



Planning Commission Work Session
SUP 2022-04 Warrenton Village Center
Mixed Use
March 19, 2024

PC Decision Deadline June 27, 2024 Unless Applicant Defers

Special Use Permit Application

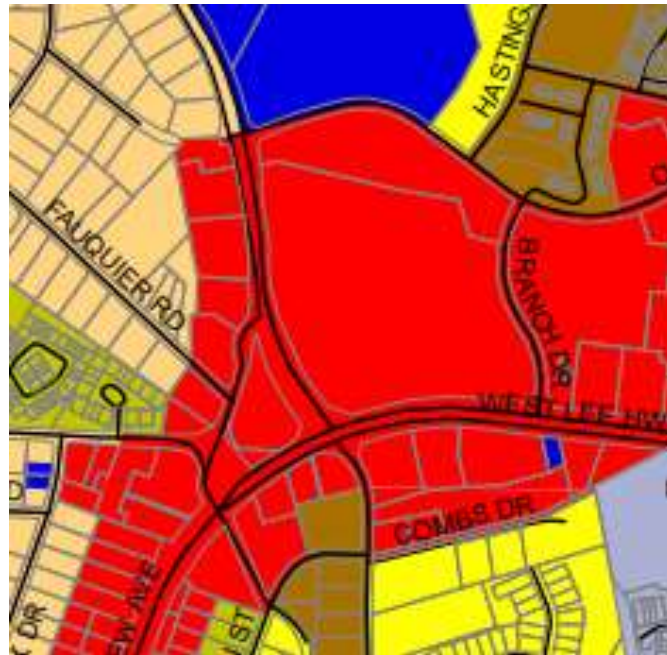
- **GPINs:** 6984-20-7247-000/6984-29-6753-000
- **Property Owner:** Warrenton Center LLC/Jefferson Associates LP
- **Representative:** Jess Achenbach, Castle Development Partners
- **Zoning:** C (Commercial)
- **Comprehensive Plan:** New Town Character District
- **SUP** to allow for mixed use development on approximately 29.05 Acres
- Maximum 386 Residential Dwellings
 - 320 Rental Apartments 1-3 BD
 - Approximately 36 2 over 2
 - Approximately 30 Townhomes
 - 10% Affordable Dwelling Unit

Location



Adjacent Land Uses

Zoning Map



- Existing Commercial
- Public/Semi Public School
- Senior Care Apartments

Zoning Districts

- R-15
- R-10
- R-6
- RT
- RMF
- RO
- PSP
- C

Future Land Use Map



Plan Warrenton 2040

- Walkability Audit & Complete Streets
- 10 Guiding Principles
 - Discernible Center
 - Connected Sidewalks, Street Trees, Lighting
 - Buildings close to the street
 - Parking behind buildings
 - Variety of Dwelling Types
 - Park/Trail/Activity Center ½ mile radius
- Broadview = Gateway
- Lee Highway = Boulevard
- Oak Springs Drive/ Branch = Neighborhood



New Town Warrenton District

With large lots, direct access from Route 29, and high visibility, this district could be a location for a signature office/jobs center; with greater intensity of mixed use and strong live, work, and play options. A mix of uses could be organized around an internal street network and public amenities, such as civic spaces, parks, green space, and public gathering areas.

Smart Scale Projects



Elevations



Elevations



Agency Reviews



Full site



Transportation and Internal Circulation



Parking



Walkability/Bicycle/Grid Connections



Landscaping/Signage



Lighting



VDOT Pipeline Study/Smart Scale



Plan Warrenton 2040

Requested Modifications and Waivers

- Increase in maximum density
- Broadview Avenue Setbacks
- Side and Rear Yard Setbacks
- Decrease Buffers between Commercial and Residential Uses
- Building Heights; plus along Oak Springs and Broadview