

**Department of Community Development
Staff Report**

PROPERTY OWNER: Alwington Farm, LLC

APPLICANTS: Alwington Farm Developers, LLC and Van Metre Communities, LLC

LOCATION: James Madison Highway (Routes 17/29/15) south of Alwington Boulevard (Route 1105), Warrenton

DISTRICT: Marshall

PIN: 6983-44-5875-000

ACREAGE: Total: 431.21 Acres; Application Area: 234.09 Acres

ZONING: Planned Residential Development (PRD) with proffers and Agricultural (RA) with proffers

LAND USE: Warrenton Service District – Greenway/Gateway Residential, Open Space/Park and FEMA Floodplain

MEETING DATE: November 9, 2023

REQUEST: REZN-22-017978 – Arrington: An application to amend portions of a previously approved Proffer Statement, Concept Development Plan (CDP) and Code of Development (COD) on approximately 206.43 acres zoned Planned Residential Development (PRD) with proffers and associated with REZN-15-003477, and to also rezone approximately 27.65 acres from Agriculture (RA) to Planned Residential Development (PRD) with proffers.

OUTSTANDING ISSUES: With this application, there are two significant changes from what was approved in 2015 with REZN-15-003477. The first is the request to remove the requirement (in its entirety) that all of the units are age restricted. The Applicant has proffered a contribution toward the renovation of Taylor Middle School and entrance improvements at Brumfield Elementary School to offset this new impact.

The second is that this application proposes three development scenarios – Base Development, Alternative A and Alternative B. The Base Development scenario has 217 lots and is generally

consistent with the 2015 approval, minus the age restriction requirement. Alternative A proposes 211 lots and Alternative B proposes 270 lots; both of which are subject to the property being incorporated into the Town of Warrenton and the Town being willing and able to provide water and sewer services to the development. Alternative A and Alternative B also include 25 acres in the northern portion of the property which would be zoned to the Town's commercial zoning district and subject to those development regulations should either of these two options be developed.

The Applicants' Transportation Impact Analysis (TIA) has not been updated to include an evaluation of the potential commercial development in the unplanned land bay shown in Alternative A and Alternative B. The TIA accounts for more residential units (104 in Alternative A and 107 in Alternative B) than are currently being proposed. As such, the number of trips associated with the currently proposed residential development in the PRD zoned portion of the property will be reduced. However, it is unknown how many trips the commercial development will add. Therefore, it is possible, should either Alternative A or Alternative B be developed, that there will be unknown transportation impacts which do not have mitigation measures proposed.

Additional information is included within this report related to these two changes. The Board of Supervisors should consider this as they evaluate the merits of the application.

A companion application, SPEX-22-018027, for a Category 20 and Category 30 Special Exception to allow for a private sewage collection system and wastewater treatment facility and a Category 23 Special Exception to allow for uses within the floodplain was also submitted. Pursuant to Zoning Ordinance Section 5-009.1.1, the Special Exception application is required to be processed separately from the Rezoning Amendment and the Rezoning Amendment needs to be approved before the Board may act on the Special Exception application.

RECOMMENDATION: The Planning Commission voted 3 to 1, with one Commissioner recusing themselves, to recommend denial of REZN-22-017978 – Arrington.

Staff would note that following the Planning Commission's public hearing, the Applicant revised the Proffer Statement, Concept Development Plan (CDP) and Code of Development (COD). The most significant change to the application was that in Alternative A

and Alternative B 25 acres in the northern portion of the property are being left unplanned and intended for future commercial development. This portion of the property, in the event the property is incorporated into the Town of Warrenton, would be zoned to the Town's commercial district and subject to those development regulations. Please see below and attached for additional information.

A Resolution to Deny REZN-22-017978 as well as an Ordinance to Approve REZN-22-017978 have been prepared for the Board's consideration.

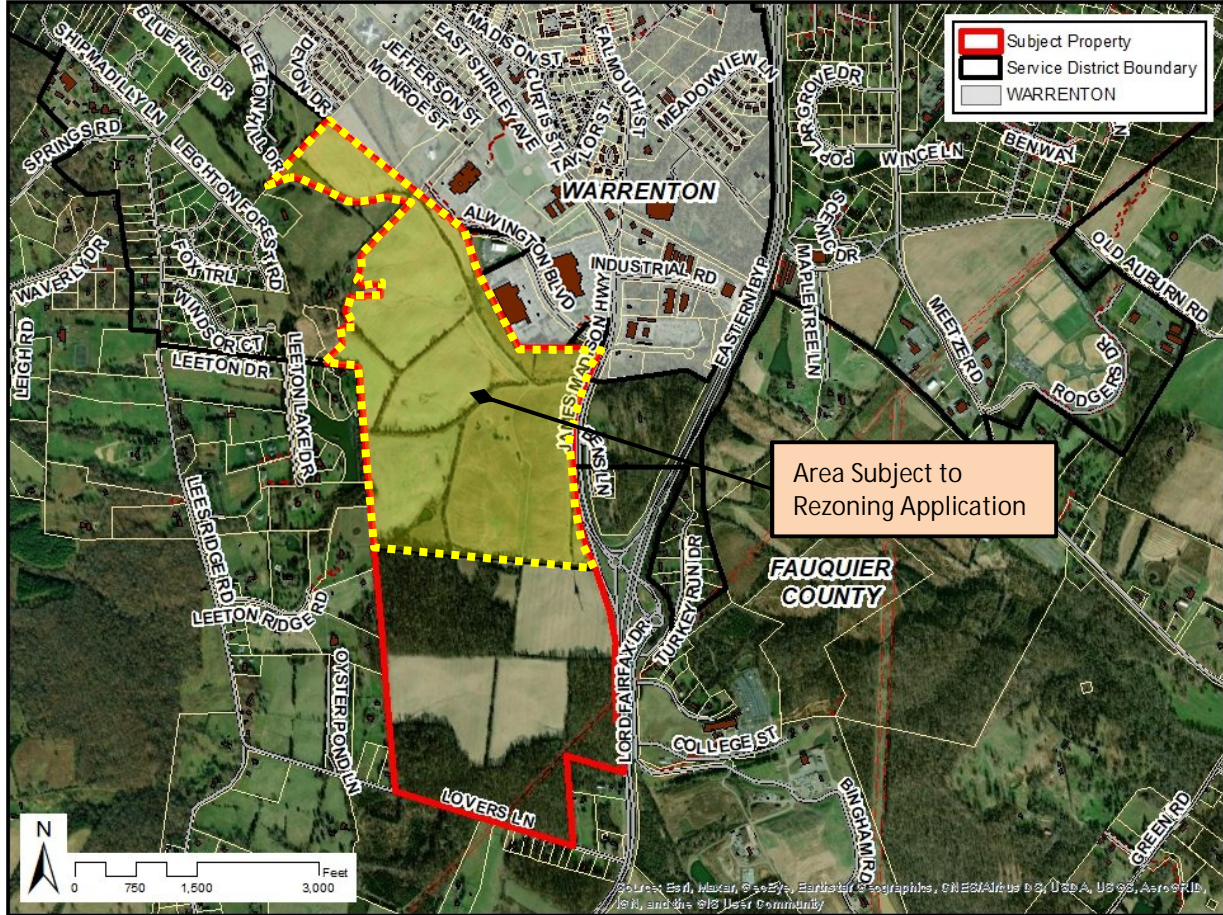
Topic Description:

The Applicants are seeking to amend portions of the Proffer Statement, Concept Development Plan (CDP) and Code of Development (COD), which regulate development on approximately 206.43 acres zoned Planned Residential Development (PRD) and are associated with Arrington's 2015 Rezoning approval (REZN-15-003477). They are also seeking to rezone approximately 27.66 acres from Agriculture (RA) to PRD with proffers. The additional land to be rezoned is needed to accommodate a redesign of the project's private wastewater treatment plant and its associated primary and reserve dispersal fields. The redesign is needed due to changes in the permitting regulations related to daily flows and as a result of the Federal Emergency Management Agency (FEMA) update to floodplain mapping, which designated a portion of the area slated (in 2015) for dispersal as floodplain, making it unsuitable for the use.

The current application and design proposal for Arrington includes the 206.43 acres previously rezoned from Residential: 1 Unit per Acre (R-1) to PRD and adds the 27.66 acres rezoned from R-1 to the RA zoning category under the 2015 approvals. If this application is approved, the entire 234.09-acre portion of Arrington that is within the Warrenton Service District will be zoned PRD. Additionally, the proposed development will be subject to the commitments, regulations and design standards contained within the new Proffer Statement, CDP and COD, associated with this application. It should be noted that, should this application be approved these new documents (Proffer Statement, CDP and COD) would supersede those associated with REZN-15-003477.

The proposed CDP includes the following three separate development scenarios for Arrington - (1) Base Zoning with 217 market-rate lots; (2) Alternative A with 195 market-rate lots and 16 affordable housing lots, for a total of 211 lots; and (3) Alternative B with 254 market-rate lots and 16 affordable housing lots, for a total of 270 lots. Alternative A and Alternative B also include 25 acres in the northern portion of the property which would be zoned to the Town's commercial district and subject to those development regulations should either of these two options be developed. The Applicants will have the choice as to which scenario is developed, depending on the availability of public water and sewer from the Town of Warrenton and the property being included within the corporate limits of the Town. Staff would note the current approvals require the 217 PRD lots to be age-restricted to those residents over the age of 55; whereas the current application is requesting to remove that requirement for the entirety of the development.

Site Aerial Map



Each of the proposed development scenarios are generally described below, with more detail throughout the report.

Base Zoning (217 Total Lots)

The Base Zoning development option consists of 217 lots. All of the lots are for single-family detached market-rate residential units. All lots will be served by public water under the terms of the existing Joint Planning and Water Service Agreement, approved by the County and Town of Warrenton in 2015. Sanitary sewer services will be provided through the construction of an Alternative On-Site Sewage System (AOSS), which requires approval of a Special Exception, unless the County and Town agree to amend the Joint Planning and Water Service Agreement to have the Town provide public sewer service to the project. The proposed number of units as well as how the project's water and sewer needs are being met is consistent with the 2015 approvals.

The proposed 217 lots under the Base Zoning option equates to a density of 0.93 lots per acre which is less than the one lot per acre density goal established in the Warrenton Service District Plan. The street and lot plans have been designed to provide maximum inter-parcel

connectivity as well as the northerly extension of Alwington Boulevard and inclusion of the recommended bicycle/pedestrian facilities.

The Applicants state that the proposed development plan was designed to protect the viewshed along the James Madison Highway (Business 17/29) frontage. Additionally, it is stated, that the proposed plan includes lot configurations that recognize the traditional neighborhood design features included in the 2015 approvals, provides for varied housing types, maximizes the number of lots facing community greens and common open spaces, and increases the percentage of lots served with alley accessed garages from 25.3% to 34.1%. The Applicants believe that the revised plan meets the goals of the Town's Plan Warrenton 2040 and the Warrenton Service District Plan. The plan also eliminates the requirement that all units serve a single component of the area's demographics (age 55 and over) which the Applicants believe provides a community design and housing options that "cater[s] to the needs of a diverse community" of all age groups as recommended in the Plan Warrenton 2040.

Alternative A (211 Total Lots)

The Alternative A development option consists of 144 single-family detached market-rate lots (68.2%), 51 single-family attached (townhome) market-rate lots (24.2%) and 16 single-family attached (townhome) affordable lots (7.6%) for a total of 211 residential lots. The implementation of Alternative A is dependent on the availability of public water and sanitary sewer service provided by the Town of Warrenton for the entire Arrington community, and the inclusion of the property containing the Arrington community within the corporate limits of the Town through a municipal boundary line adjustment or other legal means.

As this this development option requires public sanitary sewer service, the land area that is proposed for the AOSS and associated dispersal fields, under the Base Zoning option, could be used for additional development. Alternative A refers to this portion of the property as the Southeast Hamlet and proposes 71 lots in this area. The Southeast Hamlet is also proposed to contain an 8,000 square foot eating establishment and a 15-room inn. The Applicants believe the commercial components will serve the community and nearby areas.

Alternative A provides 67 single-family attached (townhome) lots with rear garages accessed off private alleys – a housing variety not included with the 2015 Approvals, or the Base Zoning option described above. It also adds the affordable housing component described above. Alternative A increases the percentage of lots served with alley accessed garages to 47.9%. The density of Alternative A is 1.01 lots per acre

In addition to the residential and commercial development described above, Alternative A includes a 25-acre area in the northern portion of the property which would be zoned to the Town's Commercial zoning district and be subject to those development regulations should this option be developed.

Alternative B (270 Total Lots)

The implementation of Alternative B, as with Alternative A, is dependent on the inclusion of the Property containing the Arrington community within the corporate limits of the Town and the provision of water and sewer utilities from the Town. It is also dependent on the Applicants obtaining right-of-way dedication and associated easements as required for the northerly extension of Alwington Boulevard through PIN 6983-28-8269-000. This extension of Alwington Boulevard would allow for the northernmost portion of the property, referred to as the North Hamlet, to be developed. Alternative B includes all of the residential and commercial development proposed in Alternative A and adds development in the North Hamlet, which is proposed to have 17 single-family detached market-rate lots and 42 single-family attached (townhome) market-rate lots for a total of 59 residential lots.

The Alternative B development option consists of 161 single-family detached market-rate lots (59.6%), 93 single-family attached (townhome) market-rate lots (34.4%) and 16 single-family attached (townhome) affordable lots (5.9%) for a total of 270 residential lots. Under this development option 53% of the lots would be served with alley accessed garages. The density of Alternative B would be 1.29 lots per acre.

The Proffer Statement and COD have been updated to include the three development scenarios and reflect design changes that the Applicants believe are necessary to ensure a project can be successfully developed while meeting the requirements of the County's PRD ordinance as well as the goals and vision for the property contained in the Comprehensive Plan for both the County and Town of Warrenton.

Planning Commission Action on August 17, 2023:

On June 15, 2023, the Planning Commission held a work session to preview the Arrington Rezoning (REZN-22-017978) and Special Exception (SPEX-22-018027) applications. On August 17, 2023, the Planning Commission discussed this item (REZN-22-017978) at its work session and conducted a public hearing. There were seven speakers during the public hearing for REZN-22-017978; the Applicants' representative, five who were opposed to the application and one who offered comments but did not clearly state their support or opposition. The Applicants' representative provided a summary of the proposal and stated the project's objective is to provide a sustainable and age-friendly community plan. He also described how the revised plan was influenced by changes to the regulatory requirements, updates to both the County and Town of Warrenton Comprehensive Plans, as well as new information relating to the housing needs and the demographics of the area. Those who spoke in opposition had concerns related to the increased traffic, removal of the requirement that the lots be age-restricted, water and sewer demands from the project, demands on emergency services, and school impacts. The other speaker stated that the Code of Development has been improved; however, he would like to see an increase in the number of units that would have first-floor bedroom and bathroom, as well as an increase in the affordable housing units.

The public hearing was adjourned, and Commissioner Lee expressed that there were matters of concern that need more time for discussion and discernment. As such, he made a motion to

postpone action on this item for up to 90 days. This motion was not seconded, and the discussion continued. Commissioner Garreau stated that the 2015 Plan was good and adequate, and that she did not believe that there was any benefit to the proposed changes. Commissioner Garreau also indicated that she preferred the age restricted units. Commissioner Smith expressed his support regarding the content in the COD and CDP. He also stated that he did not have concerns with the loss of the age restricted units; however, he could not support the additionally requested units. Commissioner Roteman similarly stated that she did not have concerns regarding the loss of the age restricted units; however, she could not support the additionally requested units. Additionally, she also expressed concern that if the Commission were to recommend approval, it would seem as though the County would be pressuring the Town to accept the residential development or signifying to the Town that it was the County's preference for the additional units and associated political boundary line adjustment. The Planning Commission then voted 3 to 1, with Commissioner Meadows recusing himself, to recommend denial of REZN-22-017978 – Arrington.

Staff would note that following the Planning Commission's public hearing, the Applicant revised the Proffer Statement, Concept Development Plan (CDP) and Code of Development (COD). The revised application maintained three distinct development options; all of which continue to eliminate the age-restricted requirement for all of the proposed units. The most significant change to the application was that in Alternative A and Alternative B, a 25-acre land bay in the northern portion of the property is being left unplanned and intended for future commercial development. This portion of the property, in the event the property is incorporated into the Town of Warrenton, would be zoned to the Town's Commercial zoning district and subject to those development regulations.

With the revised application materials, the Base Zoning development option is essentially the same as it was when the Planning Commission acted. The only change is a minor redesign of the Southwest Hamlet to allow for another street connection into the RA zoned area. This change has also been carried forward in the Alternative A and Alternative B development options.

The revised Alternative A development option has 211 residential lots; 104 less units than when the Planning Commission made its recommendation and six less than what is currently approved. It also now includes 16 affordable units; previously affordable units were only a part of Alternative B. As mentioned above, a 25-acre land bay is being left unplanned and intended for future commercial development. In the event the property is incorporated into the Town of Warrenton, it would be zoned to the Town's Commercial zoning district and subject to those development regulations.

The Alternative B development option now has 270 residential lots; 107 less units than when the Planning Commission voted. The 16 affordable units which are a part of Alternative A are carried forward in Alternative B; previously 62 affordable units were a part of Alternative B. This development option also includes the 25 acres (mentioned in Alternative A) to be zoned to the Town's commercial district and subject to those development regulations.

Additionally, the proffers have been revised to now require that at least 25% of the single-family detached market-rate units include a first-floor bedroom and bathroom. Previously the Applicants had committed that a minimum of 21% of these units would have the option of a first-floor

bedroom and bathroom. The proffers also now require the single-family detached market-rate lots, and the single-family attached affordable lots to include universal design elements; the single-family attached market-rate lots would not be required to meet this commitment. Previously, universal design elements were proposed to be optional features on the market-rate lots and included on the affordable lots.

Project History:

On November 12, 2015, the Board of Supervisors approved several applications related to the development of Arrington. These included a Comprehensive Plan Amendment (COMA-15-003473), Rezoning (REZN-15-003477), a Category 20 Special Exception to allow for a Sewer Treatment Facility, a Category 30 Special Exception to Waive the Requirement for Public Sewer (SPEX-15-003479), a Category 20 Special Exception for a Floodplain Crossing (SPEX-15-003481), and a Preliminary Plat (PREP-15-003482). Additionally, a Joint Planning and Water Service Agreement, (Town of Warrenton, Fauquier County and Applicants) which outlined the terms in which the Town of Warrenton would provide public water service to the project was executed.

The aforementioned approvals allowed the Arrington project to be primarily developed as an age-restricted community with an emphasis on preservation of natural open spaces and a compact traditional design form which is compatible with the historic portions of Warrenton. The Planned Residential District (PRD) portions of the project were limited to 217 residential lots for active adult residents over the age of 55. The Arrington approvals also permit 10 rural residential lots, in the RA zoned portions of the property and one residential (R-1) lot. The Rezoning approval included a Proffer Statement, Concept Development Plan (CDP), and Code of Development (COD). The CDP and COD regulate the site design and development and ensure that the property is developed in conformance with the County's PRD regulations.

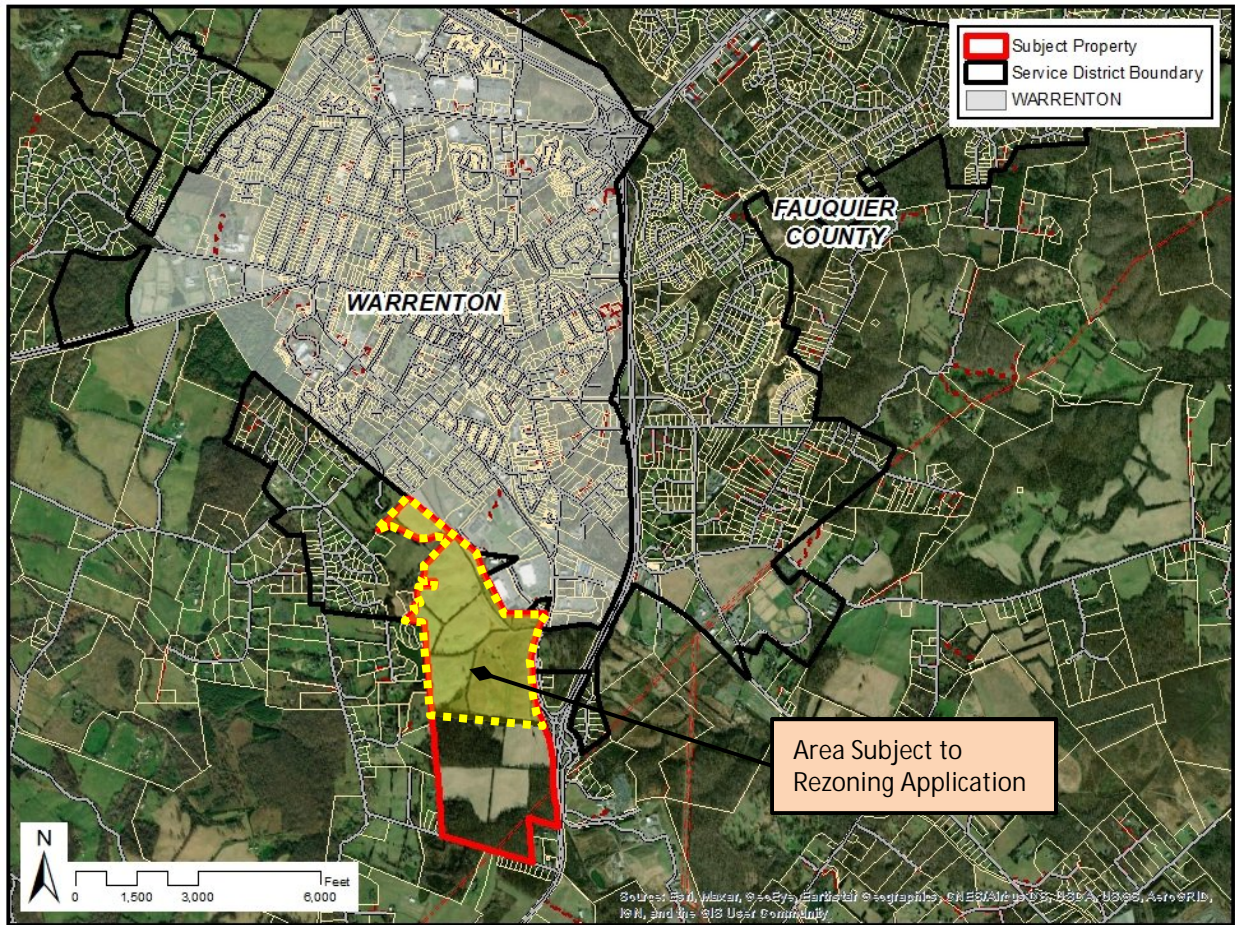
On August 8, 2018, the Board of Supervisors held a public hearing on REZN-19-011151, which was seeking to amend portions of the Arrington Proffer Statement associated with REZN-15-03477. No action was taken at the public hearing, and subsequently the application was placed on hold and then closed.

On February 10, 2022, the Board of Supervisors approved a Comprehensive Plan Amendment to add approximately 27.9 acres to the Warrenton Service District, changing the land use from Rural to Open Space/Park. The Comprehensive Plan Amendment restored the Warrenton Service District boundary to its location prior to approval of the Comprehensive Plan Amendment in 2015. Specifically, it allowed for a redesign of the wastewater treatment facility associated with the residential development to include a larger dispersal field area to better comply with regulatory recommendations and requirements. At the time of the request, the Applicant indicated that the change was not to support any additional density within Arrington or to be used for any habitable vertical improvements. Additionally, the Comprehensive Plan Amendment expanded the Urban Development Area (UDA) to include the 27.9 acres that were added back into the Warrenton Service District.

Property Location, Zoning and Land Use:

The 431.21-acre property, commonly known as Alwington Farm or Arrington, is located west of Shirley Avenue/James Madison Highway (Business Route 15/17/29), south of Alwington Boulevard (Route 1105) and north of Lovers Lane (Route 744). The property is vacant, awaiting the future development; it continues to be used for agricultural purposes.

Regional Aerial Map



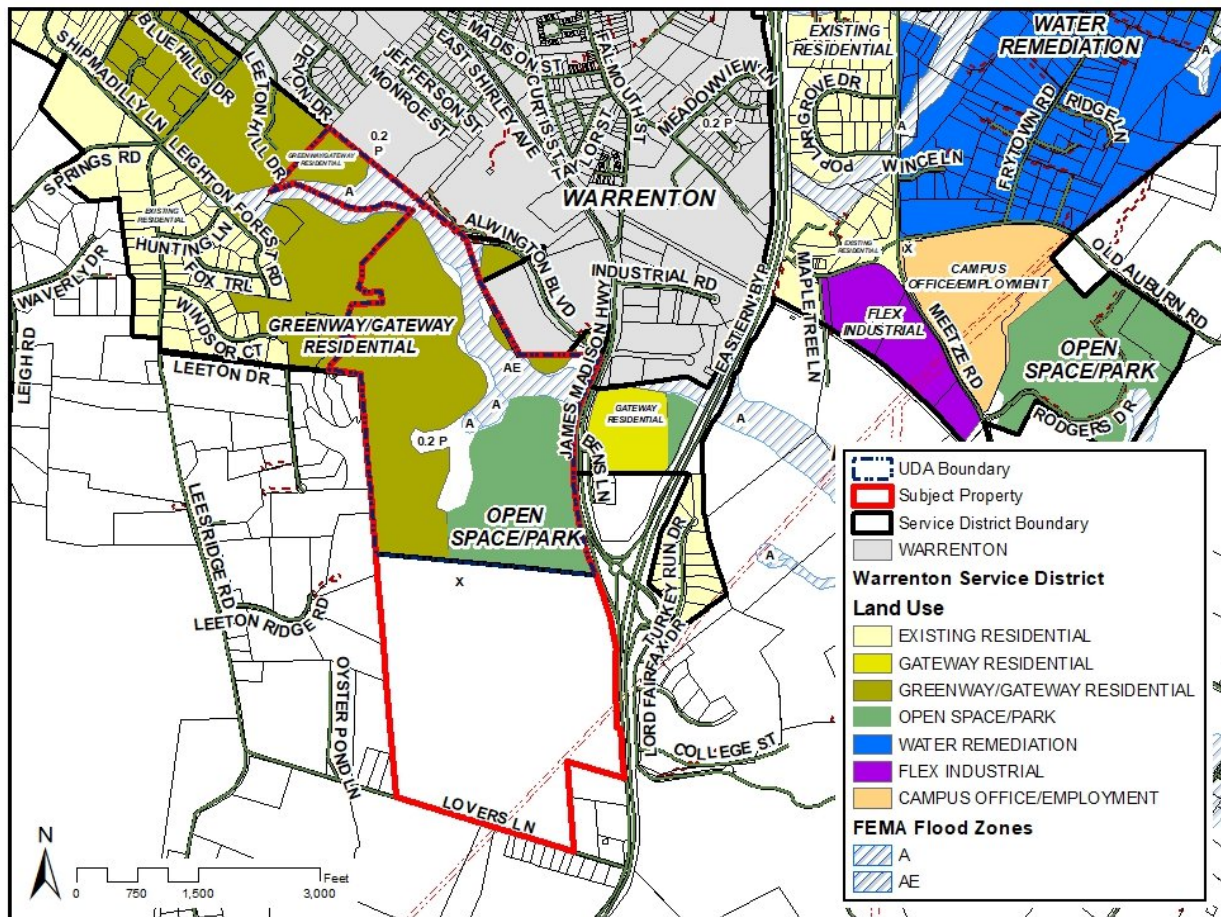
The northern half of the property, approximately 206.4 acres, is zoned PRD with proffers. Under the current approvals, it is planned to be developed with a maximum of 217 single-family active adult residential lots, with associated amenities and infrastructure. The lots are to be developed utilizing Traditional Neighborhood Design (TND) principles and are subject to a Proffer Statement, CDP, and COD which ensure that the property is developed in conformance with the County's PRD regulations. The PRD lots are to be served with public water, provided by the Town of Warrenton and will have a private sewage community collection and treatment system. Additionally, this area will contain approximately 117 acres (56%) of open space, to include a mix of preserved natural open space and developed passive recreation areas.

residential subdivisions of Foxland Village and Lee's Crossing, as well as other residential properties are found in this area.

Comprehensive Plan:

The northern portion of the property, zoned PRD, is within the Warrenton Service District. The Warrenton Service District plan contains specific recommendations for the development of Alwington Farm, the subject property. It states that the property should be developed in a Greenway-Gateway and Rural Gateway Open Space configuration at one dwelling per acre. It further suggests that development should be set back from Shirley Avenue and clustered away from view. The Service District Plan states that the subject property is the southern entry point into Warrenton, and therefore the entry needs to be protected. This is because it has been in a valued farm use, presents a significant and historic viewshed into the community and outside into our rural environs, and offers opportunities to meet open space edges that define Warrenton.

Land Use Map



A majority of the land, within the Service District, has a land use designation of Greenway/Gateway Residential. This land use indicates the concept of clustering of residential uses on a tract to permit the creation of a County path linkage or open space/park to pass through

the parcel; or to develop the parcel in a manner which the residential uses are screened from a designated transportation or recreational corridor in order to protect and maintain open space elements key to entry points into Warrenton. The Gateway areas are proposed to have design elements – for example open landscape with some combination of traditional fencing and berming, or a 150-foot-deep buffer of ‘forest’ – which provide a green transition to urban development within the core. This land use designation indicates that allowed uses would preferably be transferred to some adjacent designated property to best realize the Gateway objective. The Greenway/Gateway Residential portion of Arrington is primarily where the development is proposed.

There are also portions of Arrington, within the Service District, that have been designated as Open Space/Park, along the southeastern area of the Service District, and FEMA floodplain, generally along the northeastern boundary. The area designated as Open Space/Park is to contain the primary and reserve dispersal fields needed to accommodate the PRD residential development. The FEMA floodplain area has generally been incorporated into the open space for Arrington.

Additionally, the entire portion of the Arrington property within the Warrenton Service District is within a designated Urban Development Area (UDA). The UDA is anticipated to be an area of higher density with reasonably compact development that can accommodate 10 to 20 years of projected growth. The Comprehensive Plan states that UDAs are for compact, mixed use development, with residential densities of at least 12 units per acre for multi-family development. It goes on to state that in implementation, densities and intensities for individual parcels or groups of parcels may be higher or lower than the general standards, as long as they are met in some combination within the UDA area as a whole. The UDA portion of the Comprehensive Plan also includes statements and concepts which reinforce urban mixed-use development with traditional town design principles.

The southern portion of the property, zoned RA, lies outside of a Service District in an area designated for Rural Land Use, where rural and agricultural uses are sought. Chapter 8, Rural Land Use Plan, of the Comprehensive Plan includes many goals aimed at enhancing and preserving agricultural areas and the rural character of the County. Preservation and protection of environmental, cultural and visual resources, open space and scenic beauty are also goals of Chapter 8. The goals work in conjunction with the Comprehensive Plan’s goal to concentrate and guide growth and development into and around the Service Districts.

Proposed Rezoning Analysis:

As mentioned above, the Applicants are seeking to amend portions of the Proffer Statement, Concept Development Plan (CDP) and Code of Development (COD), which regulate development on approximately 206.43 acres zoned Planned Residential Development (PRD) and are associated with Arrington’s 2015 rezoning approval (REZN-15-003477). They are also seeking to rezone approximately 27.66 acres from Agriculture (RA) to PRD with proffers.

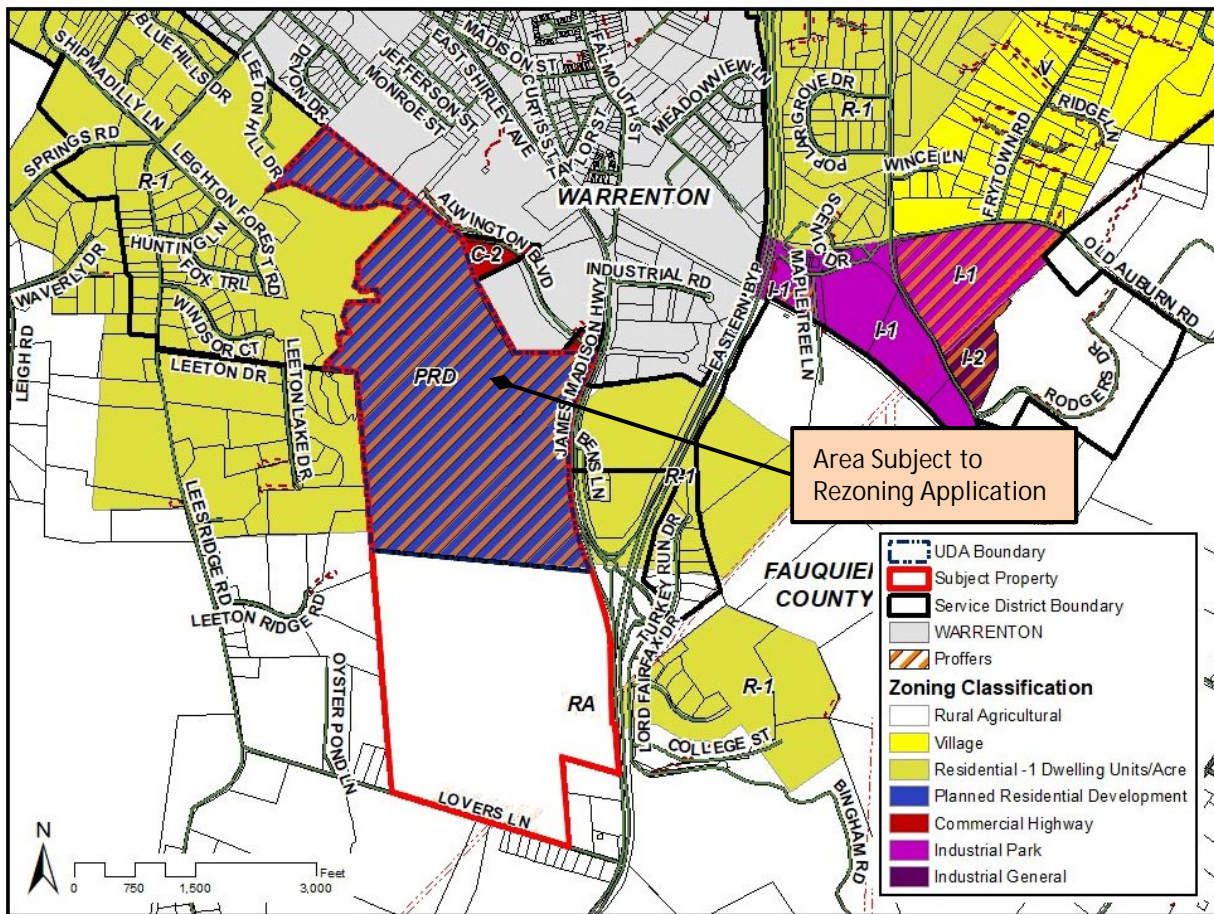
The Proffer Statement, CDP and COD have been updated to include the three development scenarios referenced within this report. These documents also reflect design changes that the Applicants believe are necessary to ensure a project can be successfully developed while meeting

the requirements of the County’s PRD ordinance as well as the goals and vision for the property contained in the Comprehensive Plans for both the County and Town of Warrenton.

If this application is approved, the entire 234.09-acre portion of Arrington that is within the Warrenton Service District will be zoned PRD. Additionally, the proposed development will be subject to the commitments, regulations and design standards contained within the new Proffer Statement, CDP and COD associated with this application. As previously noted, should this application be approved these new documents (Proffer Statement, CDP and COD) would supersede those associated with REZN-15-003477.

A summary and analysis of the Proffer Statement, CDP, COD, development program and other elements typically considered in Rezoning applications is provided below.

Proposed Zoning Map



Section 13-210 of the Zoning Ordinance gives additional guidance when reviewing and considering approval of Rezoning applications; it states:

“Proposed amendments shall be considered with reasonable consideration of the existing use and character of the area, the suitability of the property for various uses, the trends of growth or change, the current and future requirements of the County as to land for various

purposes as determined by population and economic studies and other studies, the transportation requirements of the community and the County and the requirements for schools, parks, playgrounds, recreation areas and other public services; for the conservation of natural resources and preservation of floodplains; and for the conservation of properties and their values and the encouragement of the most appropriate use of land throughout the County. These considerations shall include, but not be limited to, Comprehensive Plans or parts thereof, capital improvements programs, relation of development to roads or road construction programs, proximity of the development to utilities and public facilities, the existence of an Agricultural and Forestal District created pursuant to Chapter 36 of the Code of Virginia, and any applicable standards contained in Article 5.”

The Comprehensive Plan, within Chapter 6 – Service Districts: Introduction, also offers further guidance to be considered with Rezoning applications. It suggests that a rezoning should occur when the Applicants can demonstrate how the proposed zoning meets the intent of the Plan more effectively than the by-right zoning. The Comprehensive Plan also states that residential applications are expected to be presented at the low end of each density range for the specified Service District location.

The Board of Supervisors should carefully consider these matters when determining how to act on the proposed rezoning application. Particular attention should be paid to the existing use and character of the area; the character for the area as envisioned in the Warrenton Service District Plan; as well as the requirements for schools, parks, playgrounds, recreation areas and other public services. The Board of Supervisors should also evaluate if the proposed zoning meets the intent of the Plan more effectively than the current zoning.

Capital Impacts

The Applicants’ Proffer Justification Narrative (see attached) includes analyses of the projected impacts of Arrington’s development on public school facilities, public safety facilities, and public park facilities. It also includes explanations of the methodology employed in calculating these impacts. Staff would note that the analysis was only performed for the Base Zoning scenario, it does not specifically address Alternative A or Alternative B. The Applicants have indicated that all calculations were based on a per-capita basis using household and population estimates which do not differentiate house type or size. Therefore, the Applicants have stated that the per unit values are linear and can be multiplied by the actual number of units constructed.

To project impacts to public school facilities, the Applicants estimated the number of students generated per household by the project, and then applied the students per household to the proposed units within the development. From there it was determined that there was sufficient capacity to serve all of the projected students generated by the development. However, even though the anticipated development will not create an impact in excess of current capacity, the Applicants have proffered to contribute \$3,334.62 per market-rate unit toward the Taylor Middle School expansion. The proffer contribution is based on the net new middle school students from Arrington. The Applicants have also committed to redesign and construct an entrance for Brumfield Elementary School off Alwington Boulevard, with an estimated value of \$250,000.

To calculate estimated proffer contributions for County public safety facilities, the Applicants estimated the total population that would reside within Arrington based on U.S. Census Bureau data. The Applicants also researched public safety improvements in the County Capital Improvement Program (CIP) that would be impacted by the development and estimated projected service population and projected call increase for the Sherriff, Fire and EMS services related to the proposed development. The Applicants were unable to make a determination in regard to the level of service needs for Fire and Rescue facilities and determined that the Sheriff’s office meets capacity. However, the Applicants have offered to make proffer contributions for the Fire and Rescue Training Facility, Public Safety Building, and a new Fire Station. The total proffered Public Safety contribution is \$4,141.19 per market-rate unit. This is further defined as \$87.87 per market-rate unit to support construction of a Fire and Rescue Training Facility, \$3,076.84 per market-rate unit to support construction of a Fire and Rescue Station and \$976.48 per market-rate unit to support construction of a Public Safety Building.

Applicants’ Summary of Capital Impacts			
Proffer Category	Base Zoning (217 lots)	Alternative A (211 lots)	Alternative B (270 lots)
Public Schools*	\$723,612.54	\$650,250.90	\$846,993.48
Parks and Recreation	\$174,604.71	\$156,902.85	\$204,376.02
Emergency Services / Public Safety	\$898,638.23	\$807,532.05	\$1,051,862.20
TOTAL	\$1,796,855.48	\$1,614,685.80	\$2,103,231.70
PER UNIT TOTAL	\$8,280.44	\$7,652.54	\$7,789.75
<i>*Note: The Public Schools contribution does not include the costs associated with the entrance improvements, which are estimated to be a minimum of \$250,000.</i>			

As with public safety facilities’ impacts, to project impacts on public park facilities, the Applicants estimated the total population that would reside within Arrington and then researched public park improvements in the CIP that would be impacted by the development. This was analyzed using the level of service standards for public parks as identified in the Fauquier County Parks, Recreation and Open Space Master Plan. Using this analysis, it was determined that there are park facilities that serve the project that have an existing level of service need. Furthermore, it was determined that facility improvements, that would increase capacity at parks serving the project, were included in the CIP included. The projects that factored into the Applicants’ calculation included the Central Sports Complex Phase II; ball field renovations, greenways/trail, and playground projects; and the Southern Pool, Community Center, and Sports complex. Based on the Analysis the Applicants have committed to contributing \$804.63 per market-rate unit to support improvements to existing public park facilities and construction of new public park facilities.

Staff analyzed the application in a capital impact model developed for Fauquier County, in 2017 by TischlerBise. The attached reports are for informational purposes only. They summarize the estimated capital facility impact of the development proposal. The reports should not be considered a negotiation, a request, suggestion or demand for proffers on the part of Fauquier County.

The model estimates impacts that are directly attributable to the proposed new development while also taking into account existing capacities within constructed public facilities. The model evaluates capital impacts for the following categories of public capital improvements: (1) Public

Schools; (2) Libraries; (3) Parks and Recreation; (4) General Government; (5) Sheriff and Emergency Services; (6) Courts; (7) Fire and Rescue; (8) Environmental Services/Solid Waste; (9) Water; and (10) Sewer (County Funded Projects).

The model provides two sets of outputs. The first represents the full capital impact of the proposed development on the 10 capital facility categories listed above. This estimate utilizes a per capita impact approach and assigns a proportionate share cost to each citizen based on the County's actual level of service in each public facility. The second set of outputs incorporates the State's legislation mandate that new development cannot contribute cash proffers for existing capacity within a public facility system. This analysis looks at the capacity within the County's public facilities as well as the geographic location of that capacity and identifies where new development will directly trigger a need for additional capital infrastructure. In accordance with State Code, only the categories of Public Schools, Parks and Recreation, Public Safety (Sheriff and Emergency Services and Fire and Rescue) and Transportation are eligible for cash proffer contributions from proposed developments to mitigate their impacts.

See Planning Analysis (below) and Capital Impact reports (attached) for additional information regarding the capital impact model and associated reports.

Proffers

A new Proffer Statement has been submitted by the Applicants as part of the Rezoning application (see attached). The proffers are intended to give the County further assurance as to the type and quality of the development for the proposed project, as well as to identify which improvements and financial contributions for which the Applicants will be responsible. The Applicants used the Proffer Statement associated with REZN-15-003477 as a starting point and amended the commitments to meet the intentions of this application as well as the current Virginia Code requirements related to Rezoning applications, proffers and voluntary contributions. The Applicants acknowledge that all the proffers in the Proffer Statement submitted with this application directly address an impact that is specifically attributable to the new residential development or use proposed. Additionally, the Applicants believe the cash contributions and/or the value of improvements constructed in lieu of cash contributions, is directly proportional to the capital needs forecast to be incurred by the County as a result of the approval of this application and the development of Arrington.

It should be noted that these proffers, upon approval, will supersede all other proffers made prior related to the subject property, including, the proffers set forth in the Proffer Statement last dated October 30, 2015, and approved by the County with Rezoning application REZN-15-003477 on November 12, 2015.

The Proffer Statement is broken into the following sections, with a staff summary of the commitments made by the Applicants following each section header. Following each section, in *italics* is a staff summary of the key changes from the 2015 Proffer Statement.

1. Development Planning Documents – This section identifies the Concept Development Plan (CDP), Code of Development (COD), and Rezoning Plat as regulating documents. It also

allows for minor adjustments, as may be needed during final engineering, subject to approval by the Zoning Administrator.

The proposed proffer is consistent with the approved proffers.

2. The Property Zoning Upon Approval of REZN-22-01798: – This proffer clarifies that under the Base Zoning development option the 206.43 acres currently zoned PRD and the 27.66 acres to be rezoned from RA to PRD will be subject to this Proffer Statement. It also clarifies that under the Alternative A or Alternative B development options 181.43 acres of the 206.43 acres currently zoned PRD and to remain PRD as well as the 27.66 acres to be rezoned from RA to PRD will be subject to this Proffer Statement. Alternative A and Alternative B also include a 25-acre portion of the property, that is currently zoned PRD; should the property be incorporated into the Town of Warrenton this area will be zoned to the Town’s Commercial (C) zoning district and developed in accordance with those regulations.

Staff would note that the approved proffers cover 196.66 acres that were zoned RA and to remain zoned RA. The 2015 proffers limited the RA development to 10 market-rate lots, nine lots ranging from 1.97 acres to 3.57 acres and the residue lot. These RA lots were to be served with public water from the Town of Warrenton and private individual drainfields. The proffers also committed that the RA residue lot would be placed in a Non-Common Open Space Easement or Conservation Easement prior to subdivision of the RA land. This portion of the property would not be subject to the new Proffer Statement and the previous commitments would no longer apply.

It should also be noted that the approved proffers reference 4.10 acres that were zoned R-1 and remained zoned R-1. This land was permitted to connect to the public water from the Town and also to connect to the on-site wastewater treatment facility. It was not subject to the other portions of the proffers. This portion of the property was later subdivided and sold. It is now PIN 6983-27-7006-000, owned by Alwington Estates LLC. It should be noted that the proffers being removed from this property would exclude its ability to connect to the wastewater treatment facility. However, the Joint Planning and Water Service Agreement (Approved November 2015) would still permit this property to connect to public water from the Town.

3. Code of Development – This proffer references and incorporates the project’s COD as a controlling document.

The proposed proffer is consistent with the approved proffers.

4. Land Use – This proffer clarifies the three alternatives for development, and describes them as the following:
 - The Base Zoning option is limited to 217 single-family detached market-rate lots. Public water will be provided by the Town of Warrenton pursuant to the existing Joint Planning and Water Service Agreement of November 1, 2015. Sanitary sewer services will be either through a private alternative onsite sewage system, which requires Special

Exception approval, or public sanitary sewer, which would require an amendment to the Joint Planning and Water Service Agreement.

- Alternative A has a maximum of 211 residential lots further limited to 195 market-rate lots (144 single-family detached lots and 51 single-family attached lots) and 16 single-family attached affordable lots. Alternative A also includes an eating establishment (8,000 square feet maximum) and a hotel (inn) with a maximum of 15 rooms. Development of Alternative A is contingent on public utilities (water and sewer) being provided by the Town of Warrenton to serve the entire development and the property being incorporated (by Boundary Line Adjustment or other permitted action) into the Town of Warrenton.
- Alternative B has a maximum of 270 residential lots further limited to 254 market-rate lots (161 single-family detached lots and 93 single-family attached lots) and 16 single-family attached affordable lots. As with Alternative A, Alternative B also contains an eating establishment (8,000 square feet maximum) and a hotel (inn) with a maximum of 15 rooms. Development of Alternative B is contingent on public utilities (water and sewer) being provided by the Town of Warrenton to serve the entire development, the property being incorporated (by Boundary Line Adjustment) into the Town of Warrenton, and the acquisition of off-site right-of-way and easements to allow for the extension of Alwington Boulevard.

This Proffer also defines how the affordable lots and market-rate terms are to be used in relation to this project. Affordable lots will be available to only those with a household income of no more than 80% of the Average Median Gross Income (AMGI) for the Washington DC Metropolitan Area, so as long as the average income of all affordable households is equal to or less than 60% of AMGI. Additionally, the Applicants have committed that a minimum of two of the 16 (12.5%) affordable lots will be available to those with a household income of no more than 40% of the AMGI. Market-rate lots are available to all persons and do not have any income or age restrictions.

Lastly, as with the current Proffer Statement, this proffer commits to retaining the existing farm pond, as well as healthy, mature trees and existing hedgerows on the Property, except where home sites, roads, utilities, or drainfields are being planned. Trails are also committed to avoiding trees greater than four inches in diameter.

The approved proffer currently limits development of the Property to not more than 217 age-restricted residential lots in the PRD, 10 market-rate residential lots in the RA area, and a single R-1 lot, totaling a maximum of 228 residential lots.

5. Sustainable and Age-Friendly Community Design Elements – This proffer states that development of the PRD area will include community design elements which support age-friendly and sustainable housing opportunities for all demographics. It also commits that all residential dwellings will be designed to meet nationally known Green Building Practices. This proffer also requires the single-family detached market-rate lots, and the single-family attached affordable lots to include universal design elements; the single-family attached market-rate lots would not be required to meet this commitment. It also commits that at least

25% of the single-family detached market-rate units will include a first-floor bedroom and bathroom.

The Applicants have also committed to including age-friendly amenities within the Central Hamlet Community Center and Community Green. This includes a community center with fitness facility, outdoor swimming pool, a tot lot, two multi-purpose courts along with a storm water management pond, trail, community green and parking area.

Lastly, this proffer commits to timing of the construction of amenities and trails, and that trails not within a public right-of-way will be within a public access easement. It also commits that the project's amenities and trails will be maintained by the Arrington Conservancy.

The approved proffer relates to the Construction of Age-Restricted Housing Units. All 217 dwelling units within the PRD zoned portion of the Property are proffered to be age-restricted housing. The units are limited to residents 55 years of age or older. The proffer also provides restrictions related to cohabitants, guests, and vesting to a person under the age of 55. As mentioned previously, the pending application does not include any age-restricted housing units.

6. Residential Phasing – This proffer allows for the identified hamlets to be developed in any order and permits multiple hamlets to be developed concurrently, so long as no more than 100 residential occupancy permits are issued in any one calendar year.

This approved proffer limits the project to no more than 75 residential occupancy permits per any one calendar year.

7. Creation of Property Owners' Association – The Applicants will create an Arrington Conservancy for the role of the property owners' association. Amongst other duties the Conservancy will own and maintain the open space areas and other common features.

The Applicants also continue to commit that the Conservancy documents will prohibit conversion of residential garages into living area; and also prohibit the parking of recreational vehicles on residential lots, common open space areas, and public streets within the development.

Lastly, if a private alternative onsite sewage system and associated dispersal fields are constructed, the Conservancy documents are required to disclose of the existence of the facilities and all related fees (associated with its operation and maintenance) to be paid by members of the Conservancy. The documents will also contain a statement that neither the Town nor County are responsible for the operation or maintenance of these facilities.

The proposed proffer is consistent with the approved proffers.

8. Water and Sewer – This proffer states that under the Base Density option, the 217 market-rate lots are to be served by public water and either an alternative onsite sewage system or public sanitary sewer. It also states that Alternative A or Alternative B could be developed if (a) the municipal boundary between the County and the Town is adjusted to include the subject

property through a Boundary Line Adjustment process or other suitable arrangement, and (b) adequate public water and sanitary sewer services are available from the Town to serve the proposed development. Additionally, for Alternative B to occur the Applicants would need to obtain right-of-way dedication and associated easements required for the northerly extension of Alwington Boulevard through PIN 6983-28-8269-000.

Additionally, this proffer commits the Applicants to offering two existing wells on the property to the County, at no expense to the County, for a ground water monitoring program. A third existing well will be offered to the Town, at no expense to the Town, for their public water supply.

The approved proffer commits all 228 lots to being connected to Town of Warrenton public water service. It also commits to the 217 PRD lots and one R-1 lot to being served by a privately maintained alternative on-site community wastewater treatment and subsurface disposal system (developed at the developer's expense) and the 10 RA lots to being served by individual septic systems.

9. Parks and Recreation – The Applicants are offering to contribute \$804.63 per market-rate residential unit to the County to support improvements to existing public park facilities and construction of new public park facilities. The Applicants are also committing to providing the County with a letter of agreement which acknowledges that they will refrain from constructing improvements, conducting any other activities or granting any easements on the southern portion of the property (that is to remain zoned RA and not a part of the application) that would impact, be inconsistent with, or interfere with the general alignment of an easement for a future linear park and trail to be constructed by others.

The approved proffer commits the developer to contributing, to the Board for Parks and Recreation purposes, \$2,260.00 per PRD residential unit, with allowable reductions for the design, construction and maintenance of public amenities. The developer also committed to dedicating to the County at no cost, a 60-foot-wide public trail easement (with the trail being constructed by others) from Route 29 by-pass interchange to the northern property line.

10. Landscape and Conservation – With this proffer, the Applicants are committing to many different conservation and preservation measures which include:
- The Conservancy documents will provide for the continuing protection of preserved or installed vegetation and trees for buffer areas, street trees, and open spaces. They will also ensure that appropriate plant materials as identified in the COD are used for landscaping of street and open spaces, as well as provide standards for the maintenance of all landscaping.
 - Incorporating existing stands of trees and hedgerows into development plans and protecting them to the fullest extent possible.
 - Prohibiting wetlands, floodplain, or archaeological sites from being located on any PRD residential lot.
 - Placing signage related to the history of the property near archaeological site 44FQ0205 and providing a 25-foot-wide undisturbed buffer placed around the perimeter of the site.
 - Additional plantings to screen the development from neighboring residences to the west.

The approved proffer commits the developer to the items listed above. It also commits to the following:

- *Placing approximately 278.11 acres of land in permanent conservation easements deeded to Fauquier County.*
- *Protecting preserved or installed vegetation and trees for buffer areas, street trees, and open spaces, including “tree save” areas identified in the RA portion of the property.*
- *Completing a tree survey which identifies and protects specimen trees in the area to be developed with the nine RA lots.*
- *Placing signage related to the history of the property at two locations within the Property’s common area.*
- *Architectural site 030-5429 is to be field surveyed, photographed, and a survey site map generated prior to the removal of any structures. Additionally, any work performed in this area is to be in cooperation with the County’s historic preservation office to protect the surrounding archaeological site 44FQ0205.*
- *The three significant archaeological sites and one architectural site will be permanently protected, and all four will have a 25-foot undisturbed buffer placed around them.*

11. Intentionally Deleted

The approved proffer commits the developer to contributing, for Library purposes, \$707.00 per PRD residential unit. Proffers for Library purposes are no longer within the definition of “public facility improvement” under the Code of Virginia and as such the County cannot accept a proffered contribution.

12. Emergency Services – The Applicants are offering to contribute \$87.87 per market-rate residential unit to the County to support construction of a Fire and Rescue Training Facility, \$3,076.84 per market-rate residential unit to the County to support construction of a Fire and Rescue Station and \$976.48 per market-rate residential unit to the County to support construction of a Public Safety Building. The total offered contribution towards Emergency Services is \$4,141.19 per market-rate residential unit.

The approved proffer commits the developer to contributing \$3,003.00 per PRD residential unit for Emergency Services. Current proffer 13, in which the developer previously committed to contribute \$468.00 per PRD residential unit, for the County Sheriff’s Department, has also been incorporated into this proffer.

13. Intentionally Deleted

This proffer has been incorporated into proffer 12, see above.

14. Intentionally Deleted

The approved proffer commits the developer to contributing \$707.00 per PRD residential unit for Environmental Services. Proffers for Environmental Services are no longer within the

definition of “public facility improvement” under the Code of Virginia and as such the County cannot accept a proffered contribution. The current proffer also contains language related to wells being offered to the County and Town. That language has been incorporated into proffer 8, see above.

15. Intentionally Deleted

The approved proffer commits the Applicants to contributing \$128.00 per PRD residential unit for the Animal Shelter. Proffers for the Animal Shelter are no longer within the definition of “public facility improvement” under the Code of Virginia and as such the County cannot accept a proffered contribution.

16. Transportation – This proffer commits the Applicants to on-site and off-site road improvements including the deceleration/turn lanes and median cross-over on James Madison Highway (Business Route 29) and the extension of James Madison Highway. The James Madison Highway improvements are to be constructed and open to traffic prior to issuance of the first occupancy permit for a residential dwelling unit on the property. The extension of Alwington Boulevard (within Phase 1) will be constructed and open to traffic prior to issuance of the 21st occupancy permit for a residential dwelling unit on the Property. If the property is developed pursuant to Alternative B, the portion of Alwington Boulevard located within Phase 5 will be constructed and open to traffic prior to issuance of the first occupancy permit for a residential dwelling unit constructed within the North Hamlet of the Property.

This approved proffer commits the Applicants to road improvements and right-of-way dedication as shown on the 2015 CDP, including that the proposed roundabout (at the project’s entry intersection with James Madison Highway) will be constructed by the 75th residential occupancy permit (subject to VDOT approval); the proposed Alwington Boulevard connection will be constructed by the 150th residential occupancy permit. Staff would note that VDOT previously provided correspondence which indicated that they would not approve the proposed roundabout at the project’s intersection with James Madison Highway.

17. Wastewater Treatment and Subsurface Dispersal System – This proffer commits that with the Base Zoning option, should public sewer service not be available from the Town, the design, construction, and operation of the proposed Alternative Onsite Sewerage System (AOSS) is to be in accordance with Virginia Department of Health (VDH) standards and regulations. Additionally, many of the Special Exception standards have also been committed to by the Applicants in this section. Additionally, it is confirmed that all design and construction costs related to the wastewater treatment system will be the responsibility of the owner or owner/operator of the system. The proffer also states that the sanitary sewer collection system will be designed and constructed pursuant to the Town’s Specifications and Standards as set forth in its Public Facilities Manual.

The proposed proffer is consistent with the approved proffers.

18. Requirements for Construction of Subsurface Structures – This proffer requires that for all below grade basements which are constructed on soils with high water tables, the foundation

drainage system of the structure will be designed by licensed professional engineers to assure a dry basement and to preclude wet yards and recirculation of pumped or collected water. It also commits to identifying the foundation drainage system on the deed and how disturbance around the system should be avoided.

The proposed proffer is consistent with the approved proffers.

19. Schools – The Applicants are offering to contribute \$3,334.62 per market-rate residential unit to the County to support construction of the W.C. Taylor Middle School expansion. Additionally, this proffer commits the Applicants (subject to approval from the Town and/or County, VDOT and the School Board, as well as all necessary easements and rights-of-way being provided) to designing and constructing improvements at the entrance to Brumfield Elementary School to help mitigate stacking issues during drop-off and pick-up times. If the required easements and right-of-way are not provided, the Applicants would then, in-lieu of the design and construction commitment, contribute \$250,000 towards another party constructing the entrance improvements.

The approved proffer relates to Employment Opportunities. It requires the developer to advertise, in a local newspaper, requests for proposals for general and specific contracting services related to the construction of the project and individual homes.

20. Further Assurances of Compliance with These Proffers in the Event of a County/Town Boundary Line Adjustment – This proffer states that it is the Owner’s intention that the proffers and exhibits (COD and CDP) incorporated into the proffers by reference will continue to bind the development of the Property if the Property is adjusted into the Town’s boundary.

It also states that if the County and the Town enter into a Boundary Line Adjustment Agreement (or other suitable arrangement) to have the property located within the corporate limits of the Town, that the proffers will be deemed proffers imposed by the Town of Warrenton and the Town’s officials shall assume the roles assigned to similar County officials as designated. Additionally, the Applicants will request, with any Boundary Line Adjustment Agreement, that any amendments to these proffers, or other future legislative land use applications be subject to terms and conditions as the Town and County may jointly impose.

Lastly, this proffer states that the Owner will request that any Order of a Special Court arising out of a citizen-initiated petition for a boundary line adjustment under will include provisions consistent with, and implementing, the items mentioned above.

This is a newly proposed proffer; it was not a part of the previous approval.

21. Escalator Clause – Commits that any monetary contributions which are paid to the Board of Supervisors, by the Applicants, after 36 months from the date of Rezoning approval shall be adjusted in accordance with the Urban Consumer Price Index (“CPI-U”).

The proposed proffer is consistent with the approved proffers. Staff would note that “Escalator Clause” is currently proffer 20.

Code of Development (COD)

A revised Arrington Code of Development (COD) was submitted as a part of the application materials. It guides the design, development and construction for all of Arrington, with the goal of fulfilling the vision committed to by the Applicants and also meeting the County's PRD Ordinance requirements. The COD is divided into four parts – I: Overview, II: Plan Requirements, III: Lot Layout and Building Requirements, and IV: Appendices. Each section provides insight to the design concepts which went into developing the plan, sets guidelines for the development of the project, and defines the project's design requirements and architectural styles.

The Overview includes a general description of Arrington. The COD states that Arrington is a development that organizes the design of homes, public spaces and environmental areas in a manner that complements and respects the traditional time-honored planning models of Warrenton and Fauquier County. Additionally, it is stated that Arrington embraces Traditional Neighborhood Design (TND) in a way that exemplifies the goals and objectives of the Planned Residential Development (PRD) zoning district and neo-traditional planning with an appreciation for the qualities that best represent Warrenton and Fauquier County. This section also provides a description of the three development scenarios – Base Zoning, Alternative A and Alternative B. The rules outlining how the regulatory process will work for the project are also contained in this section of the COD.

Part II of the COD, Plan Requirements, establishes the development program, both overall and within the individual hamlets, and the uses permitted within Arrington. It also defines the standards for the development of the streets and streetscapes, utilities, and site furniture. It provides descriptions, concept sketches and related imagery showing the various open spaces and amenities proposed within Arrington. The lot types, unit mix per block, and phasing of the project are also described in this section of the COD. These elements and their relationship to each other will be used to define and create the structure of the neighborhood.

The third part of the COD, Building and Lot Requirements, establishes detailed guidelines for house layouts on the lots and any accessory structures. Specific setback requirements, restriction on driveways, locations of garages and accessory structures, allowable encroachments, and rules for building height are included in this section. The project's lot layout variety - which requires a diversification of lot category, type, architectural styles, and setbacks between the front lot line and the front of each house - is also defined in this section of the COD. It is intended to ensure the desired visual diversity throughout the development. Additionally, this section of the COD includes the architectural styles to be used at Arrington, their characteristics, as well as other elements and features related to the design of the homes.

Appendices that address architectural styles and their defining features, landscape standards, plant materials, recommended tree species, and conceptual signage have also been included in the COD.

Staff and the Applicants have worked together to ensure that the project is developed utilizing many of the TND principles, concepts and design details desired in the PRD district. Staff believes that the proposal is consistent with the PRD zoning district.

Concept Development Plan (CDP)

A revised CDP was included as part of the Rezoning application materials. The CDP, in conjunction with the COD, will be used to guide the future site development. All future Code of Development Site Plans will need to be in general conformance with the CDP. The CDP includes site and development tables, street sections, and lot standards. It also contains sheets showing the property's existing conditions and soil characteristics.

The proposed CDP includes three separate development scenarios for Arrington – (1) Base Zoning with 217 market-rate lots; (2) Alternative A with 195 market-rate lots and 16 affordable housing lots, for a total of 211 lots; and (3) Alternative B with 254 market-rate lots and 16 affordable housing lots, for a total of 270 lots. The choice of which scenario is dependent on the availability of public water and sewer from the Town of Warrenton, and the property being adjusted into the corporate limits of the Town. Staff would note the current approvals require the 217 PRD lots to be age-restricted to those residents over the age of 55; whereas the pending application is requesting to remove that requirement for the entirety of the PRD development.

The CDP includes five residential lot categories, with at least three unique types (widths) for each category. These are:

- Village: Market-rate single-family detached lots with rear-loaded garages
 - Type A – Interior: Width: 44 – 48 feet Area: 4,752 – 5,376 square feet
 - Type A – Corner: Width: 59 – 63 feet Area: 6,372 – 7,056 square feet
 - Type B – Interior: Width: 49 – 53 feet Area: 5,292 – 5,936 square feet
 - Type B – Corner: Width: 64 – 68 feet Area: 6,912 – 7,616 square feet

- Neighborhood: Market-rate single-family detached lots with front-loaded garages
 - Type A – Interior: Width: 62 – 66 feet Area: 6,696 – 7,392 square feet
 - Type A – Corner: Width: 77 – 81 feet Area: 8,316 – 9,072 square feet
 - Type B – Interior: Width: 74 – 78 feet Area: 7,992 – 8,736 square feet
 - Type B – Corner: Width: 89 – 93 feet Area: 9,612 – 10,416 square feet

- Estate: Market-rate single-family detached lots with side-loaded garages
 - Type A – Interior: Width: 89 – 93 feet Area: 9,612 – 10,416 square feet
 - Type A – Corner: Width: 104 – 108 feet Area: 11,232 – 12,096 square feet
 - Type B – Interior: Width: 97 – 101 feet Area: 10,476 – 11,312 square feet
 - Type B – Corner: Width: 112 – 116 feet Area: 12,096 – 12,992 square feet

- Townhouse*: Market-rate single-family attached lots with rear-loaded garages
 - Interior: Width: 19.5 – 20.5 feet Area: 1,911 – 2,255 square feet
 - Corner – Street: Width: 45 – 50 feet Area: 4,410 – 5,500 square feet
 - End: Width: 29.5 – 30.5 feet Area: 2,891 – 3,355 square feet

- Townhouse – Affordable*: Income restricted single-family attached lots with rear-loaded garages
 - Interior: Width: 19.5 – 20.5 feet Area: 2,691 – 2,870 square feet

- Corner – Street: Width: 45 – 50 feet Area: 6,210 – 7,000 square feet
- End: Width: 29.5 – 30.5 feet Area: 4,071 – 4,270 square feet

**Note: The Townhouse and Townhouse-Affordable units only occur if the project is developed using the Alternative A or Alternative B options.*

The following is a summary of the residential development proposed with each of the development scenarios:

- Base Zoning: 217 units 0.93 du/ac 99.15 acres open space (41%)
 - Estate A: 13 units 6.0% of the residential development
 - Estate B: 17 units 7.8% of the residential development
 - Neighborhood A: 62 units 28.6% of the residential development
 - Neighborhood B: 51 units 23.5% of the residential development
 - Village A: 38 units 17.5% of the residential development
 - Village B: 36 units 16.6% of the residential development
 - Townhouse: 0 units 0% of the residential development
 - Townhouse Affordable: 0 units 0% of the residential development

- Alternative A: 211 units 1.01 du/ac 108.44 acres open space (51.9%)
 - Estate A: 16 units 7.6% of the residential development
 - Estate B: 21 units 10.0% of the residential development
 - Neighborhood A: 39 units 18.5% of the residential development
 - Neighborhood B: 34 units 16.1% of the residential development
 - Village A: 17 units 8.1% of the residential development
 - Village B: 17 units 8.1% of the residential development
 - Townhouse: 51 units 24.2% of the residential development
 - Townhouse Affordable: 16 units 7.6% of the residential development

- Alternative B: 270 units 1.61 du/ac 108.88 acres open space (52.1%)
 - Estate A: 18 units 6.7% of the residential development
 - Estate B: 23 units 8.5% of the residential development
 - Neighborhood A: 46 units 17.0% of the residential development
 - Neighborhood B: 40 units 14.8% of the residential development
 - Village A: 17 units 6.3% of the residential development
 - Village B: 17 units 6.3% of the residential development
 - Townhouse: 93 units 34.4% of the residential development
 - Townhouse Affordable: 16 units 5.9% of the residential development

Alternative A and Alternative B also contain a commercial component. It is limited to an 8,000 square foot eating establishment and a 15-room inn.

For each of the three development scenarios there are plans which show the overall layout of the project’s development. The plans include corresponding lot numbers, block numbers, street types, street light locations, natural open space areas and developed community greens. Additionally, the CDP includes exhibits which define the pedestrian circulation network, open space and conservation areas. Conceptual utility (water and sewer) designs, preliminary grading plans, and

conceptual stormwater management plans were also included for each of the three development scenarios. The CDP was evaluated to determine that the property could be developed as planned. Staff and the review agencies have no significant concerns which would prohibit the property from being developed in accordance with the CDP. However, it should be mentioned that both Alternative A and Alternative B include off-site grading associated with the 25-acre portion of the property to be zoned to the Town's Commercial District. This will need to be addressed through the acquisition of a temporary grading easement or other means.

Transportation

The Applicants submitted a Traffic Impact Analysis (TIA), prepared by Gorove Slade, which evaluated each of the three development scenarios. The study also assessed potential impacts and the need for improvements at the project's two entrances, Alwington Boulevard extended and a full access entrance on James Madison Highway, as well as five other intersections. It should be mentioned that the TIA was based the three development options that were under consideration when the Planning Commission evaluated the application. The TIA has not been updated, to match the current application in terms of proposed residential and potential commercial development.

The TIA concluded that based on the capacity and queueing analysis results, the proposed development is not anticipated to have a substantial impact on the surrounding roadway network. The intersections within the study area all operate at an acceptable level of service during both the AM and PM peak hours, and all approaches, during the AM and PM peak hours, operate at acceptable level of service. The proposed site development has minimal impact on delays and queues at the existing intersections and results in non-degradation in level of service for all approaches.

The TIA also determined that a left turn lane and right turn lane taper are warranted at the project's entrance on James Madison Highway. As such, the Applicants propose a full access unsignalized intersection with the provision of turn lanes on James Madison Highway. A northbound left turn lane with approximately 200 feet of storage and have a 200-foot taper, as well as a full width Southbound right turn lane with 200 feet of storage and a 200-foot taper (to enhance the safety of the residents turning onto the site) have been included in the CDP and proffers. The study also indicated that no additional mitigation is required, as the analysis results show the site has a minimal impact on the operations of the study intersections.

As mentioned above, the Applicants' TIA has not been updated to include an evaluation of the potential commercial development in the unplanned land bay shown in Alternative A and Alternative B. The TIA accounts for more residential units (104 in Alternative A and 107 in Alternative B) than are currently being proposed. As such, the number of trips associated with the currently proposed residential development in the PRD zoned portion of the property will be reduced. Staff estimates that there would be 1,069 trips less average daily residential trips than shown in the TIA should Alternative A be developed, and 1,134 less should Alternative B be developed.

However, it is unknown how many trips will be associated with the 25 acres of unplanned future commercial development. For comparison purposes, the currently under review Colonial Crossing application (which includes a 50,000 square foot supermarket, 18,434 square feet of shopping

center, a 2,300 square foot fast food restaurant with drive-through and a 6,077 square foot super convenience market/gas station on 17.58 acres) is estimated to generate 12,208 average daily trips. While it is unlikely that the 25-acres at Arrington will be developed with similar uses and sizes as proposed at Colonial Crossing; it is highly likely that the commercial development will generate significantly more daily trips than have been analyzed. Therefore, it is possible, should either Alternative A or Alternative B be developed, that there will be unknown transportation impacts which do not have mitigation measures proposed.

Also related to transportation, the Applicants have agreed to modify (subject to approval by the Town and/or County and Virginia Department of Transportation (VDOT), and the School Board of Fauquier County) the entrance to Brumfield Elementary to help to mitigate stacking issues during drop-off and pick-up times. The current entrance to the Brumfield Elementary School is planned to be reconfigured with the existing road alignment being straightened through the intersection. The existing connection to the school parking lot will be shifted further north on the Alwington Boulevard extension and have a dedicated entrance at a proper 90-degree angle. An additional connection to the school will be added along the road to the north. This will allow for better separation between the bus and vehicle traffic, which should reduce confusion and conflict. The design will allow the school's operations to be similar to the existing patterns but with better defined paths and safer intersection design. If the required easements and right-of-way are not provided, the Applicants would then contribute \$250,000 toward another party constructing the entrance improvements.

Utilities

Under the Base Zoning development scenario, water will be provided by Town of Warrenton, consistent with the terms of the Joint Planning and Water Service Agreement approved in November 2015 by the Town of Warrenton, Fauquier County and Alwington Farm Developers. The Town of Warrenton has reiterated their commitment to provide water to this project under the terms and limitations defined in 2015 with the original Rezoning. The Base Zoning's septic needs will be accommodated by either a private wastewater treatment plant, mass drainfield/dispersal field and private collection system, all of which are subject to Special Exception approval by the Board of Supervisors, or public sewer collection and treatment provided by the Town of Warrenton, which would require an amendment to the Joint Planning and Water Service Agreement.

The Alternative A and Alternative B development scenarios are dependent on the property being incorporated into the corporate limits of the Town of Warrenton. Should the property be incorporated into the Town, the Town would be responsible for providing water and sewer services to the project. The Town's willingness and ability to serve the additional development contained in Alternative A and Alternative B will be further evaluated and considered as a part of any future Boundary Line Adjustment discussions. It should be noted that the Applicants have been working with the Town to identify current system deficiencies as well as infrastructure improvements that would be necessary to serve the proposed Arrington community without impacting the Town's planned growth inside its current corporate limits. The Applicants believe that that water supply and treatment capacity would be sufficient to adequately serve the proposed commercial uses and residential units at Arrington, should the Town agree to serve the proposed community.

In regard to sanitary sewer services being provided by the Town of Warrenton, the Applicants' Statement of Justification references the December 6, 2022 update to the Town's Water and Sewer System Growth and Capacity Evaluation (see attached). That study acknowledges that the Town is currently planning on increasing the capacity of its wastewater treatment plant to 3.0 MGD within approximately 10 years. It concludes that following the upgrade the Town's wastewater treatment plant, it could accommodate the currently planned development, which included 377 residential units in Arrington as well as the inn and restaurant uses, should the Town agree to serve the proposed development. It should be noted that the Town's Capacity Evaluation has not been updated to reflect the recent changes to the Arrington application.

The Town's evaluation indicates that the existing Taylor Run Pump Station would probably need substantial modifications or replacement to serve the Arrington Development as well as the existing and projected flows. The Applicants have expressed a willingness to work with Town staff to conduct a more detailed analysis of this system and identify the wastewater infrastructure needed.

Schools

The schools that will primarily be impacted by this project are Brumfield Elementary School, Taylor Middle School and Fauquier High School. Brumfield Elementary School has a 95% capacity of 680 students and maximum capacity of 716 students. The enrollment for the 2022/23 school year was 496 students, with future projections trending downward. The Arrington Base Zoning scenario is projected to generate 81 elementary school students; Alternative A is projected to generate 78 elementary school students; and Alternative B is projected to generate 100 elementary school students. At the 95% maximum capacity Brumfield currently has an excess capacity of 184 students and therefore, would be able to accommodate the development. However, it should be mentioned that while the school has a maximum capacity of 716 students, the gym has a capacity of 604 and the cafeteria has a capacity of 416. If Alternative B were to be developed, the school's gym would be very close to capacity during whole school events, such as talent shows, performances, or pep rallies, as the student population is projected to be 596.

Taylor Middle is anticipated to have a 95% capacity of 807 students and maximum capacity of 850 students by the 2026/27 school year. Its enrollment for the 2022/23 school year was 437 students. Future projections have the school reaching 512 students in the 2026/27 school year. It is estimated that Taylor Middle has approximately 610 students for the 2023/24 school year (as it has been combined with Warrenton Middle). The Arrington Base Zoning is projected to generate 34 middle school students; Alternative A is projected to generate 34 middle school students; and Alternative B is projected to generate 43 middle school students. As such, following the renovations to Cedar Lee Middle School and Taylor Middle School, it is believed that there will be available capacity to accommodate the development. As mentioned above, the Applicants have proffered \$3,334.62 for each market-rate residential dwelling unit to support construction of the Taylor Middle School expansion.

Fauquier High School has a 95% capacity of 1,552 students and maximum capacity of 1,634 students. Its enrollment for the 2022/23 school year was 1,163 students, with future projections ranging from 1,287 to 1,350. The Arrington Base Zoning is projected to generate 41 high school

students; Alternative A is projected to generate 40 high school students; and Alternative B is projected to generate 51 high school students. At the 95% maximum capacity Fauquier High School currently has an excess capacity of 389 students and therefore, would be able to accommodate the development.

The anticipated new student enrollment projections mentioned above were provided by Fauquier County Schools and updated by County staff to match the current proposal; the capacity and enrollment projections were from Fauquier County Schools publications; and the current enrollment information was sourced from Virginia Department of Education School Quality Profiles. Staff would note that the Applicants, in their proffer analysis, had lower student generation projections than those provided by the Schools.

Stormwater Management

A preliminary Stormwater Management Concept Plan was submitted with this application. The County's engineer reviewed the proposal and determined that generally the stormwater could be accommodated as proposed. The future Site Plan review will ensure that the facilities are adequate for the proposed development and meet all state and local requirements.

Site Suitability

This property appears to be suitable for the type of development proposed.

Cultural and Historic Resources

The subject parcel was once a part of a historic property called Leeton Forest, a plantation established around 1780 by Charles Lee who served as Attorney General of the United States under Presidents Washington and Adams. Phase I archaeological studies were completed in 2007 and 2010, as well as windshield and intensive level architectural studies. Ten archaeological sites and one architectural site were identified on the property. Three (3) of the sites have been determined significant and potentially eligible for inclusion in the National Register of Historic Places; two of which (44FQ0205 and 44FQ0229) are located entirely in the portion of the property to remain zoned RA, and not covered by this application. The other (44FQ0206) is located in both the RA and PRD portions of the property. The Applicants have proffered that it (site 44FQ0206) will be permanently protected as a part of the project's open space system. Additionally, it will have a 25-foot undisturbed buffer placed around it as shown on the CDP. The Applicants have also proffered that signage related to the history of the property will be placed near the site as part of the development for the project.

Natural Resources

The property contains several natural features which effect the development potential of the site. The northern half of the property contains Turkey Run, several unnamed tributaries to Turkey Run, a farm pond and associated FEMA floodplain around the streams. Pockets of wetlands have also been identified in and around the floodplain. On the eastern portion of the property, there is a prominent ridge line which runs along the Business James Madison Highway frontage, and some

moderately steep slopes at the northern end of the ridge. The Site Aerial Map (see above) and Natural Features Map (see attached) show the general location of these features. For the most part the application's development plans avoid these features and include them in the project's open space areas.

Zoning Ordinance Analysis:

Section 4-114 of the Zoning Ordinance provides "General Standards for Approval of a Rezoning to the Planned Residential District." Following each standard is a staff evaluation in *italics*.

4-114 General Standards for Approval of a Rezoning to the Planned Residential District

In addition to the specific requirements of this section and the standards for rezoning for all development contained in Section 13-200, the following standards shall be utilized and adhered to by the Planning Commission and Board of Supervisors in determining whether to approve the proposed development:

- A. The design of the development is such that it will achieve the stated purpose and intent of the PRD District, to create pedestrian oriented residential neighborhoods of traditional design, providing for a reasonable and sustainable transition to adjoining development, with open space, landscaping and/or larger lots utilized to provide buffers where appropriate.

The purpose of the PRD district is to permit developments with a variety of residential unit types in an orderly relationship to one another, with a balance of community supporting commercial uses, community amenities, and open space areas. It is intended that the PRD district be utilized to create pedestrian oriented residential neighborhoods of traditional design physically integrated with the existing surrounding development.

Arrington utilizes TND principles and neo-traditional planning concepts throughout its design. It contains a traditional, generally rectilinear, pattern of blocks and interconnecting streets and alleys that are oriented to the pedestrian. The project requires each block to have a mix of lot types each with unique sizes, a variety of front yard setbacks, as well as differing architectural front facades and building colors. Public spaces, including large natural area parks, developed community greens, pocket parks and other open spaces, have been located throughout the project. These areas are easily accessible and interconnected by sidewalks and/or trails throughout the community.

The lot sizes adjacent to existing developments appear to be compatible with the neighboring properties. Additionally, a natural buffer, a minimum of 100 feet wide, has been provided where the project is adjacent to existing residential neighborhoods.

- B. The development is in substantial conformance with the adopted Comprehensive Plan with respect to type, character and intensity of use and public facilities.

The PRD development under the Base Zoning option is in conformance with the Comprehensive Plan in respect to type, character and intensity of use and public facilities.

Alternative A and Alternative B include residential development in areas which are designated as Open Space/Park in the County's Comprehensive Plan. Additionally, they each include 25 acres of Commercial Development in an area designated as Greenway/Gateway Residential. As mentioned previously, in order for the Applicants to realize either Alternative A or Alternative B, the property will need to be incorporated into the Town of Warrenton's corporate limits. As such, both the County and Town would need to update their Comprehensive Plans to reflect the change in political boundary. At that time the Comprehensive Plans could be modified to ensure they matched the proposed development.

C. The development provides complementary commercial uses where appropriate.

No commercial uses are proposed with the Base Zoning development scenario. Staff believes that the property's location and development area is not conducive to or appropriate for commercial development. Traditional commercial uses are most appropriate within the Main Street corridor of historic downtown Warrenton or other established commercial areas of Warrenton.

The Alternative A and Alternative B development scenarios include an eating establishment (8,000 square feet maximum) and a hotel (inn) with a maximum of 15 rooms. These two commercial components, which will serve the community and nearby areas, are nestled adjacent to a proposed park that includes the restoration and/or reutilization of the buildings and remnant ruins of the Leeton Forest plantation established around 1780 – a location that provides visibility and accessibility while not being intrusive into the residential neighborhoods. Additionally, they would be used to create, in conjunction with a future farm winery or farm brewery located in the RA zoned land that is not a part of the application, a combined agritourism “campus” which offers dining and lodging that would be a unique concept in (and immediately adjacent to) the Town of Warrenton.

As mentioned above, Alternative A and Alternative B also include 25 acres to be zoned to the Town's Commercial (C) zoning district and developed under those regulations. The Board of Supervisors should consider if this type of development would be complementary to the surrounding development and furthermore the appropriateness of this use in this location.

D. The development provides for a mixture of housing types, sizes, and affordability. Housing in a range of sizes and styles is integrated throughout the development. Opportunities for accessory apartments and live-work units are provided where appropriate.

The Base Zoning development scenario has three different categories of single-family detached units, each with a “Type A” and “Type B” width range. These units will have a mix of front-loaded, rear-loaded and side-loaded garages. The Alternative A and Alternative B development options add market-rate single-family rear-loaded attached (townhome) units, and affordable single-family rear-loaded attached (townhome) units. Accessory apartment and live-work units are not included in the proposal.

Each block face with more than five market-rate single-family detached lots is required, by the COD, to have at least three different lot widths, with a minimum of 10 feet of variation between the narrowest and widest lot widths. Blocks with five or less market-rate single-family detached lots are required to have at least two different lot widths, with a minimum of 10 feet of variation between the narrowest and widest lot widths. Additionally, to ensure diversity across the project, there are requirements related to differing architectural front facades and building colors, as well as varying front setbacks.

- E. The development is designed with a pedestrian orientation, with clearly defined continuous sidewalks and paths enhanced by trees, pocket parks, seating and other streetscape elements. Buildings are located close to the sidewalk with the mix of uses providing for a variety of possible pedestrian destinations within walking distance of each other.

The COD and CDP include streets sections which include sidewalks (five feet wide) and/or pedestrian trails (10 feet wide), and street trees along both sides of the road. Each of the hamlets has a formal central community green with amenities. These will serve as a pedestrian destination and community gathering place. Smaller less formal pocket parks have also been located throughout the development. Additionally, the residential buildings are to be located between 25 and 30 feet from the right-of-way which will help to define the streets and related pedestrian network.

- F. Buildings and spaces within the PRD are designed to create neighborhoods that are attractive and inviting, and in keeping with the feel, style and architectural vernacular of a traditional town in the Virginia piedmont. The elements of building height, setback, yards, architecture and spatial enclosure as established by the Code of Development for the project all contribute to the appearance and function of the development.

Arrington's COD requires a variety of lot types, lot widths and front setbacks. It also specifies a required variation in architectural style, front facade, and color scheme. Each block is required to incorporate a variety of architectural facades, and a variety of front setbacks, with a setback differential between two and five feet between adjacent homes. Additionally, architectural front facades of the same style are prohibited from being placed side by side or across the street from each other. The COD also states that market-rate single-family detached homes with the same architectural style shall not be constructed on more than three lots of the same category and type along each street frontage of a block. Additionally, no more than 20% of the homes along a block frontage may be the same color scheme. Houses are to address the public domain with varying front setbacks between 25 and 30 feet from the lot line to the house, and allowable encroachments into the setbacks for porches and stoops. This should ensure that the neighborhoods are attractive and inviting.

Arrington's COD requires that the elevations of every house be designed to be consistent with one or more historical architectural styles found in the Town of Warrenton, Fauquier County or the broader Virginia Piedmont. The goal of the architecture is to create a sense of place for Arrington with a scale and character that is sympathetic to and compatible with that found in the historic neighborhoods of Warrenton and the broader regional context. The range of architectural styles allowed includes: Federal, Colonial Revival, Bungalow and American Foursquare. Contemporary interpretations of the historic styles are also permitted on up to 10% of the lots. Each home is

required to be designed so that the front elevation is consistent with a selected architectural style or styles. The key defining features or styles identified include roof line details, roof pitch, windows, trim, porch details, doors, building heights and other defining features. These principles are defined in the COD, as well as other architectural standards related to design and materials.

- G. Streets are designed to consider their influence on the character of the neighborhood as well as their carrying capacity. Street networks provide multiple connections internally and connect through to adjoining properties where appropriate, providing multiple routes to any destination. Generally, local streets are narrower, minimizing pavement. Parking is accommodated on the street. Utilities are provided within the street wherever possible, in order to accommodate a streetscape that includes street trees as well as sidewalks.

The street network has been designed to provide multiple internal connections and external connections. The network also provides multiple routes to destinations within the development and nearby destinations. The streets have been designed to be as narrow as possible while still meeting VDOT and potentially Town of Warrenton standards and providing on street parking. All streets, within the Hamlets, include sidewalks and street trees. Wet utilities are to be located within the street right-of-way, and dry utilities will be located within the front setback or within an alley easement.

- H. Open space is treated as an integral component of the development design. Small parks are provided throughout the development within walking distance of all residents. In core areas, small open spaces such as plazas or courtyards are provided at appropriate locations to provide a focal point for the community and to serve as gathering places. Larger developments provide for active recreational opportunities for residents. Natural and environmentally sensitive areas are preserved and protected. The open spaces within the development are connected by sidewalks or trails and connected to other open spaces.

Each of the Hamlets within Arrington includes a Community Green which will feature passive amenities. As mentioned above, smaller less formal pocket parks have also been located throughout the community. Active recreational facilities have been provided at the Central Hamlet Community Center and Community Green. These facilities include a community center, pool and one tennis court or two pickleball courts. Natural and environmentally sensitive areas are preserved and protected through the projects unplanned open space areas. All of the open space areas are accessible by the project's sidewalks and/or pedestrian trail system.

- I. The development minimizes the amount of parking provided, maximizing opportunities for on-street parking and shared parking. Parking for commercial uses are located to the rear and side of buildings and dispersed in smaller lots where possible, so that it does not dominate the street. In residential areas, garages are predominately located to the rear, with alley access, returning the street to the pedestrian. Where garages are fronting on streets rather than alleys, they are designed such that they are not a prominent feature of the street, with side-loading doors and greater setbacks than the remainder of the house.

On-street parking is provided throughout the development. Other than at the Central Hamlet Community Center and Community Green no independent parking lots are included with the residential areas of the development. Under the Base Zoning Development scenario 74 (34.1%)

of the lots will be required to be rear loaded with garages fronting alleys. Alternative A has 101 (47.9%) rear-loaded lots and Alternative B has 143 (53.0%) rear-loaded lots. These garages may not be sized for more than two cars and will be set back from the alley easement a minimum of five or 10 feet (depending on the product).

The remainder of the lots are to be served from the public street with front or side-loaded garages. Front-loaded garages will be set back a minimum of 20 feet behind the front (the element of the home that is located closest to a street) of the house. This would equate to front-loaded garages being set back a minimum of 38.5 feet from the edge of the sidewalk. Side-loaded garages will be set no closer to the street than the main mass of house. This would equate to side-loaded garages being set back a minimum of 25 feet from the edge of the sidewalk. Driveways, off the streets, are not permitted to exceed 20 feet in width for a distance of 20 feet in front of the garage and are then required to transition (within 10 feet) to the width of the curb-cut (a maximum of 12 feet) for the remainder of the driveway.

Parking for the commercial area is not to front on or be visible from Vineyard View Drive. Additionally, it is required to be accessed from Rolling Meadows Lane with no more than two driveway connections. Parking adjacent to Rolling Meadows Lane is required to be screened from the road with a hedgerow or stone wall.

- J. Lighting is traditional in form and consistent with the human-scale orientation of the development, oriented toward pedestrians and minimizing impacts on dark-skies.

Pedestrian streetlights are to be provided along every street with a sidewalk or trail. The lights are to be a maximum of 12 feet in height and spaced at intervals of 200 to 240 feet, or as determined by final photometrics. The fixtures and poles will have a dark finish and reflect a traditional design. All lights will be shielded to direct light downward. This will allow for the lighting to be oriented toward pedestrians and minimize the impacts on dark skies.

- K. The development efficiently utilizes the available land and protects and preserves floodplains, wetlands and steep slopes.

The development generally avoids floodplains, wetlands, and steep slopes and thereby protects and preserves them as a part of the open space within the project. There are four instances where the proposed street network crosses a floodplain, all of which are subject to Special Exception approval by the Board of Supervisors. One is the extension of Alwington Boulevard, which is needed to provide a secondary entrance to the project. The other three are internal crossings needed to provide access to the development areas. The only other exception is the location of the proposed Wastewater Treatment Plant. It is located in an area that has been identified as containing wetlands. The Applicants have indicated that the location of the Wastewater Treatment Plant was chosen as it is the lowest usable portion of the property and therefore most suitable. Any impacts to jurisdictional wetlands will need to be properly permitted.

- L. The development is designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede use of surrounding properties in accordance with the adopted Comprehensive Plan.

As the area surrounding the development is primarily single-family detached homes, the Base Zoning development is believed to be compatible with the neighboring properties. Additionally, there is a minimum of a 100-foot buffer between the existing residential communities to the west and the rear of the closest proposed lots. Under the Base Zoning development option, staff does not anticipate that the value of existing surrounding development will be negatively affected; nor does staff believe that the development would hinder, deter or impede the use of surrounding properties in accordance with the adopted Comprehensive Plan.

Alternative A and Alternative B both include residential development in areas which are currently envisioned in the County's Comprehensive Plan to be Open Space/Park. They each also include 25 acres of Commercial Development in an area designated as Greenway/Gateway Residential. The Board of Supervisors, as a part of their evaluation of the application, should consider any potential impacts to neighboring properties from the development proposed in Alternative A and Alternative B.

- M. The development shall be located in an area in which transportation, police and fire protection, other public facilities and utilities, including water and sewer, are or will be available and adequate for the uses proposed; provided, however, that the Applicant shall make provision for such facilities or utilities which are planned but not presently available.

The portion of the property subject to this application is entirely within the Warrenton Service District, where public facilities are available. Under the Base Zoning development scenario, the Town of Warrenton is committed to providing public water service to the property, and sewer service is proposed to be a private treatment system, constructed at the Applicants' expense; or provided by the Town. Alternatives A and B are subject to the Town of Warrenton being willing and able to provide water and sewer service needed to serve the development and expanding its corporate limits to include the property.

Request for Waivers:

As mentioned above, the Applicants are requesting that the Board of Supervisors approve four modifications and waivers associated with the Arrington Rezoning application in order to better accomplish the development of the project. The Zoning Ordinance permits the Board of Supervisors to modify the regulations to better accomplish the purpose of the PRD. Following each standard is a staff evaluation in *italics*.

1. Modification of Fauquier County Zoning Ordinance (ZO) Section 4-107.A.1 ((Maximum Front Yard Setback) to allow front-yard setback of 25 feet, which is larger than the Ordinance's requirement that homes generally be setback no further than 10 to 20 feet.

The Applicants have stated that the larger front-yard setback is needed to accommodate street tree easements which are located outside of the street right-of-way. Based on the development of the Carter's Crossing project, which is zoned PRD in Marshall, the Applicants' experiences with the construction of streets have shown that the planting of street trees between the sidewalk and back of curb is impractical and unsustainable long term. This is due to the planting strip also needing to accommodate streetlights, signage, fire hydrants, sight distance easements, etc. In response,

the street sections in Arrington have been designed to have street trees to be located along the backside of the sidewalk within street tree easements that run along the street frontage of each lot. The location of the street trees requires the homes to be setback further than the Ordinance's requirement of 10 to 20 feet.

2. Modification of ZO Section 4-107.C.3 to allow the driveway to be 12' wide.

Section 4-107.C.3 requires the driveway, for an individual house, not to exceed 10 feet in width up to where the driveway meets the vertical plane of the front wall or porch of the house. The Applicants are requesting a modification to 12 feet to be in accordance with the minimum width of a private entrance as required by VDOT. The COD requires the driveways not to exceed the width of the garage for a distance of 20 feet and then transition (within the next 10 feet) from the width of the garage to a maximum width of 12 feet. Staff believes this request meets the intentions of the PRD Ordinance, while at the same time meeting VDOT's requirements.

3. Modification of ZO Section 7-303 (Public Street Design Requirement)

Section 7-303 of the Zoning Ordinance requires public streets to meet the minimum applicable requirements of the Virginia Department of Transportation (VDOT) and be dedicated to public use unless a Special Exception which waives this requirement is granted by the Board of Supervisors. This waiver would allow public streets to be designed and constructed to the Town's design standards and specifications in the event the Property is included within the corporate boundaries of the Town.

Arrington's design includes residential lots fronting public streets with driveways and garages accessed from the public street, residential lots fronting public streets with alley-accessed garages, and residential lots fronting on common areas with alley-accessed garages. The proposed modification would allow the streets to be designed to the standards of the public organization (VDOT or Town of Warrenton) that will ultimately provide maintenance of the streets. It will also permit the proposed alleys to be designated as private streets maintained by the Arrington Conservancy – even when the proposed alley serves as the only street providing frontage for a lot or grouping of lots such as when such lot(s) fronts a common area or community green. Staff believes this request is appropriate and consistent with the PRD Ordinance.

4. Modification of ZO Section 4-107.C.3 (Side-loaded Garages)

Section 4-107.C.3 of the Zoning Ordinance requires any side loading garage to be set back a minimum of eight feet behind the front wall of the house. The Applicants are requesting that they be allowed to have a side loaded garage to align with the front of the house to which it is attached and be integrated into the front elevation with the same architectural style, features, and treatments. Staff believes this request is appropriate, and that the governing sections of the Code of Development and process for design approval will ensure that the intentions of the PRD Ordinance are met, while at the same time allowing for flexibility in the design of the homes and perhaps a more usable floorplan.

Planning Analysis:

As mentioned above, three separate development scenarios are proposed for Arrington. They are (1) Base Zoning with 217 market-rate lots, all of which are single-family detached; (2) Alternative A consists of 144 single-family detached market-rate lots (68.2%), 51 single-family attached (townhome) market-rate lots (24.2%) and 16 single-family attached (townhome) affordable lots (7.6%) for a total of 211 residential lots; and (3) Alternative B which consists of 161 single-family detached market-rate lots (59.6%), 93 single-family attached (townhome) market-rate lots (34.4%) and 16 single-family attached (townhome) affordable lots (5.9%) for a total of 270 residential lots. Alternative A and Alternative B include a commercial component with an eating establishment (8,000 square feet max) and a 15-room inn (estimated to be 10,000 square feet) within the PRD zoned portion of the property. They also include 25 acres of future commercial development, to be zoned to the Town’s Commercial zoning district.

Planning staff analyzed each of the development scenarios in the previously mentioned capital impact model developed for Fauquier County by TischlerBise. The reports and charts detail the estimated capital facility impact of the development proposal. They are for informational purposes only, and should not be considered a negotiation, a request, a suggestion, or demand for proffers on the part of Fauquier County. The model calculates a full capital impact and a capacity triggered capital impact. It also calculates each of the four the areas in which the County can accept proffers. Please see the summary below and the model runs which have been attached. Please note the model runs do not account for any capital impacts associated with the 25 acres of future commercial development in Alternative A and Alternative B.

Capital Impacts – Fauquier County Model (Developed by TischlerBise in 2017)			
	Base Zoning	Alternative A	Alternative B
Full Capital Impact	\$8,155,305.00	\$7,146,500.00	\$8,848,963.00
Cash Proffer Categories Full Capital Impact*	\$7,662,025.00	\$6,670,941.00	\$8,251,991.00
Capacity Triggered Capital Impact	\$1,486,557.00	\$4,408,302.00	\$1,774,193.00
Cash Proffer Categories Capacity Triggered Capital Impact*	\$993,277.00	\$932,743.00	\$1,177,221.00
<i>*Note: Cash proffer categories limited to public transportation facilities, public safety facilities, public school facilities, and public parks.</i>			

Additionally, for each of the three development scenarios, staff compared the Cash Proffer Categories Capacity Triggered Capital Impacts to what the Applicants’ have proffered to offset the impacts. In all instances, the Applicants’ total proffered financial contributions (for the cash proffer categories) exceed the total capacity triggered capital impacts (for the cash proffer categories) estimated by the capital impact model developed for Fauquier County by TischlerBise. However, in all instances for impacts to Parks and Recreation Facilities, the amount proffered by the Applicants is significantly less than the capital impacts estimated by the County. Please see summary tables below.

Capacity Triggered Capital Impacts – Base Zoning			
<i>(217 Units)</i>			
Proffer Categories	County Model	Applicants’ Proffer	Difference
Public School Facilities	\$0.00	\$973,612.54	+\$973,612.54
Parks and Recreation Facilities	\$893,421.00	\$174,604.71	-\$718,816.29
Emergency Services / Public Safety	\$99,856.00	\$898,638.23	+\$798,782.23
TOTAL DEVELOPMENT	\$993,277.00	\$2,046,855.48	+\$1,053,578.48
<i>*Note: The Public Schools contribution includes the costs associated with the entrance improvements, which are estimated to be \$250,000</i>			

Capacity Triggered Capital Impacts – Alternative A			
<i>(211 Units)</i>			
Proffer Categories	County Model	Applicants’ Proffer	Difference
Public School Facilities	\$0.00	\$400,461.90	+\$400,461.90
Parks and Recreation Facilities	\$832,009.00	\$156,902.85	-\$675,106.15
Emergency Services / Public Safety	\$100,734.00	\$807,532.05	+\$435,153.80
TOTAL DEVELOPMENT	\$932,743.00	\$1,364,896.80	+\$432,153.80
<i>*Note: The Public Schools contribution includes the costs associated with the entrance improvements, which are estimated to be \$250,000</i>			

Capacity Triggered Capital Impacts – Alternative B			
<i>(270 Units)</i>			
Proffer Categories	County Model	Applicants’ Proffer	Difference
Public School Facilities	\$0.00	\$1,096,993.48	+\$1,096,993.48
Parks and Recreation Facilities	\$1,051,909.00	\$204,376.02	-\$847,532.98
Emergency Services / Public Safety	\$125,312.00	\$1,051,862.20	+\$926,550.20
TOTAL DEVELOPMENT	\$1,177,221.00	\$2,353,231.70	+\$1,176,010.70
<i>*Note: The Public Schools contribution includes the costs associated with the entrance improvements, which are estimated to be \$250,000</i>			

Agency Comments:

Staff and the appropriate referral agencies have reviewed the application and have the following comments. Any outside agency comments are not a request, suggestion or demand for a proffer from the County. Below are the outstanding items which have yet to be addressed. Staff has noted how the items will be addressed in *italicized* language following the comments.

Zoning:

Zoning comments have been addressed throughout the revisions to the application and/or incorporated throughout the staff report.

Soils:

Soils comments have been addressed throughout the revisions to the application.

Virginia Department of Transportation (VDOT):

1. The CDP shows a 10-foot asphalt trail in a 14-foot easement, going into the right-of-way and terminating at an uncontrolled crossing of Business Route 15, 17, & 29 (James Madison Highway). Based on a seven-day speed count from 3/6/2023 through 3/13/2023, the 85th percentile speed at this location is 55 MPH. The required stopping sight distance is thus 495 feet on a level grade, higher on a downgrade.

It appears that due to the crest vertical curve north of the potential crosswalk location this required sight distance is not available, in which case per IIM TE-384.1 a crosswalk shall not be installed at this location. Accordingly, unless the required stopping sight distance is demonstrated to exist, the extension of the 10-foot asphalt trail to the roadway must be removed from the CDP. Even if the sight distance is demonstrated to be available, the potential at-grade crossing is a midblock location, so per IIM-TE-384.1 an engineering study shall be performed to determine if a marked crosswalk can be installed and what options and countermeasures are required for crossing safety or to restrict pedestrian crossing activity at this location.

The Applicants have revised the plans to eliminate the proposed trail connection to James Madison Highway. This connection has been terminated approximately 200 feet from the roadway and replaced with a 14-foot-wide access easement should it be needed in the future. The proposed trail connects to a proposed 50-foot access easement reservation so it may continue south through the RA zoned property at a later date.

Additionally, County and VDOT staff have been evaluating and exploring the potential for a pedestrian underpass at this location. This would seem to be the preferred future solution to provide the desired pedestrian connectivity. Alternatively, a pedestrian bridge could be constructed further to the south.

Engineering:

Engineering comments have been addressed throughout the revisions to the application.

Parks and Recreation:

Parks and Recreation comments have been addressed throughout the revisions to the application.

Department of Fire Rescue and Emergency Management (DFREM):

The Fire Marshal's comments were related to project needing to conform to the most current fire code. They related to fire lanes, fire flow, water supply test, and fire hydrant systems. These were provided for reference; the detailed engineering design and review will occur during the Construction Plan review.

Fauquier County Sheriff's Office (FCSO):

No comments provided.

Town of Warrenton:

1. The Town of Warrenton had committed to provide water to this property to the limits covered under the original rezoning. The capacity analysis indicates the Town's current water treatment capacity can support this development. To expand the number of units beyond the original rezoning limit, will require approval by Town Council.
2. To be included in the Town's water service area, the applicant committed to extend the existing waterline on Windsor Court through this project to James Monroe Hwy. When funds come available, the Town will extend (loop) the waterline from that location to the existing College site. The Arrington project will also connect water to the water system at Alwington Blvd in front of the existing Appleton Campbell site at a minimum. While the Town's water treatment capacity can handle the projected water use demand from this development, the applicant's design consultant will need to provide modeling verification that the proposed water system can provide the required hydraulic flows for fire protection at the final plan design.
3. For wastewater, this proposal includes an on-site wastewater treatment facility option since the Town Council has not approved inclusion of this property into the Town's wastewater service area of the Tri-party agreement. Therefore, no additional comments related to wastewater are offered by the Town at this time.

Comments from the Town of Warrenton have been provided for reference.

Fauquier County Public Schools (FCPS):

Please note, County staff updated the projected enrollment numbers and associated comments to match the current proposal.

1. The schools that will primarily be impacted by this project are:
Elementary School: Brumfield Elementary School
Middle School: Taylor Middle School
High School: Fauquier High School
2. The project is projected to increase enrollment at each school according to the estimates below:

School	Base Zoning	Alternative A	Alternative B
Elementary School Students	81	78	100
Middle School Students	34	34	43
High School Students	41	40	51
Total Students from Development	156	152	194

3. The impact from a build-out from this development may exceed the capacity available in one or more of these schools. The impact of this development may create the need to rezone, add temporary classrooms, or expand the school.

4. There are particular capacity concerns at Brumfield Elementary School. Brumfield has an anticipated enrollment for 23-24 of 510 students, with a seating capacity of 700. What the seating capacity does not take into account though is that the gym has a capacity of 604 and the cafeteria's capacity is 416. This means no whole school events such as talent shows, performances, or pep rallies could be held if student population is over 604.
 - a. With Alternative B, the largest proposal, there is an estimated 100 students at elementary bringing Brumfield's enrollment to 596 students, assuming there is no other unanticipated growth.
 - b. Alternative A generates approximately 574 students, putting the student body over the cafeteria's capacity, but still under the total seating capacity.
 - c. The Base Zoning plan generates approximately 78 students, which can likely be accommodated.
5. The combining of Taylor and Warrenton will have approximately 610 enrolled students this year. When Taylor renovations are complete, the seating capacity will be 900 so at this time, there are no capacity concerns with the proposed housing development for middle school.
6. In addition to operating costs, new development creates an impact on capital costs for schools by absorbing existing capacity and/or creating the need for additional capacity.

These comments are provided for reference and consideration.