

Staff Analysis

This analysis is based on the Comprehensive Plan, Zoning Ordinance, and review comments by Town Departments. The standards/analysis tables in the sections below contain the criteria for Planning Commission and Town Council consideration of Special Use Permits, per Article 11-3.10.3.

This request for a Special Use Permit for the establishment of a previous use as a car dealership at 71 S. 5th Street. The Applicant is requesting permission for the establishment of a use on the parcel as an auto dealership in an existing building with no physical changes, under Article 3-4.10.3 of the Zoning Ordinance.

The following table summarizes the area characteristics (see maps in Attachment A):

Approx. Direction	Land Use	Future Land Use Map Designation	Zoning
North	Commercial, Residential	Public/Semi Public Non Intensive; Live/Work Neighborhood	CBD/Commercial/R-15
South	Commercial, Residential, PSP	Re-Planned Commercial	PSP/R-6/Commercial
East	Commercial, Residential	High Density Residential	Commercial
West	Commercial, Residential	Medium Density Residential	Commercial

The property totals approximately +/- 0.2869 acres and is zoned Commercial and designated in the Old Town Mixed Use Character District of Plan Warrenton 2040. (GPIN 6984-42-4640-000)

Comprehensive Plan Future Land Use

Plan Warrenton 2040 designates 71 S. Fifth Street in the Old Town Mixed Use Character District. This designation covers the historic, mixed-use downtown area and closely matches the area of the existing Central Business District's zoning district. The Old Town Character District provides policies for this area. The summary of this district calls for the following:

"The Old Town Character District will include a mix of infill and new mixed-use development that is designed to maintain Old Town's historic character."

Standard	Analysis
<i>Whether the proposed Special Use Permit is consistent with the Comprehensive Plan.</i>	The proposed use is not compatible or consistent with the comprehensive plan but is designated as a non-conforming use. The Future Land Use Designation for this parcel is labeled as Old Town Mixed Use.

Standard	Analysis
<i>The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.</i>	The auto dealership at 71 S. Fifth Street is surrounded by commercial, retail, multi-family, and institutional uses. The proposed use is not compatible or consistent with the comprehensive plan but is designated as a non-conforming use.

Staff Findings

The Applicant is requesting to establish a previous use of the property at 71 S. Fifth Street as an auto dealership. This is considered a non-conforming use. There are no physical changes proposed to the property.

Historic/Environmental Resources

Plan Warrenton 2040 includes a Historic Resources chapter that envisions *“The Town and property owners will work toward a common goal of preserving the historic built environment for current and future generations, knowing their efforts will strengthen Warrenton’s neighborhoods, complement place-based economic development, encourage local economic growth, promote equity of its residents, and conserve natural resources.”*

The subject parcel is located within the Town of Warrenton’s Historic District and the circa-1950 building is considered to be a contributing resource within the Historic District. The parcel is surrounded by other historic buildings, both commercial and residential, contributing and non-contributing to the Historic District.

Staff Findings:

While the building on the parcel is considered to be contributing to the Historic District, there are no physical changes proposed to the building or to any hardscape/landscape features on the parcel.

Zoning Analysis

The legislative intent of the Commercial District is to encourage the logical and timely development of land for a range of commercial and mixed-use purposes in accordance with the objectives, policies, and proposals of the Comprehensive Plan; to prohibit any use which would create undue impacts on surrounding residential areas; and to assure suitable design to protect the residential environmental of adjacent and nearby neighborhoods. It is further declared to be the intent of the district to limit traffic congestion, overcrowding of land, noise, glare, and pollution, as to lessen the danger to public safety, and to ensure convenient and safe pedestrian access to and from commercial and mixed-use sites.

Attachment B – Staff Analysis

Standard	Analysis
<i>The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area.</i>	The existing use is commercial. All non-residential uses in Town must meet the noise ordinance and residential must meet Town Code.
<i>The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of this Ordinance.</i>	The Applicant has stated they will follow Article 6 of the Zoning Ordinance. The Applicant does not intend to install any new signage or lighting.
<i>The location and area footprint with dimensions (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood.</i>	The Applicant has confirmed that there will be no changes to the existing building, nor any new construction.
<i>The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.</i>	The Applicant is not proposing any changes to existing landscaping.
<i>The timing and phasing of the proposed development and the duration of the proposed use.</i>	The Applicant is not proposing any development.
<i>Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.</i>	N/A
<i>Whether, in the case of existing structures proposed to be converted to uses requiring a Special Use Permit, the structures meet all code requirements of the Town of Warrenton.</i>	N/A
<i>The location, character, and size of any outdoor storage.</i>	N/A
<i>The location of any major floodplain and steep slopes.</i>	N/A
<i>The location and use of any existing non-conforming uses and structures.</i>	The use of the parcel as an auto-dealership is a non-conforming use.
<i>The location and type of any fuel and fuel storage.</i>	N/A
<i>The location and use of any anticipated accessory uses and structures.</i>	N/A
<i>The area of each proposed use.</i>	N/A
<i>The location and screening of parking and loading spaces and/or areas.</i>	The Applicant has shown the location for loading/un-loading within the side spaces of the parking lot on the parcel.
<i>The location and nature of any proposed security features and provisions.</i>	The Applicant has confirmed there are already security cameras in place on the parcel.

Standard	Analysis
<i>Any anticipated odors which may be generated by the uses on site.</i>	Site will comply with Zoning Ordinance.
<i>Refuse and service areas.</i>	Site will comply Zoning Ordinance.
<i>Whether the proposed Special Use Permit will result in the preservation or destruction, loss or damage of any significant topographic or physical, natural, scenic, archaeological or historic feature.</i>	The Applicant is not proposing any changes to the parcel.
<i>The effect of the proposed Special Use Permit on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality. The location of any major floodplain and steep slopes.</i>	N/A
<i>The glare or light that may be generated by the proposed use in relation to uses in the immediate area.</i>	N/A

Staff Findings

The Applicant has confirmed that there are no physical changes to the parcel, including no new development and no changes to lighting, security, or signage, and this is strictly a request to establish a previous use on the parcel as an auto dealership, which is considered a non-conforming use.

Conditions of Approval

Draft Conditions of Approval (Separate Attachment) address conformance with the SUP plans, use parameters, transportation and traffic flow, parking, and loading/unloading areas, as well as lighting and signage conformance with the Zoning Ordinance.