permit Plan
5. Attachment E – Draft Proffer Statement
6. Attachment F – Applicant Draft Conditions of Approval
7. Attachment G – Statement of Justification
8. Attachment H – Proffer Impact Analysis
8. Attachment I – Traffic Projections
9. Attachment J – Land Use Application Affidavit