



Community Development
Department

STAFF REPORT

Town Council Meeting Date:	May 14, 2024
Agenda Title:	Planning Commission Update
Requested Action:	Informational Purposes
Staff Lead:	Denise Harris, Planning Manager
PC Decision Deadline:	June 27, 2024 Unless Applicant Defers

EXECUTIVE SUMMARY

On March 19, 2024, the Planning Commission held a Work Session on Special Use Permit (SUP) 2022-04 Warrenton Village Center Mixed Use. The Applicant, Castle Development Partners, is requesting a SUP on approximately 29.05 acres located at Warrenton Village Center (GPINs 6984-20-7247-000/6984-29-6753-000) that is zoned Commercial and located within the New Town Character District of Plan Warrenton 2040. The Applicant proposal calls for a mixed-use development with a maximum of 386 residential units consisting of up to 320 apartments, 36 two over twos, and 30 townhomes. The proposal includes a 10% density bonus and several waiver/modification requests.

The Planning Commission continued Work Sessions in April of 2024. On April 16, 2024, the Applicant presented to the Planning Commission information related to design of the development. Topics will include affordable dwelling units, waivers and modifications, elevations and building heights, architecture, and economic impacts. On April 23, 2024, the Planning Commission discussed transportation, schools, and water and sewer impacts.

The Applicant is revising the application based on Work Session comments. Once the revised application is submitted, the Planning Commission will be moving forward to a Public Hearing.

BACKGROUND

During the March 19, 2024, Planning Commission Work Session, the Applicant for SUP 2022-05 provided a high-level overview of the proposal. The Planning Commissioners asked a series of questions related to affordable dwelling units, waivers and modifications, architecture, transportation, economic impacts, water and sewer, density bonuses, walkability, schools, open space, and design. While the Applicant spoke to many of the topics at this meeting, it was agreed upon to hold two more Work Sessions in the month of April on the 16th and 23rd to enable the Applicant to provide a deeper analysis on each topic. The application will be scheduled for a Public Hearing once the Work Sessions conclude and the application is revised. Staff reports will be developed and provided based on the Public Hearing materials submitted by

the Applicant at a future date. All Planning Commission Work Session materials are available on the Town website and meetings are recorded.

STAFF RECOMMENDATION

For Informational Purposes.