

AN ORDINANCE TO APPROVE A ZONING ORDINANCE TEXT AMENDMENT (ZOTA 2022-1) TO ARTICLES 3, 7, 9 AND THE FEE SCHEDULE TO ALLOW INCREASED APARTMENT DENSITY IN THE CENTRAL BUSINESS DISTRICT (CBD) WITH THE PROVISION TO ADD AFFORDABLE DWELLING UNITS AND TO UPDATE THE FEE SCHEDULE ASSOCIATED WITH FEE IN-LIEU OF PROVIDING PARKING SPACES

WHEREAS, an Applicant has submitted a request to amend Articles 3, 7, 9 and the Fee Schedule to allow increased apartment density in the Central Business District (CBD); and

WHEREAS, the revisions would increase the allowable apartment density from twenty-five (25) apartment units per acre, up to fifty (50) apartment units per acre on CBD parcels less than one-half (1/2) acre; and

WHEREAS, the revisions would not apply to parcels equal to, or greater than; ½ acre and would continue to be limited to 25 apartment units per acre; and

WHEREAS, affordable dwelling units will be provided at a rate of twenty-five percent (25%) for the total number of new apartments once at least four (4) apartments are proposed in the mixed-use building; and

WHEREAS, the revisions to the Fee Schedule provide a fee in-lieu option to contribute to a parking fund instead of providing on-site parking spaces if the parking study identifies parking availability within nearby public parking lots; and

WHEREAS, the Town Council has determined that the health, safety, general welfare of the public and good zoning practice warrant this amendment; and

WHEREAS, the Applicant submitted this Zoning Ordinance text amendment on May 12, 2022; and

WHEREAS, the Town of Warrenton Planning Commission held a work session on the proposed amendment on July 19, 2022; and

WHEREAS, the Town of Warrenton Planning Commission held a public hearing on the proposed amendment on August 16, 2022 where the Commission recommended denial of the text amendment by a 3-3 vote; and

WHEREAS, on September 13, 2022, the Town of Warrenton Town Council deferred holding a public hearing on this text amendment; and

WHEREAS, on October 11, 2022, the Town of Warrenton Town Council held a public hearing and considered written and oral testimony on the proposed text amendment; now, therefore, be it

ORDAINED by the Town Council of the Town of Warrenton this 11th day of October 2022, That the Town Council hereby approves the following text amendment to Articles 3, 7, and 9 of the Zoning Ordinance and to amend the Fee Schedule:

Tommy Cureton, Town Clerk