

Arrington

Rezoning

Arrington

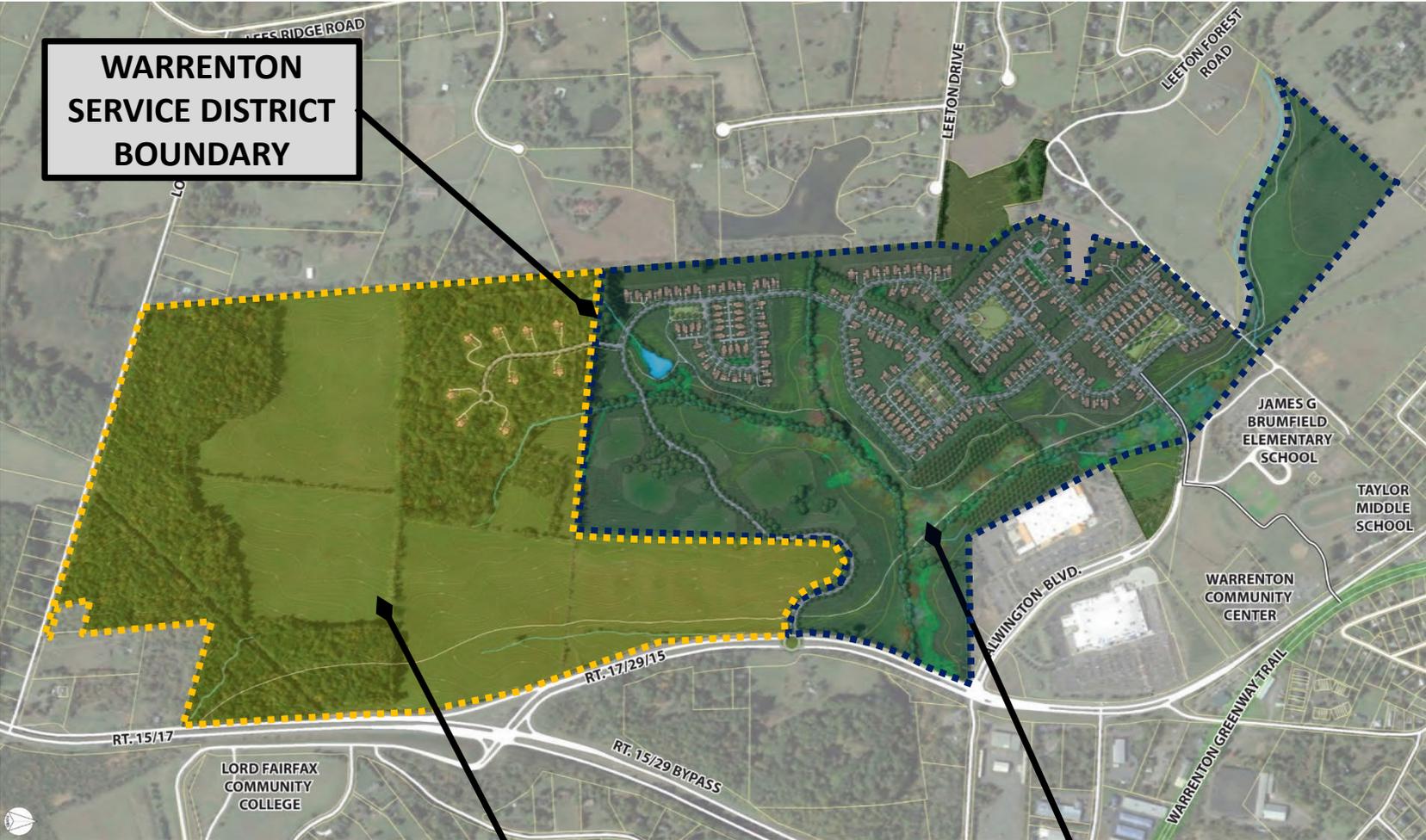
CODE OF DEVELOPMENT

REZN-22-017978



FAUQUIER COUNTY, VIRGINIA | MAY 2023

REZN-22-017978



WARRENTON SERVICE DISTRICT BOUNDARY

**RA ZONED PORTION
+/- 224.53 Acres**

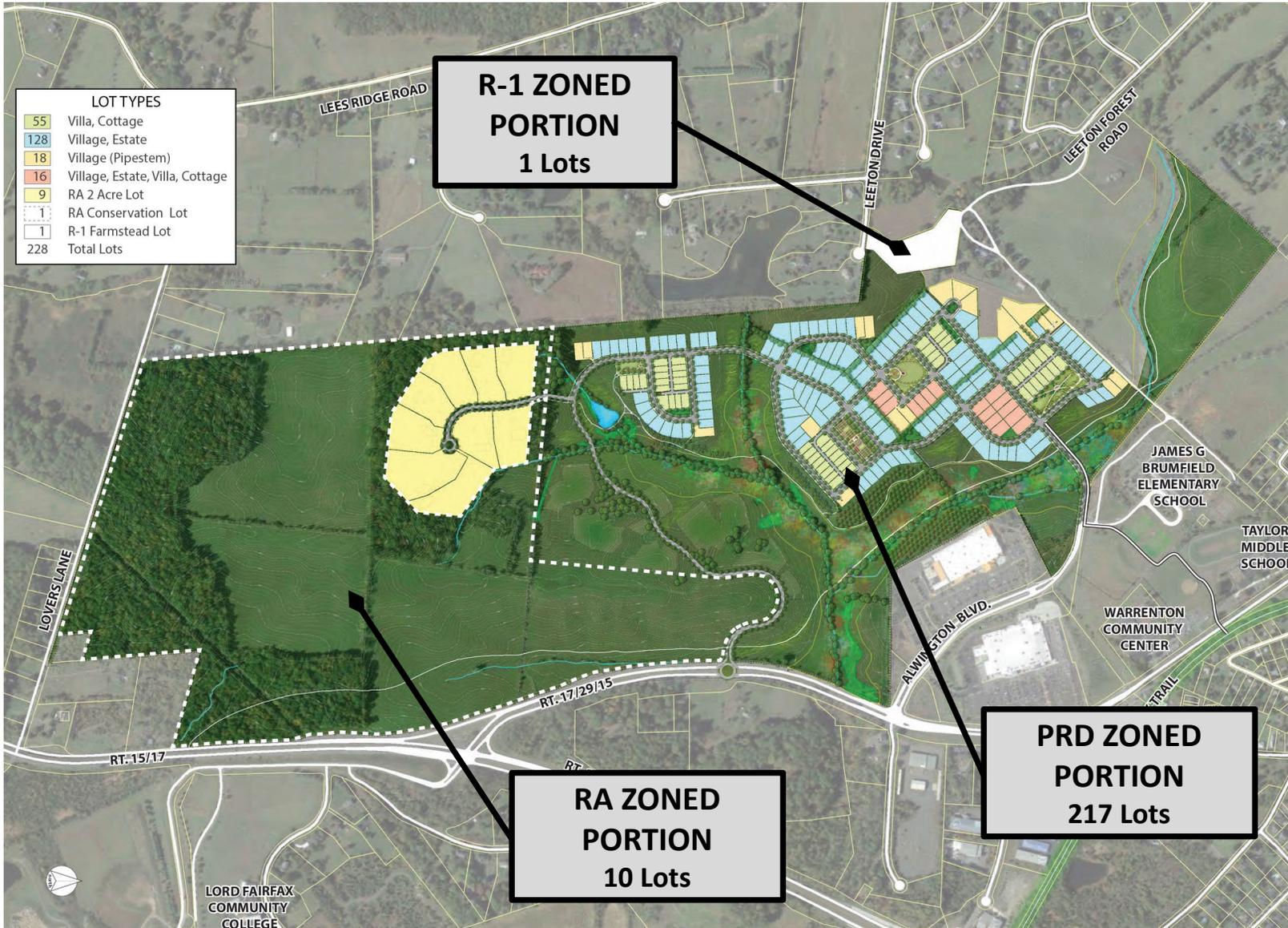
**PRD ZONED PORTION
+/- 206.43 Acres**

2015 Arrington Summary:

- Comprehensive Plan Amendment
 - Removed 27.87 ac from Warrenton Service District
 - Changed Designation of 20 ac w/in the Warrenton Service District from Open Space/Park to Greenway/Gateway Residential
 - Designated the proposed PRD Area as an UDA
- Rezoning
 - 206.43 ac Rezoned from R-1 to PRD – Subject to Proffers, CDP & COD
 - 28.78 ac Rezoned from R-1 to RA – Entire RA area subject to Proffers
- Special Exceptions
 - Private Sewage Treatment Plant & Mass Drainfield
 - Private Sewage Collection System
 - Floodplain Crossings

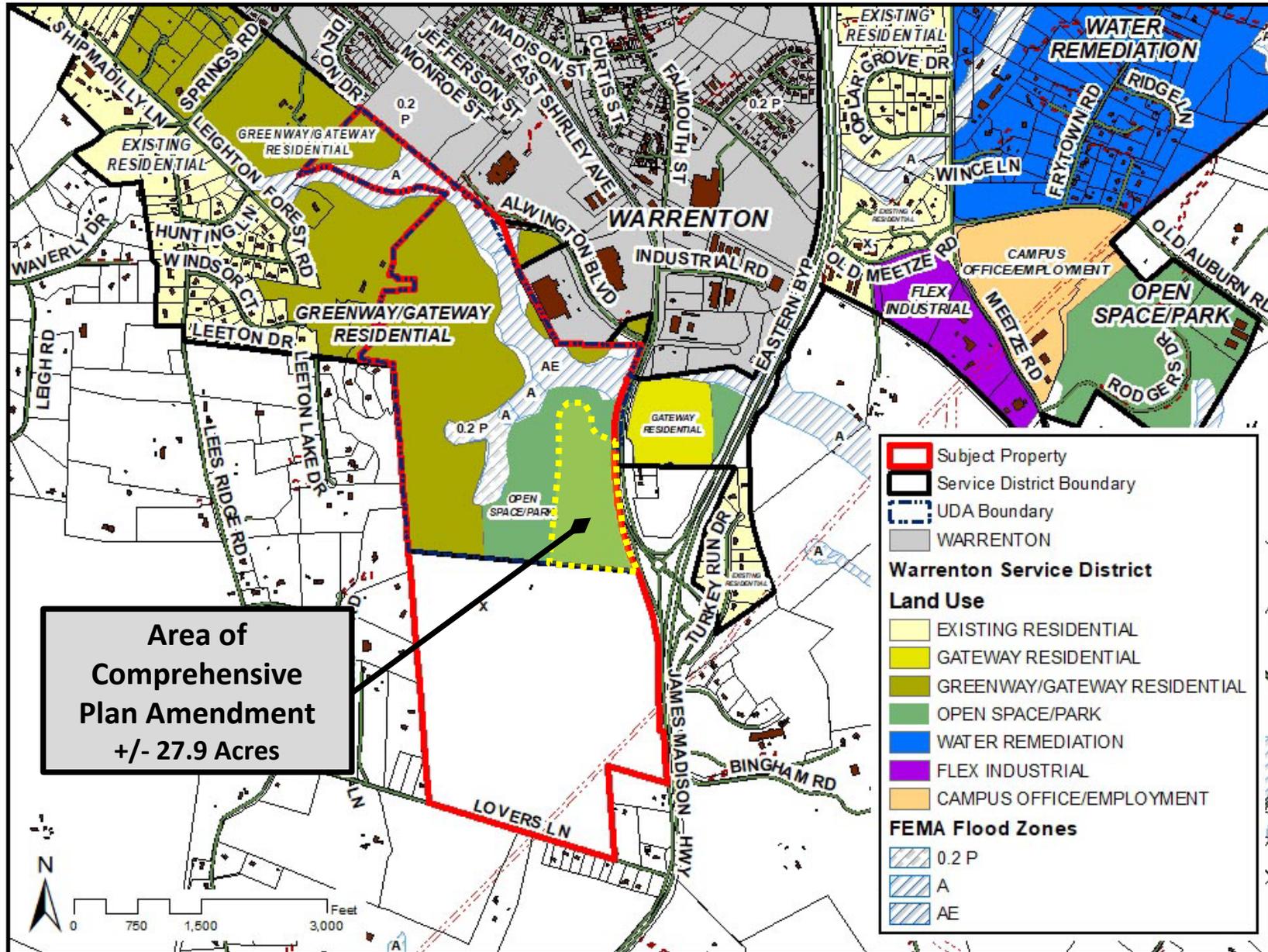
2015 LOT PLAN

Arrington



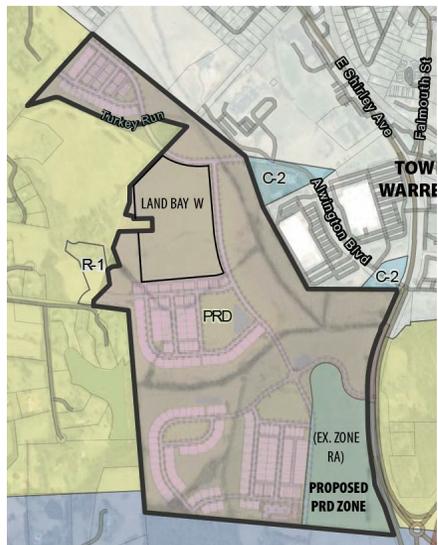
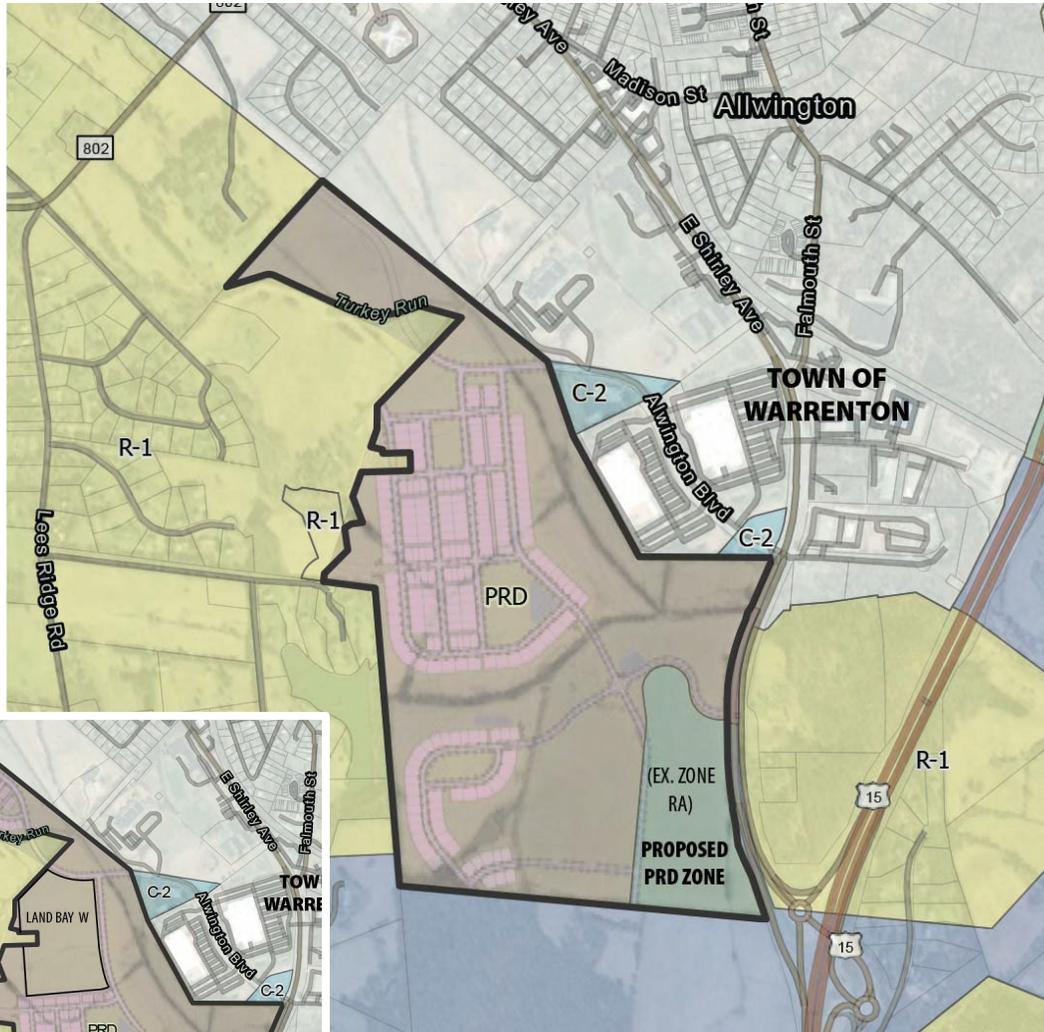
2015 Development Summary:

- PRD: 217 Lots
 - Age Restricted Dwelling Units
 - Developed Utilizing TND Principles
 - Public Water from the Town of Warrenton Water & Private Sewage Collection/Treatment System
 - Subject to Proffers, CDP & COD
- RA: 10 Lots
 - 9 Lots - 1.97 ac to 3.57 ac
 - 1 Lot - 194.91 acres – Subject to Future Conservation Easement
 - Public Water from the Town of Warrenton Water & Private Individual Drainfields
 - Subject to Portions of the Proffers & COD
- R-1: 1 Lot
 - Ability to Connect to Public Water from the Town of Warrenton Water & Private Sewage Collection/Treatment System



2022 Comprehensive Plan Amendment:

- Added 27.87 ac to the Warrenton Service District & Designated it as Open Space/Park
- Needed to Accommodate Larger Area for Wastewater Treatment Dispersal Areas – Average Daily Flows vs. Peak Flows
- FEMA Floodplain Expanded into Current Dispersal Area
- Restored 2015 Service District Boundary
- Extended the UDA



2023 Rezoning Amendment:

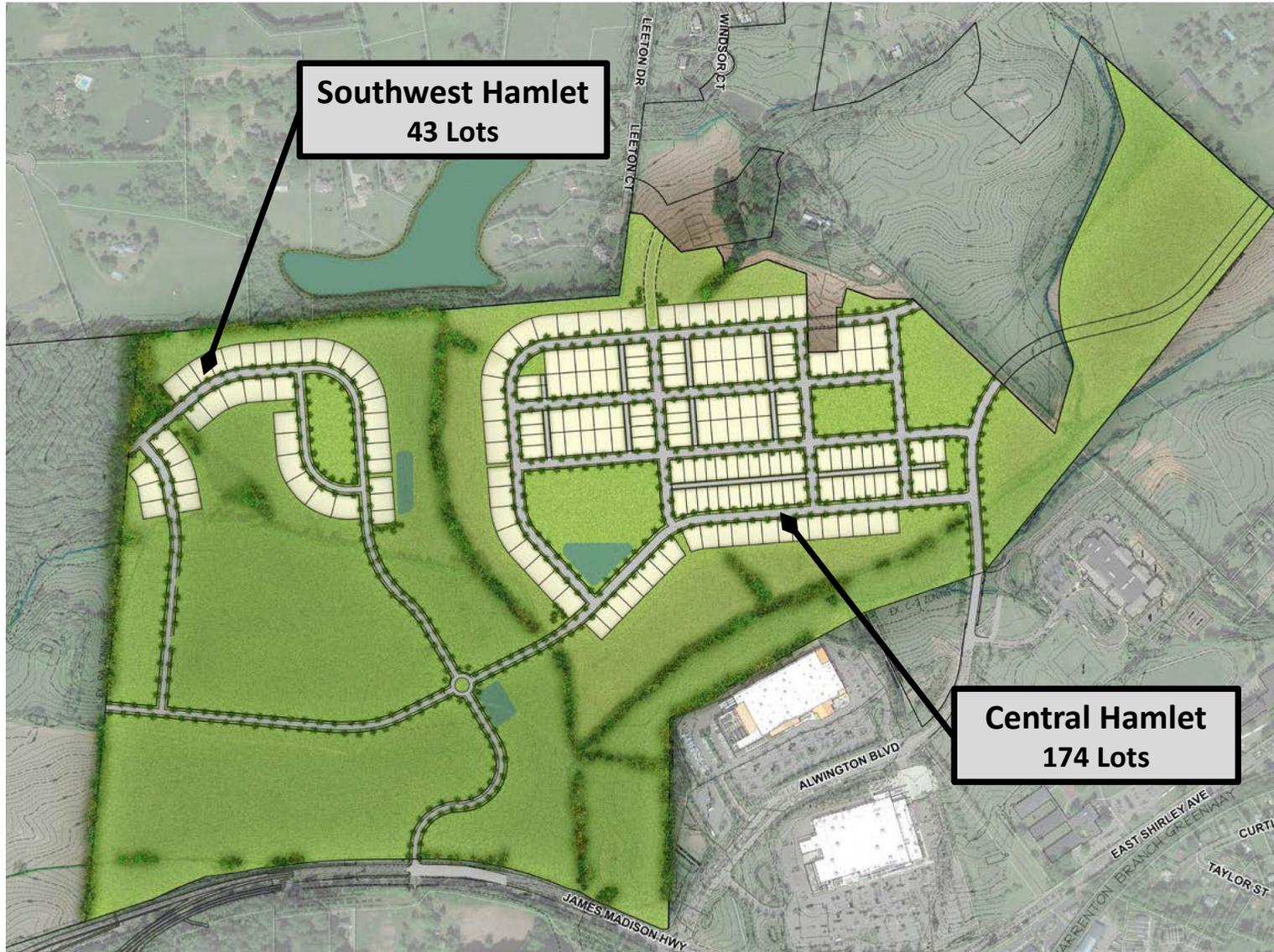
- Amend 2015 Approvals
 - Revised Proffer Statement, CDP & COD
- Rezone 27.65 ac from RA to PRD
 - Subject to Revised Proffer Statement, CDP & COD
- Southern 197.11 ac of RA Not Included
 - Previous Proffers, Easement Commitment, CDP & COD would not apply to this property.

Development Scenarios:

- Base: 217 du (0.93 du/ac) w/ 99.14 ac Open Space (42%)
 - Public Water & Private Sewer
- Alternative A: 211 du (1.01 du/ac) w/ 108.44 ac Open Space (52%)
 - Incorporated into Town of Warrenton / Public Water & Sewer
 - Commercial: Eating Establishment - 8,000 sf & Inn - 15 rooms
 - Unplanned Future Commercial: 25 ac
- Alternative B: 270 du (1.29 du/ac) w/ 108.88 ac Open Space (52%)
 - Incorporated into Town of Warrenton / Public Water & Sewer
 - Off-site ROW & Easements
 - Commercial: Eating Establishment - 8,000 sf & Inn - 15 rooms
 - Unplanned Future Commercial: 25 ac

BASE ZONING SCENARIO

Arrington



Southwest Hamlet
43 Lots

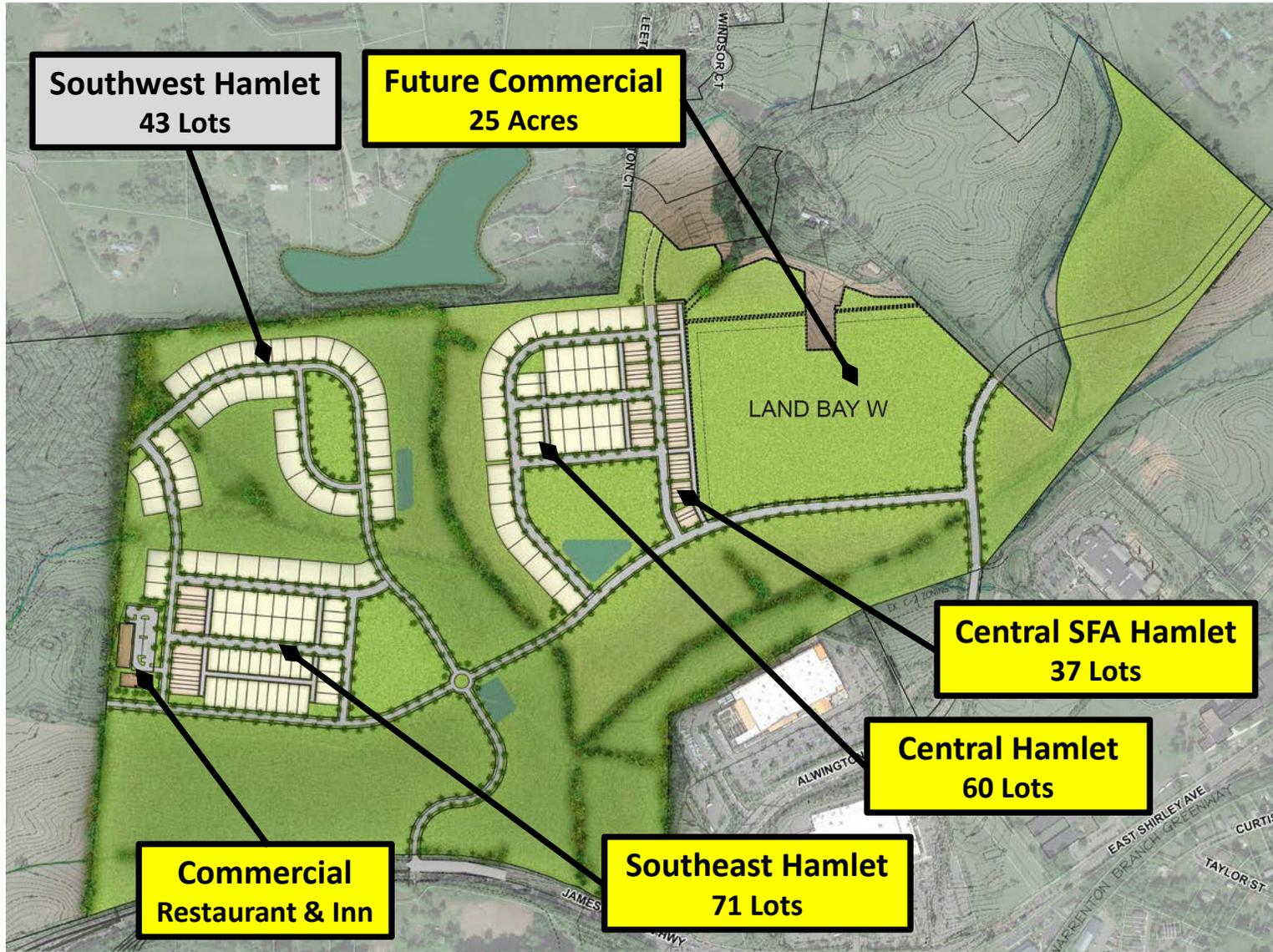
Central Hamlet
174 Lots

Base Zoning Scenario:

- 217 du (0.93 du/ac)
 - All Market Rate Units
- Front/Side Loaded: 143 Units Max (66%)
 - Estate A: 13 (6.0%)
 - Estate B: 17 (7.8%)
 - Neighborhood A: 62 (28.6%)
 - Neighborhood B: 51 (23.5%)
- Rear Loaded: 74 Units Min (34%)
 - Village A: 38 (17.5%)
 - Village B: 36 (16.6 %)
- Public Water
 - Town of Warrenton per 2015 Agreement
- Private Sewer Collection & Treatment System
 - Subject to SPEX22-018027
- Open Space: 99.15 ac (42%)

ALTERNATIVE A SCENARIO

Arrington

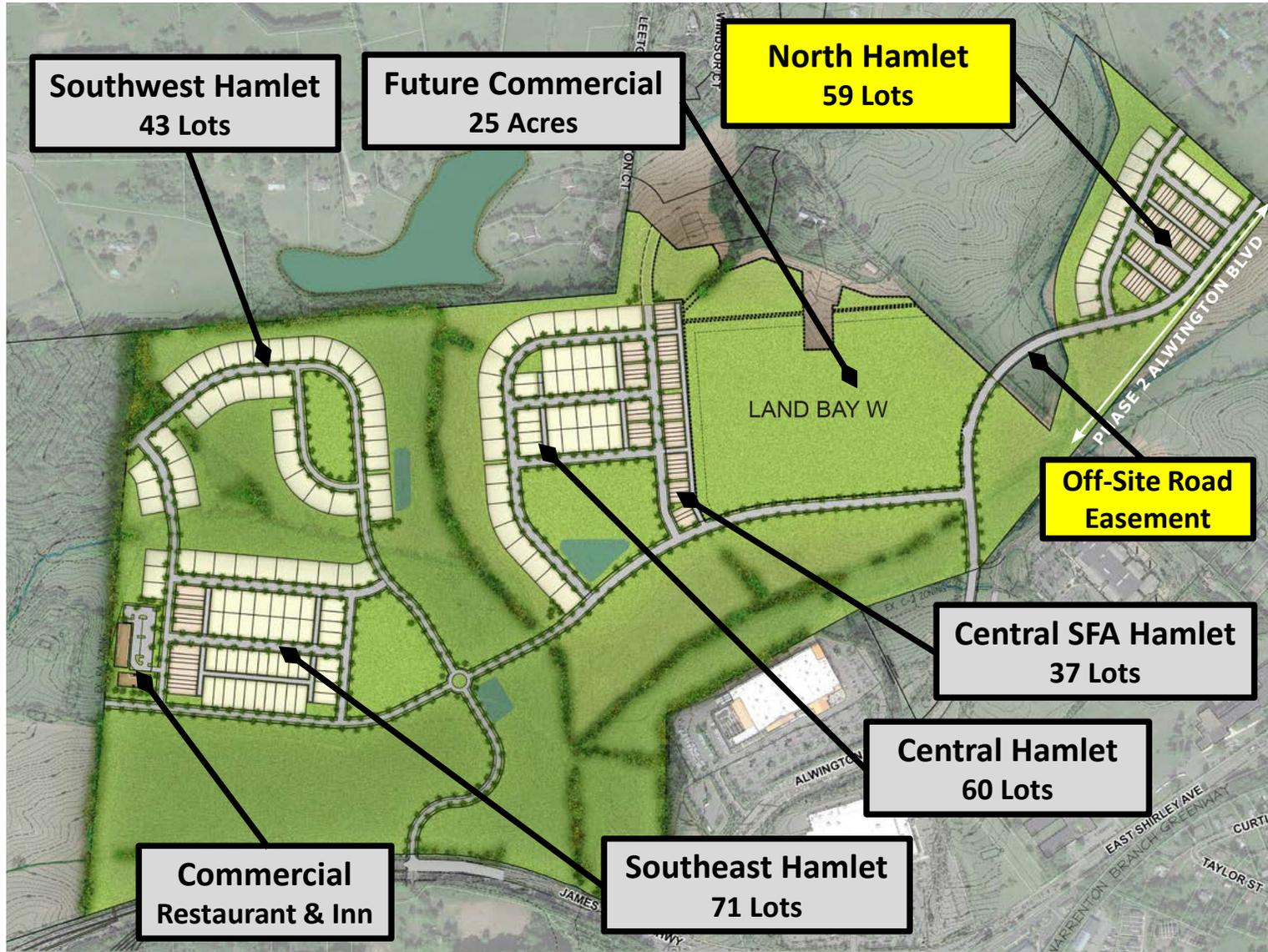


Alternative A Scenario:

- Incorporated into Town of Warrenton
 - Public Water & Sewer
- 211 du (1.01 du/ac)
 - 195 Market Rate Units (92%)
 - 16 Affordable Units (8%)
- Front/Side Loaded: 110 Units Max (52%)
 - Estate A: 16 (7.6%)
 - Estate B: 21 (10.0%)
 - Neighborhood A: 39 (18.5%)
 - Neighborhood B: 34 (16.1%)
- Rear Loaded: 101 Units Min (48%)
 - Village A: 17 (8.1%)
 - Village B: 17 (8.1%)
 - Townhouse: 51 (24.2%)
 - Townhouse Affordable: 16 (7.6%)
- Restaurant (8,000 sf) & Inn (15 rooms)
- Unplanned Future Commercial: 25 ac
- Open Space: 102.4 ac (44%)

ALTERNATIVE B SCENARIO

Arrington



Alternative B Scenario:

- Incorporated into Town of Warrenton
 - Public Water & Sewer
 - Off-Site Road Easement Acquired
- 270 du (1.61 du/ac)
 - 254 Market Rate Units (94%)
 - 16 Affordable Units (6%)
- Front/Side Loaded: 127 Units Max (47%)
 - Estate A: 18 (6.7%)
 - Estate B: 23 (8.5%)
 - Neighborhood A: 46 (17.0%)
 - Neighborhood B: 40 (14.8%)
- Rear Loaded: 143 Units Min (53%)
 - Village A: 17 (6.3%)
 - Village B: 17 (6.3%)
 - Townhouse: 93 (34.4%)
 - Townhouse Affordable: 16 (5.9%)
- Restaurant (8,000 sf) & Inn (15 rooms)
- Unplanned Future Commercial: 25 ac
- Open Space: 108.88 ac (52%)

LOT VARIETY

Arrington



Front/Side Loaded Lots:

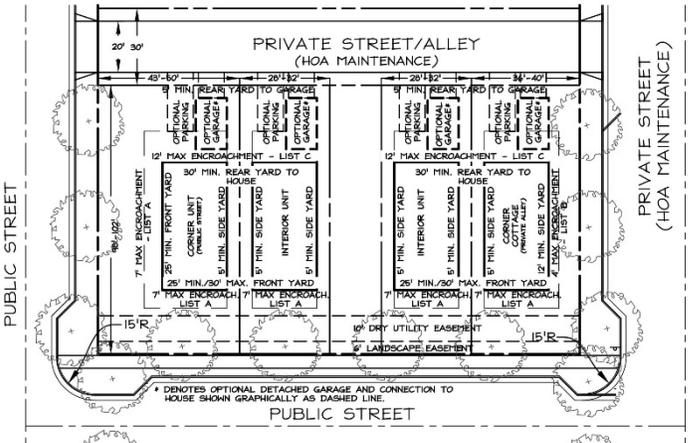
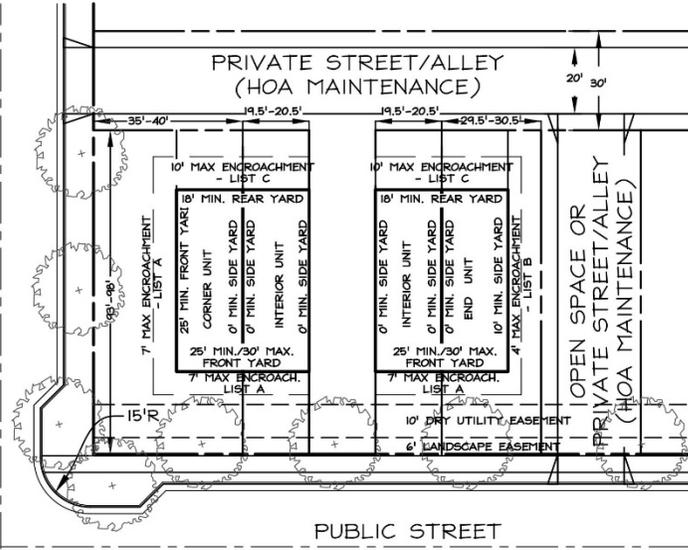
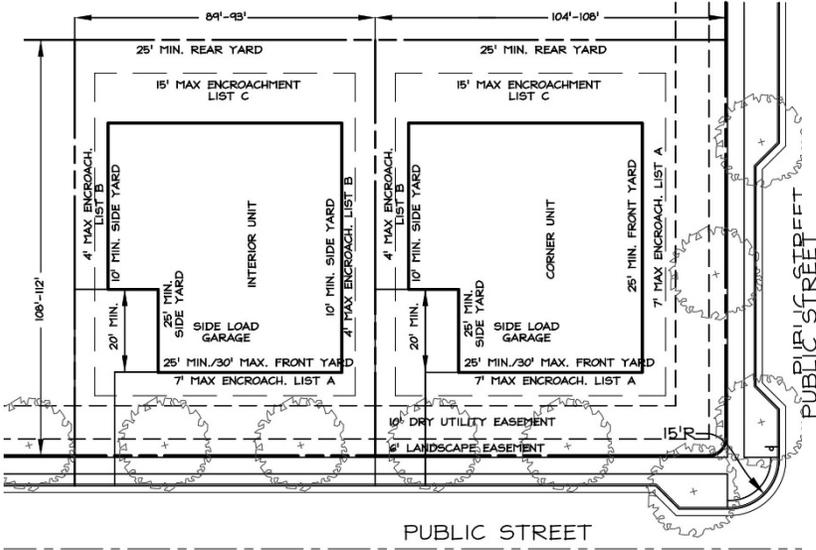
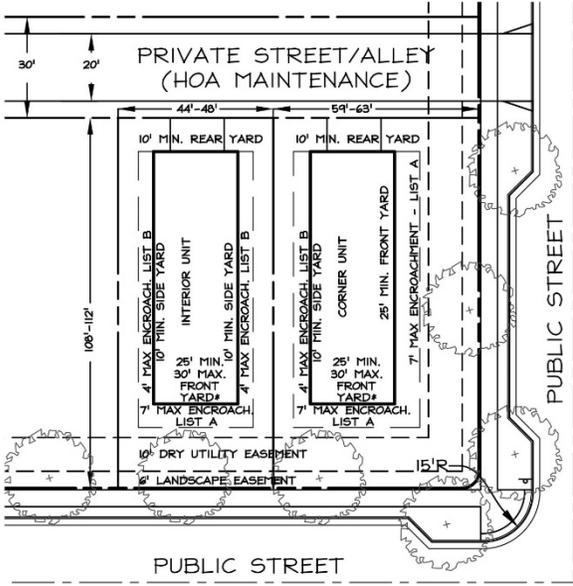
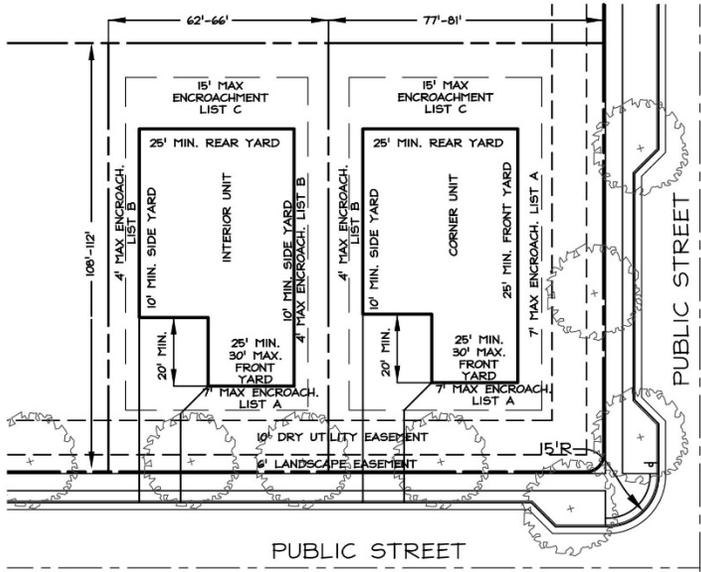
- Estate A: 89' – 93' / 9,612 – 10,416 sf
 - Corner: 104' – 108' / 11,232 – 12,096 sf
- Estate B: 97' – 101' / 10,476 – 11,312 sf
 - Corner: 112' – 116' / 12,096 – 12,992 sf
- Neighborhood A: 62' – 66' / 6,696 – 7,392 sf
 - Corner: 77' – 81' / 8,316 – 9,072 sf
- Neighborhood B: 74' – 78' / 9,612 – 10,416 sf
 - Corner: 89' – 93' / 9,612 – 10,416 sf

Rear Loaded Lots:

- Village A: 44' – 48' / 4,752 – 5,376 sf
 - Corner: 59' – 63' / 6,372 – 7,056 sf
- Village B: 49' – 53' / 5,292 – 5,936 sf
 - Corner: 64' – 68' / 6,912 – 7,616 sf
- Townhouse – M*: 19.5' – 20.5' / 1,911 – 2,255 sf
 - Corner: 45' – 50' / 4,410 – 5,500 sf
 - End: 29.5' – 30.5' / 2,891 – 3,355 sf
- Townhouse – A*: 19.5' – 20.5' / 2,691 – 2,870 sf
 - Corner: 45' – 50' / 6,210 – 7,000 sf
 - End: 29.5' – 30.5' / 4,071 – 4,270 sf

* M= Market Rate A = Affordable

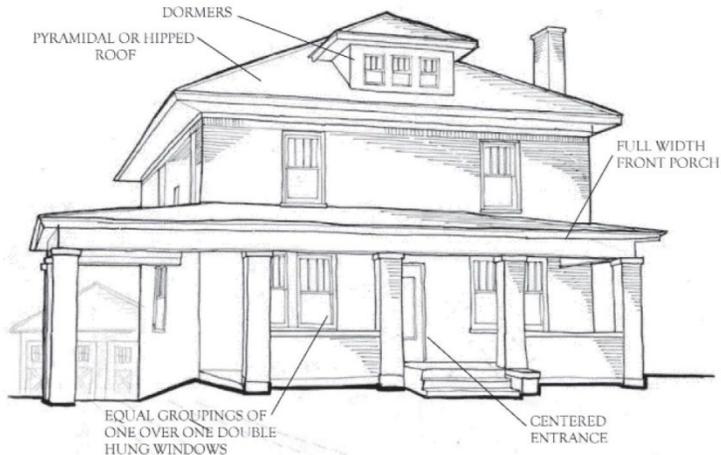
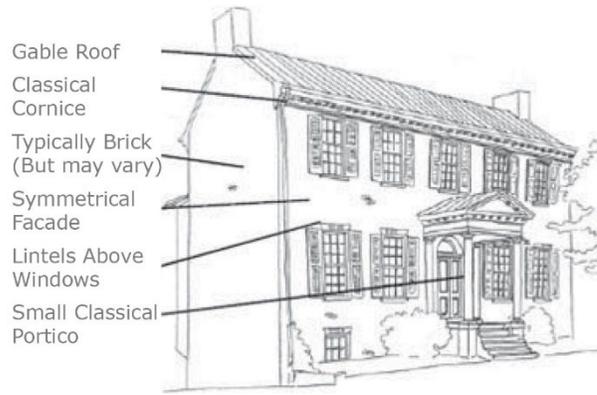
SETBACKS & GARAGES



- ### Development Summary:
- Setbacks
 - Front: 25' min; 30' max
 - Side: 10' min; 15' max
 - Cottage, Village & Neighborhood Lots: 5' Min; 10' max
 - Townhouse & Estate Lots: 10' Min; No Max
 - Rear (Front/Side Loaded Lot): 25' min
 - Rear (Rear Loaded Lot): 5' - 30' min
 - Garages
 - Front Load: 20' min from Front (Closest Projection) of House
 - Side Load: Can be even w/Front (Closest Projection) of House

* DENOTES OPTIONAL DETACHED GARAGE AND CONNECTION TO HOUSE SHOWN GRAPHICALLY AS DASHED LINE.

ARCHITECTURAL VARIETY



SFD Architectural Variety:

- Different Architectural Front Facades on Adjacent Lots or Lots Across the Street
 - Only Applies to lots the Same Category and Type
- Homes w/ Same Architectural Style Shall Not be Constructed on More than 3 lots Along Each Street Frontage of a Block
 - Only Applies to lots the Same Category and Type
- 20% Max of the Homes Located Along each Street Frontage of a Block can be the Same Color Scheme
- 50% Max of Houses Along Each Street Frontage of a Block Shall Have Front Facades with all or Predominantly Siding Above the Water Table
- Side Elevation of Corner Lots to Include Similar Architectural Elements & Articulations as Front Elevation

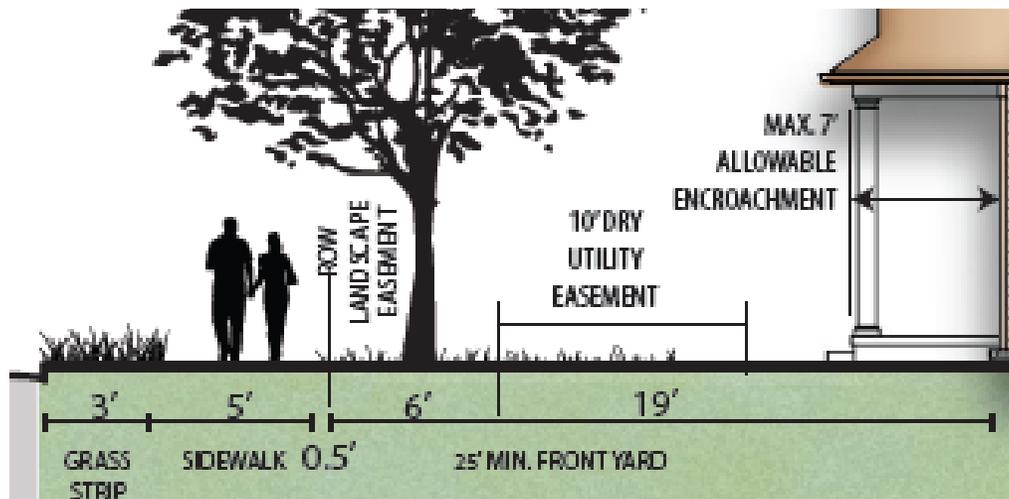
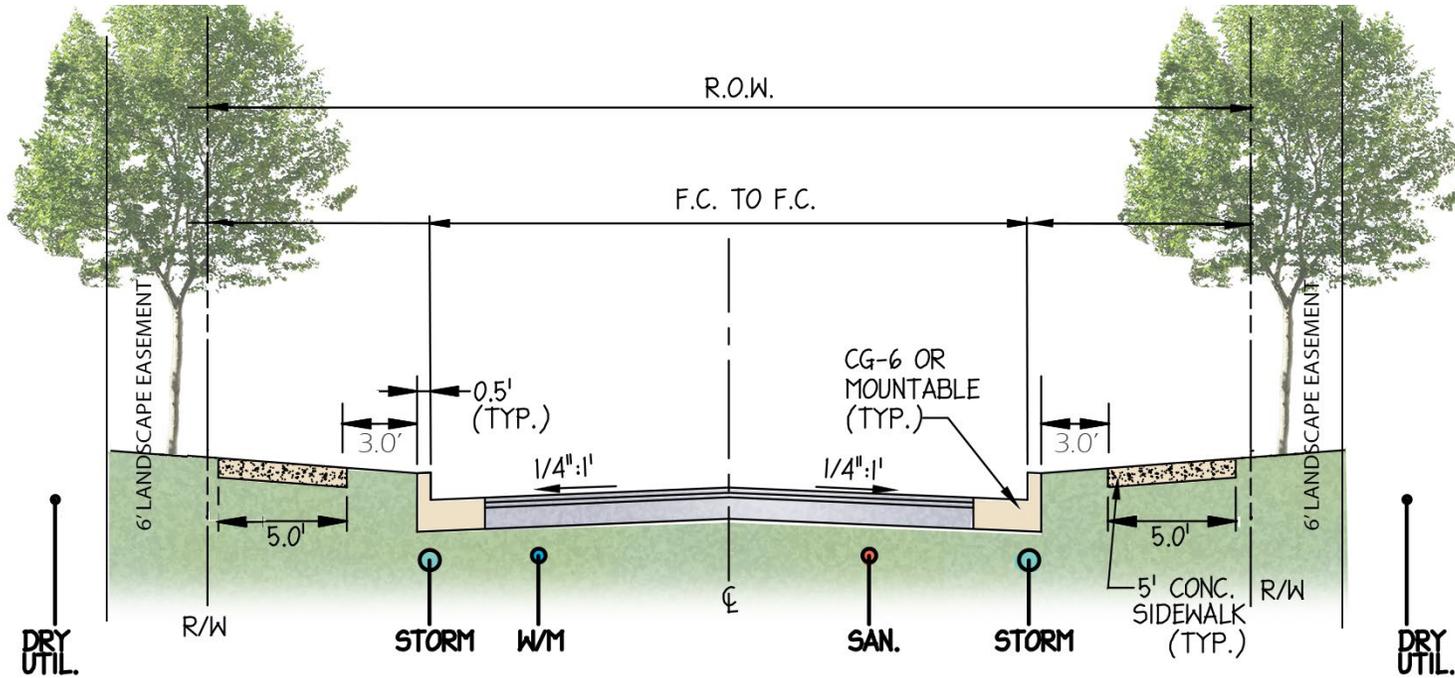
PROFFER SUMMARY

Arrington



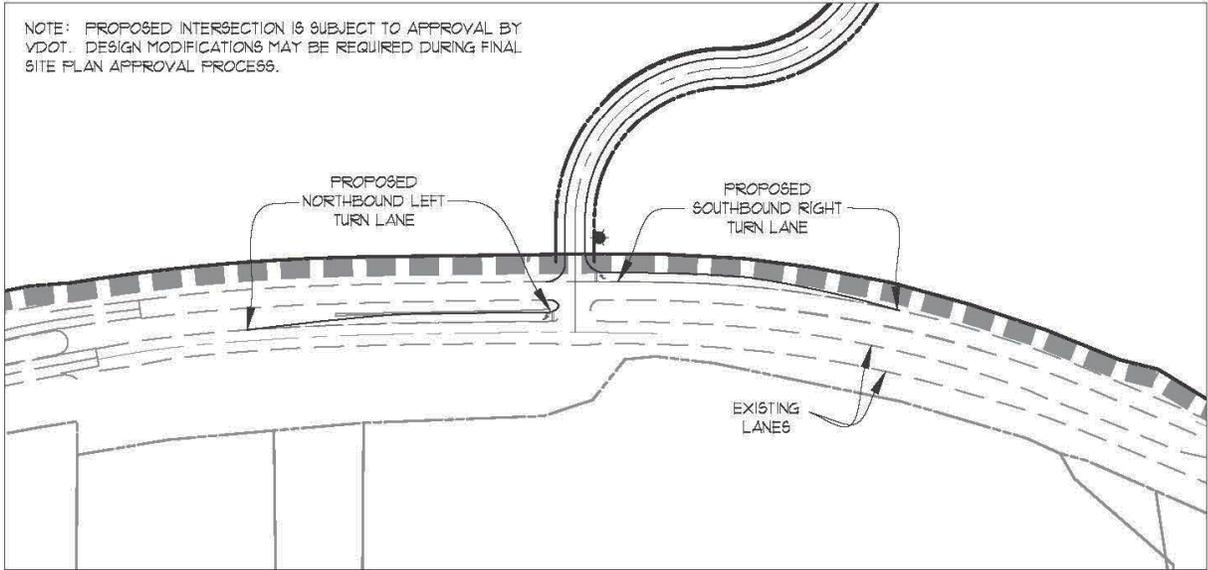
Proffers:

- Sustainable & Age-Friendly Community Design Elements
 - Green Building Practices
 - Universal Design Elements
 - 25% of Market Rate Units w/ have 1st Floor Bed/Bath
 - Age Friendly Amenities
- Residential Phasing
 - Max 100 Occupancy Permits per Year
- Landscape & Conservation
 - Incorporating Trees & Hedgerows into Design & Protecting them
 - No Wetlands, Floodplain or Archaeological Site on a Residential Lot
 - Signage near Archaeological Site
 - Additional Plantings/Buffering along Western Property Line
- Town/County Boundary Line Adjustment Assurances
 - Proffers & Exhibits (COD and CDP) will Continue to Bind the Development if the Property is adjusted into the Town

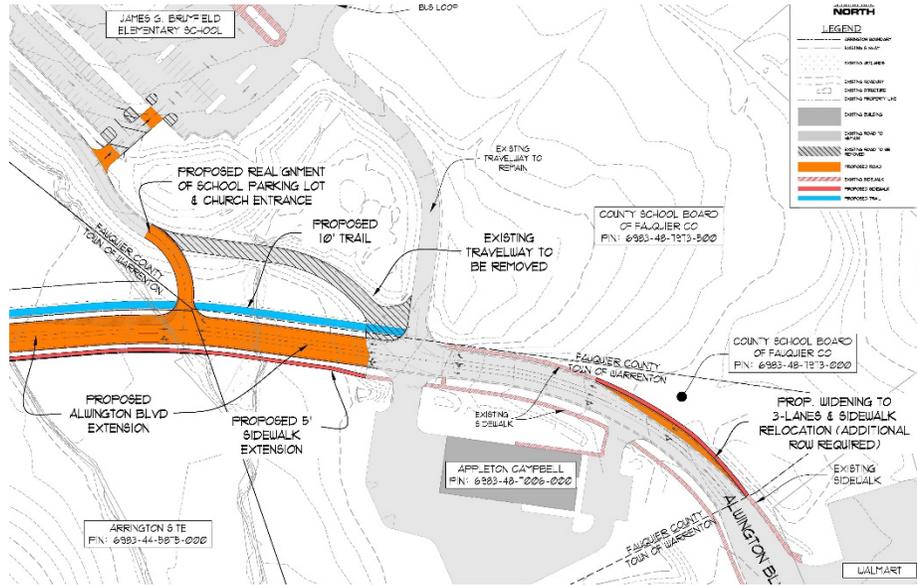


Waiver Requests:

- Allow 25' Front Yard Setback
 - ZO Requires 10' – 15'
 - Additional Area Needed to Accommodate Streetscape & Utilities
- Allow Driveways to be 12' Wide
 - 10' Max per ZO
 - VDOT Requires 12' Min
- Allows for Streets to be Designed to Town Standard
 - VODT Standards Required
 - Only if Incorporated into Town
- Allow Side Loaded Garages to be Even with House
 - ZO requires 8' Setback from Front wall of House
 - Will be Subject Architectural Treatments



PROPOSED JAMES MADISON HIGHWAY INTERSECTION
SCALE: 1"=150'



Improvements:

- Right & Left Turn Lanes at James Madison Highway Intersection
 - Each with 200' of Storage & 200' Taper
- Brumfield Entry Modification
 - Separate Bus & Drop-Off/Pick-Up Traffic
 - Provide Connections Across Parking Lot
 - If ROW/Easements are not Granted a Financial Contribution will be Made

Potential Unknown Impacts:

The TIA has not been updated to evaluate current proposal.

- Alternative A: 1,069 Less Residential Trips
- Alternative B: 1,134 Less Residential Trips
- 25 ac Unplanned Future Commercial: ___ Trips
 - Colonial Crossing (17.5 ac): 12,208 Commercial Trips
 - 2,300 sf Fast Food w/ Drive-Thru: 1,083 Trips

SCHOOL CAPACITY

School	School Capacity			Estimated Student Generation		
	95% Capacity	Current Enrollment	Available Seats	Base Zoning	Alternative A	Alternative B
Brumfield Elementary School	680	496	184	81	78	100
Taylor Middle School	807	610	197	34	34	43
Fauquier High School	1,552	1,163	389	41	40	51
Total	3,039	2,269	770	156	152	194

Schools:

- Brumfield Elementary School
 - 95% Capacity: 680
 - Seats Available: 184
 - Capacity Available for Arrington
 - Taylor Middle School
 - 95% Capacity: 807
 - Seats Available: 197
 - Capacity Available for Arrington
 - Fauquier High School
 - 95% Capacity: 1,552
 - Seats Available: 389
 - Capacity Available for Arrington
- Note:*
- Gym Capacity 604 Students & Cafeteria Capacity 416 Students



CAPITAL IMPACTS

Capital Impacts – Base Zoning (217 Units)			
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

Capital Impacts – Alternative A (211 Units)			
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

Capital Impacts – Alternative B (270 Units)			
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

*Note: The Public Schools contribution includes the costs associated with the entrance improvements, which are estimated to be \$250,000

Proffered Contributions:

- Schools: \$3,334.62 per Market-Rate Unit
 - Construction of Taylor Middle School
- Schools: \$250,000 LS
 - Estimated Construction Value for Brumfield Entrance/Potential Contribution
- Parks & Rec : \$804.63 per Market-Rate Unit
 - Improvements to Ex. Facilities & Construction of New Facilities
- Emergency Services: \$4,141.19 per Market-Rate Unit
 - Construction of a Fire and Rescue Station
 - Construction of a Public Safety Building
- Total Base Zoning: \$2,046,855.48
- Total Alternative A: \$1,364,896.80
- Total Alternative B: \$2,353,231.70
- Proffered Contributions Exceed County Model Estimates



Planning Commission:

- Work Session Preview – June '23
- Public Hearing – August '23
 - 7 Speakers
 - Applicant's Representative
 - 5 Opposed – Potential Impacts
 - 1 No Clear Opinion
- Motion to Postpone
 - Motion not Seconded
- Motion to Recommend Denial
 - Motion Passed 3 – 1
 - One Commissioner Recused Himself



Application Updates Post PC:

- Base Zoning – 217 Lots
 - Minor Redesign of Southwest Hamlet to add Street Connection
- Alternative A – 211 Lots
 - 104 less units than PC version
 - Added 25 ac Unplanned Future Commercial Development
- Alternative A – 211 Lots
 - 107 less units than PC version
 - Added 25 ac Unplanned Future Commercial Development
- 25% of the Single-Family Detached Market-Rate Units will have 1st Floor Bedroom & Bathroom.
 - PC version was 21% Option
- Single-Family Detached Units & Affordable Townhomes will have Universal Design Elements
 - PC version was Optional on Market-Rate Units