



Community Development
Department

STAFF REPORT

Commission Meeting Date:	April 16, 2024
Agenda Title:	Special Use Permit 2022-05 Warrenton Village Mixed Use
Requested Action:	Hold a Work Session
Staff Lead:	Denise Harris, Planning Manager
Decision Deadline:	June 27, 2024 Unless Applicant Defers

EXECUTIVE SUMMARY

On March 19, 2024, the Planning Commission held a Work Session on Special Use Permit (SUP) 2022-04 Warrenton Village Center Mixed Use. The Applicant, Castle Development Partners, is requesting a SUP on approximately 29.05 acres located at Warrenton Village Center (GPINs 6984-20-7247-000/6984-29-6753-000) that is zoned Commercial and located within the New Town Character District of Plan Warrenton 2040. The Applicant proposal calls for a mixed use development with a maximum of 386 residential units consisting of up to 320 apartments, 36 tow over twos, and 30 townhomes. The proposal includes a 10% density bonus and several waiver/modification requests.

The Planning Commission is continuing Work Sessions this month. On April 16, 2024, the Applicant will present to the Planning Commission information related to design of the development. Topics will include affordable dwelling units, waivers and modifications, elevations and building heights, architecture, and economic impacts. On April 23, 2024, the Planning Commission will discuss transportation, schools, and water and sewer impacts.

BACKGROUND

During the March 19, 2024, Planning Commission Work Session, the Applicant for SUP 2022-05 provided a high level 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 application will be scheduled for a Public Hearing once the Work Sessions conclude. Staff reports will be developed and provided based on the Public Hearing materials submitted by the Applicant.

STAFF RECOMMENDATION

Hold a Work Session.