

<b>Staff Analysis</b>
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This analysis is based on the Comprehensive Plan, Zoning Ordinance, and review comments by Town Departments. The standards/analysis tables in the sections below contain the criteria for Planning Commission and Town Council consideration of Special Use Permits, per Article 11-3.10.3.

This request for a Special Use Permit for Taylor Middle School Expansion with Article 3-4.9 and Article 11-3.10 of the Town Zoning Ordinance. The proposal is to add approximately 68,231 square feet to the existing middle school.

The following table summarizes the area characteristics (see maps in Attachment A):

<b>Approx. Direction</b>	<b>Land Use</b>	<b>Future Land Use Map Designation</b>	<b>Zoning</b>
North	SF Residential/Church	Residential	R-10 Residential
South	Commercial/Community Center	Greenway and Makers District	PSP/Commercial
East	SF Residential/Commercial/Greenway Trail	Greenway and Makers District	R-10 Residential/Commercial
West	County/SF Residential/Vacant	Residential PDR	R-10/PDR

The subject parcel is zoned to the Public Semi Public (PSP) District of the Town of Warrenton Zoning Ordinance and is designated as Greenway and Makers Character District as Public/Semi Public Non-Intensive on the Future Land Use Map. The subject parcel (GPIN 6984-48-7973-500) is located at 350 E. Shirley Avenue on approximately 39 acres.

**Comprehensive Plan Future Land Use**

Plan Warrenton 2040 designates Taylor Middle School in the Greenway and Makers Character District. The summary of this district states *“Future planning shall ensure that the Town, county, and School District properties are walkable and accessible from adjoining neighborhoods...The Greenway and Makers District will maintain the current zoning of 35 feet, or one to three stories, as a transition zone in areas adjacent to the Warrenton Branch Greenway, industrial zoned areas and where James Brumfield Elementary, Taylor Middle School, and the Warrenton Community Center are located.”* Shirley Avenue is considered a “Boulevard” road on the Warrenton Street Typology Map. Greenway and Makers Character District will be promoted as the southern gateway into Town and maintain the critical linkages between education, civic uses and the surrounding neighborhoods.

Historic Resources

Taylor Middle School opened in 1952 as a segregated high school. Named after William C. Taylor who served as the principal for the Warrenton Rosenwald School, the school has stood as an important landmark to the Town’s history. It became an integrated junior high in 1969.

While the school is not located within the Town’s historic district and it not designated on the National Register, it is an important historical resource. Plan Warrenton 2040 includes the following Historic Resources goals:

- Conserve, reuse, and promote historic resources to enhance the Town’s sense of place...
- Preserve the authenticity and tell the stories of historic resources for generations to come through documentation.
- Educate the community on the value of the historic resource.
- Enhance the environment through preservation and sustainability best practices.

Standard	Analysis
<i>Whether the proposed Special Use Permit is consistent with the Comprehensive Plan.</i>	The proposed use falls within the future land use designation of Public Semi Public Non-Intensive of the Greenway and Makers Character District.
<i>The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.</i>	Taylor Middle School is an existing use sharing the same parcel as Brumfield Elementary. It is adjacent to the Warrenton Community Center, commercial, and residential uses.

**Staff Findings**

The Applicant indicated the intention of incorporating the history of the school through graphics throughout the new building and anticipates a future statue of William C. Taylor.

**Transportation and Circulation Analysis**

Plan Warrenton 2040 includes a Transportation Plan map that includes improvements to Shirley Avenue as well as bicycle and pedestrian connections. “Make Shirley Avenue walkable, with continuous sidewalks that are lined with street trees.”

Both comprehensive plans for Fauquier County and the Town illustrate this property as a key linkage for bicycle and pedestrian facilities from neighborhoods to the north, west, and south. L-5.1 states “The Town, County, and School District properties should be walkable and accessible from the adjoining neighborhoods.”

A Transportation Impact Analysis was provided and is being reviewed with the SUP plans by the Virginia Department of Transportation (VDOT) and the Town’s transportation consultant. In 2017, the Town

conducted Walkability Audits and published a Complete Streets Guide. Both these documents were incorporated and adopted into the 2040 Plan Warrenton comprehensive plan. In addition, VDOT is currently undertaking a “Pipeline Study” of Shirley Avenue.

Standard	Analysis
<p><i>The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety, efficient traffic movement and access in case of fire or catastrophe.</i></p>	<p>The Applicant provided a Transportation Impact Analysis (TIA) to calculate the potential impacts of the addition. The TIA determined no adverse impacts on the surrounding road network. However, this area of Town contains aging roadway systems that are envisioned to be upgraded in multiple plans and documents to accommodate the modern uses located on it.</p>
<p><i>Whether the proposed use will facilitate orderly and safe road development and transportation.</i></p>	

**Staff Findings**

The Applicant worked with staff, VDOT, and the Town’s transportation consultant to address several transportation issues. This included new layouts for the access road with a sidewalk to Alwington Boulevard, moving the access point from Shirley Avenue to the parking lot closer to the community center, and providing easements for a future shared use path from the school entrance to the school’s property boundary and along the southern property boundary adjacent to WalMart. In addition, VDOT requested the Applicant upgrade the entrances to the site, which the Applicant accommodated into the parking lot with left and right turn lanes updated to meet current design standards. The Applicant did indicate site constraints at the right turn lane into the bus loop and requested the existing left turn lane condition be allowed to remain. The proposed access road should be considered a private access road. The Applicant is providing a 5’ sidewalk along East Shirley Avenue from the crosswalk to the Greenway to the northern property line.

The Fauquier County Arrington Rezoning includes proffers to improve Alwington Boulevard and the intersection in front of Brumfield Elementary, which is included in this parcel. The Arrington developer will need right-of-way dedications and easements on to the property to be able to make these transportation improvements that will improve the safety and circulation of the area and schools. Staff is proposing a Condition of Approval for this application that stipulates the right-of-way and easements will be provided to enable the transportation improvements.

The Applicant is providing a public access easement for the future construction of a shared use path along the parking lot frontage at Shirley Avenue. Since the Applicant is not providing the multi-use trail envisioned in the comprehensive plans and Pipeline Study, staff is proposing a Condition of Approval that the Applicant will grade according to VDOT standards the 10’ easement to accommodate a future shared use path.

VDOT is in the final stages of a Shirley Avenue Pipeline Study to address safety and capacity issues along the corridor. The study recommends an upgraded Pedestrian Hybrid Beacon between the school and the Greenway. The Applicant requested that due to the study not being finalized, that this be addressed at a

later time to be funded by others.

**Community Facilities and Environmental Analysis**

Plan Warrenton 2040’s vision includes key aspirations of fostering high quality, equitable, and accessible community facilities; reinforcing the role of County community facilities into the Town fabric; and promoting livability through properly located schools.

CF-1.12 Encourage schools to retain their presence in Town in walkable, safe, environmentally appropriate locations.

CF-3.7 All public facilities and utilities should be designed and developed so as to limit environmental degradation and protect the public environment. Safeguard floodplain and environmentally critical areas through the prohibitions against public facility development.

<b><u>Standard</u></b>	<b><u>Analysis</u></b>
<i>Whether the proposed Special Use Permit will be served adequately by essential public facilities, services and utilities.</i>	The parcel is located in Town and currently served by Town Police and Fauquier County Emergency Services. There is an existing water and sewer system on the parcel. The Fauquier County Arrington Rezoning includes an upgrade to the existing Town pump station located on the parcel if Arrington is boundary line adjusted into the Town.
<i>The location of any existing and/or proposed adequate on and off-site infrastructure.</i>	

**Staff Findings**

The property is a key parcel for the realization of Plan Warrenton 2040’s goals. By expanding Taylor Middle School, the facility retains its presence in Town. While not as walkable as Warrenton Middle School, Taylor is located on the same parcel as Brumfield Elementary and adjacent to the Greenway Trail. It is served by public water and sewer, as well as the Town Police and Fauquier County Emergency Services. The proposed additions work to avoid the 500 year floodplain. The Applicant is requesting a waiver from Article 2-19 of the Zoning Ordinance to allow multiple retaining walls to exceed six feet. The Statement of Justification points out this is in an effort to avoid/minimize environmentally sensitive lands.

**Economic Resources Analysis**

An economic goal of Plan Warrenton 2040 is to promote a diverse, equitable stable tax base while preserving the character of the community.

Standard	Analysis
<i>Whether the proposed Special Use Permit use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.</i>	The proposed use does not change the existing public use on the property.
<i>The number of employees.</i>	The proposed facility is designed to accommodate 850 students, 100 staff, and 25 visitors.
<i>The proposed days/hours of operation.</i>	The school follows the Fauquier County Public School calendar with the building being occupied August – June from 7:00 am to 5:00 PM with some evening hours

**Staff Findings**

The proposal does not change the existing public use for the site.

**Zoning Analysis**

The legislative intent of the Public Semi-Public District is to provide for major public, semi-public, and institutional uses, to facilitate future growth of such uses within the district in accordance with the objectives, policies, and proposals of the Comprehensive Plan, including the encouragement of convenient and safe nearby residential neighborhoods, and to provide evidence on the Zoning map of the nature of land use planned for this district.

Standard	Analysis
<i>The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area.</i>	The proposal does not change the existing school use. The noise will remain consistent with the current land use.
<i>The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of this Ordinance.</i>	The Applicant intends to replace the existing monument sign and will address signage at the time of Site Plan Development.
<i>The location and area footprint with dimensions (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood.</i>	The Applicant is proposing the school additions match the overall scale and use similar materials as the existing building. As is appropriate with historic resources, the design intent is not to match the existing building but instead to compliment it to enable the distinction between the original building from the addition.
<i>The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.</i>	No new landscaping details are proposed on the SUP Plan. Staff is unable to verify ordinance requirements, which will be required at time of site plan submission

Attachment B – Staff Analysis

Standard	Analysis
<i>The timing and phasing of the proposed development and the duration of the proposed use.</i>	The project will not be phased with an anticipated duration of 36 months.
<i>Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.</i>	The school renovation will fully sprinkle the building and provide new fire hydrants throughout the site.
<i>Whether, in the case of existing structures proposed to be converted to uses requiring a Special Use Permit, the structures meet all code requirements of the Town of Warrenton.</i>	The building will comply with all applicable code requirements.
<i>The location, character, and size of any outdoor storage.</i>	There is no outdoor storage proposed with this application.
<i>The location of any major floodplain and steep slopes.</i>	There is 500 year, Zone X, floodplain on the site.
<i>The location and use of any existing non-conforming uses and structures.</i>	There are no non-conforming proposed structures with this addition.
<i>The location and type of any fuel and fuel storage.</i>	No fuel storage areas are noted on site.
<i>The location and use of any anticipated accessory uses and structures.</i>	There are no new accessory structures proposed with this application.
<i>The area of each proposed use.</i>	The proposed area for the approximate 68,231 addition is to the south and rear of the existing building.
<i>The location and screening of parking and loading spaces and/or areas.</i>	Parking is located on all sides of the building, with the exception of the northern emergency access road. The Applicant indicates they will screen the parking in conformance with Article 8 of the Zoning Ordinance.
<i>The location and nature of any proposed security features and provisions.</i>	The new access road to Alwington Boulevard and the emergency access drive will have gates with a locking mechanism during school hours.
<i>Any anticipated odors which may be generated by the uses on site.</i>	The site must remain in compliance with Article 9-14.5 regarding the control of odors.
<i>Refuse and service areas.</i>	The loading and refuse/service areas are located at the southwest corner of the proposed building. The mechanical yard with the generator transformer and chillers are located on the west side of the building.
<i>Whether the proposed Special Use Permit will result in the preservation or destruction, loss or damage of any significant topographic or physical, natural, scenic, archaeological or historic feature.</i>	The Applicant is requesting a waiver from Article 2-19 of the Zoning Ordinance for multiple retaining walls in excess of six feet. The reasoning is to protect environmental features as much as possible with the expansion of the school.

Standard	Analysis
<p><i>The effect of the proposed Special Use Permit on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality. The location of any major floodplain and steep slopes.</i></p>	<p>The parcel contains 500-year floodplain and wetlands. The proposal includes improvements within the floodplain for the new access road; however, no new building additions are proposed in the floodplain limits. The Applicant intends to preserve as many large trees as possible; however, the Tree Preservation Plan notes the removal of some trees to accommodate the improvements.</p>
<p><i>The glare or light that may be generated by the proposed use in relation to uses in the immediate area.</i></p>	<p>The Applicant provided a preliminary photometric plan and is indicating that a detailed lighting plan will be provided at the time of Site Plan.</p>

**Staff Findings**

The Applicant has indicated that items like lighting, landscaping, parking, and signage will all be addressed at the time of the Site Development Plan. Staff have raised concerns in advisory comments that if the Zoning Ordinance requirements cannot be met at that time, it may result in the need to amend the Special Use Permit and repeat the public hearing process. As with previous SUP approvals, draft Conditions of Approval attempt to address potential LED lights as the Zoning Ordinance has not yet been updated to address this technology. The Applicant has indicated the fields are not to be lit. In addition, there is a draft Condition of Approval with the provision that Fauquier County Emergency Services and the Town of Warrenton Police will be provide with the code and/or keys to be able to open the locked gates on the access road and emergency access drive.