



Office of the Town Manager

Christopher E. Martino

STAFF REPORT

Warrenton Town Council

Carter Nevill, Mayor

Heather Sutphin, Ward 1

William Semple, Ward 2

Brett Hamby, Ward 3

James Hartman, Ward 4 Vice Mayor

Jay Heroux, Ward 5

Sean Polster, At Large

Renard Carlos, At Large

Council Meeting Date:	October 11, 2022
Agenda Title:	Central Business District Unit Density Text Amendment – ZTA 2022-01
Requested Action:	Hold the Public Hearing and Decide on the Request
Department / Agency Lead:	Applicant Initiated Text Amendment – Community Development
Staff Lead:	Rob Walton

EXECUTIVE SUMMARY

This is a request to amend Zoning Ordinance Sections 3-4.11.1, 3-4.11.2, 3-4.11.6, 7-9.3, 9-3.1, 9-3.2, 9-3.3, 9-3.5, 9-3.6, and 9-4, to allow for increased apartment unit density in the CBD. The text amendment includes provisions limiting the minimum size of units to 500 gross square feet (300 livable square feet) and demonstrating adequate parking. Adequate parking is to be addressed by providing all required parking on site, providing a parking study showing adequate parking within existing lots, or contributing to the Downtown Parking fund for each parking space.

This text amendment was previously heard by the Planning Commission under ZTA 2021-0457, which was withdrawn after the November 2021 Planning Commission Public Hearing. The letter of justification in this application is the same as the one previously provided to the Planning Commission, with a few additions. The current letter of justification has a new section, "Increased Density in the Central Business District", which includes specific examples of existing/potential residential density. The estimated potential increases in density, income, and utility usage are the same as proposed previously.

This is an applicant initiated Zoning Ordinance text amendment that was submitted on May 12, 2022. The Planning Commission held a work session on July 19, 2022 and a public hearing on August 16, 2022 where it was recommended to deny the text amendment by a 3-3 vote (tie vote is a recommendation for denial). The Town Council requested the consideration of adding language to address the opportunity to provide affordable housing in conjunction with the increased density during the September 13, 2022 work session. The item was deferred to the October 11, 2022 regular meeting. The applicant has revised the language in Article 3 and is proposed as "Ordinance B" for your consideration.

BACKGROUND

The Central Business District currently allows apartments at a density of 25 units per acre. The applicant's representative, Chris Mothersead, is proposing to increase the permitted density from 25 units per acre up to 50 apartment units per acre on parcels less than ½ acre. Parcels equal to, or greater than, ½ acre would still be limited to 25 units per acre. The applicant also proposes to include a parking study to show the availability of parking with municipal lots when parking is not provided on site. The ability to provide parking within a municipal lot would include a fee in-lieu of the provision of parking spaces on site.

TOWN COUNCIL ALTERNATIVES

1. I move that the Town Council approve ZOTA 2022-1, **"Ordinance A"** OR **"Ordinance B"**, to amend and/or add Zoning Ordinance Sections 3-4.11.6, 7-9.3, and 9-4 (Ordinance "A") OR Zoning Ordinance Sections 3-4.11.1, 3-4.11.2, 3-4.11.6, 7-9.3, 9-3.1, 9-3.2, 9-3.3, 9-3.5, 9-3.6, and 9-4 (Ordinance "B") to increase the permitted dwelling unit density within the Central Business District as written.

OR

2. I move that the Town Council approve ZOTA 2022-1, **"Ordinance A"** OR **"Ordinance B"**, to amend and/or add Zoning Ordinance Section 3-4.11.6, 7-9.3, and 9-4 (Ordinance "A") OR Zoning Ordinance Sections 3-4.11.1, 3-4.11.2, 3-4.11.6, 7-9.3, 9-3.1, 9-3.2, 9-3.3, 9-3.5, 9-3.6, and 9-4 (Ordinance "B") to increase the permitted dwelling unit density within the Central Business District, with the following amendment [insert].

OR

3. I move that the Town Council deny ZOTA 2022-1, to amend and/or add Zoning Ordinance Sections 3-4.11.6, 7-9.3, and 9-4 to increase the permitted dwelling unit density within the Central Business District for the following reason(s) [insert].

OR

4. I move that the Town Council table ZOTA 2022-1 to the next regular meeting to address the following concerns: [Insert].

OR

5. I move an alternative motion.

Service Level / Policy Impact

The Department of Public Works/Public Utilities has reviewed the request and found that sufficient utilities are available. Plan Warrenton 2040 provides Policies & Strategies to help guide decision making. Goal H-1 (pg. 27) states, "ensure equitable, attainable housing opportunities across residents of all ages, incomes, and abilities by catering to the needs of a diverse community, including young families, professionals early in their careers, essential workforce, and those entering retirement". Further, creating live/work opportunities within the Central Business District could have a positive impact on existing Main Street businesses and help maintain and re-use existing historic structures within the Old Town area.

Fiscal Impact

A fiscal impact analysis has not been conducted.

Legal Impact

The proposal would update Articles 3, 7, and 9 of the Zoning Ordinance and apply to parcels zoned CBD. The amendment would also add a fee in lieu of parking spaces as well.

ATTACHMENTS

1. Statement of Justification
2. Article 3 Revisions
3. Article 3 Revisions with ADU Language
4. Article 7 Revisions
5. Article 9 Revisions
6. Article 9 Revisions with ADU Language
7. Fee Schedule Revisions
8. Parking Fee Schedule Appendix
9. CBD Map
10. CBD Density Analysis
11. Main Street Density Analysis
12. Main Street Density Study
13. Ordinance A
14. Ordinance B with ADU Language