



Community Development
Department

STAFF REPORT

Commission Meeting Date:	June 18, 2024
Agenda Title:	Special Use Permit 2022-05 Warrenton Village Mixed Use
Requested Action:	Hold a Public Hearing
Staff Lead:	Denise Harris, Planning Manager
Decision Deadline:	June 27, 2024 Unless Applicant Defers

EXECUTIVE SUMMARY

Special Use Permit (SUP) 2022-05 Warrenton Village Center, the Owners, Jefferson Associates LP and Warrenton Center, LLC with the Applicant, NewCastle Development Group, seek a Special Use Permit for two parcels totaling approximately 29.05 acres to create a mixed-use development in the existing Warrenton Village Center. The proposal includes up to 320 apartments, 34 two over twos, and 36 townhomes with the addition of central plaza, parking garage, enhanced internal road network, and pedestrian infrastructure to promote walkability. The proposal includes a 10% density bonus and several waiver/modification requests. The properties are zoned Commercial and designated in the New Town Character District of Plan Warrenton 2040. (GPINs 6985-20-7247 and 6984-29-6753)

BACKGROUND

On March 19, 2024, the Planning Commission held a Work Session on SUP 2022-05 Warrenton Village Center Mixed Use. The Applicant, NewCastle Development Partners, presented an 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 to enable the Applicant to provide a deeper analysis on each topic.

The Planning Commission continued its Work Session on April 16, 2024, the Applicant presented to the Planning Commission information related to design of the development. Topics included affordable dwelling units, elevations and building heights, architecture, historical resources, and economic impacts. On April 23, 2024, the Planning Commission Work Session discussed transportation, schools, and water and sewer impacts, and modifications and waivers. The Planning Commission asked the Applicant to consider the character and massing of the proposed structures. At each of these meetings, subject matter experts for the Town were in attendance to answer zoning, transportation, water and sewer questions.

The Applicant indicated they would look at adjustments to the plans to accommodate the requests and may not be able to make revisions in time for a May Public Hearing. The Planning Commission asked the Applicant to allow them two months, whenever the Applicant was ready to move forward, at the Public Hearing stage as that is what is currently available at the Work Session stage (e.g. May and June meetings) by moving the June 27th decision deadline to accommodate the Public Hearing resubmission.

On May 31, 2024, the Applicant resubmitted the SUP application for the June Public Hearing. Based on discussions at the Work Sessions, highlights of the modified application are:

- Developing a new set of elevations that include pitched roofs, stone instead of brick, and massing variations.
- Flipping the townhouses and 2 over 2 blocks to allow for the townhouses to front Branch Drive and the 2 over 2 to front Broadview.
- Added proposed language to the draft Conditions of Approval to accommodate 10% of each block to be reserved for 80% AMI affordable dwelling units, 10 additional units in Block 1 reserved for 70% AMI, and five additional units in Block 1 reserved for 60% AMI.

STAFF RECOMMENDATION

Hold a Public Hearing and make a recommendation for Town Council unless Applicant defers.