

Attachment B – Staff Analysis

Staff Analysis

This analysis is based on the Comprehensive Plan and Zoning Ordinance. 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.

Request

The Owner/Applicant, James and Nell Lawrence, are seeking a Special Use Permit to construct an Accessory Dwelling Unit (ADU) by converting an existing barn into a residence of approximately 985 – 1049 square feet.

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

Direction	Land Use	Future Land Use Map Designation (Old Town Character District)	Zoning
North	Residential	Medium-Density Residential	R-6 Residential
South	Residential	Live Work, High-Density Residential	PSP/RT Residential
East	Residential	Medium-Density Residential	R-6 Residential
West	Residential	High-Density Residential	RT Residential

The site is occupied by a single-family dwelling situated on a 1.33 acre parcel. The property is zoned R6 (Residential) and is located within the Historic District. The Future Land Use Map designates the property in the Old Town Character District as Medium Density. GPIN 6984-52-4022-000.

All sides of the property are bordered by medium and high-density residential properties

Comprehensive Plan Future Land Use Analysis

The Plan Warrenton 2040 Future Land Use Map designates the subject property as a Medium Density Residential Old Town Character District. This designation includes *single family detached residential dwellings at densities up to five dwellings per net acre, contingent upon pedestrian and vehicular access, compatibility with surrounding properties and mitigation of potential impacts.*

Standard	Analysis
<i>Whether the proposed Special Use Permit is consistent with the Comprehensive Plan.</i>	This use is consistent with the Comprehensive Plan’s desire to “encourage development of missing middle housing types” and the goal of “conserve, reuse, and promote historic resources”

Attachment B – Staff Analysis

Standard	Analysis
	by converting the existing barn.
<i>The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.</i>	The proposed Accessory Dwelling Unit (ADU) is a Comprehensive Plan recommendation for R-6 residential zoning districts.

Staff Findings

The Applicant seeks approval to convert an existing barn in the rear yard of the parcel into an Accessory Dwelling Unit (ADU). Plan Warrenton 2040 recommends ADUs in the R-6 residential zoning district through Special Use Permit approval.

Zoning Analysis

The legislative intent of the R-6 Residential District is *“This district is composed of medium to high concentrations of predominantly residential uses, generally intended to encompass and preserve those residential structures which have developed over the years along the traffic arteries serving the Central Business District. The regulations of this district are designed to stabilize and protect these areas while at the same time allowing compatible changes to occur in an effort to ensure that the use of these areas is economically feasible and to implement the Comprehensive Plan.”*

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>	Applicant states the expansion will create no additional noise beyond incidental noise associated with eventual occupancy of the ADU.

Attachment B – Staff Analysis

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<p><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></p>	<p>Directional signage/proper addressing is proposed in the narrative. Signage shall meet Article 6, Sign Regulations and is a condition of approval. Outdoor lighting is required to meet the Zoning Ordinance. Fixtures will be reviewed during the Certificate of Appropriateness process.</p>
<p><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></p>	<p>The proposed 985 – 1049 square feet ADU will be constructed out of an existing barn in the rear yard of the property.</p>
<p><i>The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.</i></p>	<p>The existing landscaping, screening, and buffering on-site and within the neighborhood will not be impacted beyond the areas designated on the plan.</p>
<p><i>The timing and phasing of the proposed development and the duration of the proposed use.</i></p>	<p>The Applicant narrative notes approximately 1 year for construction. The ADU would be permanent.</p>
<p><i>Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.</i></p>	<p>Not applicable.</p>
<p><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></p>	<p>Any new structures will be required to meet current codes.</p>
<p><i>The location, character, and size of any outdoor storage.</i></p>	<p>Not applicable.</p>

Attachment B – Staff Analysis

Standard	Analysis
<i>The location of any major floodplain and steep slopes.</i>	No floodplain is located on site.
<i>The location and use of any existing non-conforming uses and structures.</i>	The proposed ADU must meet all required setbacks and permissible uses should the SUP be granted.
<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>	The existing barn in the rear yard of the property is to be converted into an ADU.
<i>The area of each proposed use.</i>	The proposed area for the ADU is approximately 985 – 1049 square feet
<i>The location and screening of parking and loading spaces and/or areas.</i>	The ADU conversion is proposed in an area currently containing grass. . No new screening is proposed.
<i>The location and nature of any proposed security features and provisions.</i>	Not applicable.
<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>	Refuse collection will remain residential.
<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>	No significant topographic areas are noted on site.
<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>	No sensitive lands located near the proposed expansion area.
<i>The glare or light that may be generated by the proposed use in relation to uses in the immediate area.</i>	Property is conditioned to follow the lighting requirements of the Zoning Ordinance and the outdoor fixtures will be reviewed as part of the Certificate of Appropriateness process.

Staff Findings

The Applicant has stated that final details regarding lighting, signage/addressing, parking areas/driveways, and landscaping elements will be addressed at the Permitting stage. Proposed Conditions of Approval also state the structure and outdoor lighting fixtures will be reviewed as part of the Certificate of Appropriateness process. Other elements, such as environmentally sensitive lands, topographically significant lands, and any floodplains will not be impacted.

Transportation and Circulation Analysis

The primary transportation and circulation goal for the Town of Warrenton is “*To encourage the development of a safe, efficient and multi-modal transportation system for the movement of people, goods and services, in and around the Town that is consistent with the historic fabric, land use pattern and expected future fiscal needs of the Town.*” The Transportation and Circulation section of the Comprehensive Plan sets out policies and objectives that work to further this goal. The section includes recommendations addressing improvements for pedestrian use, new street connections, parking and sidewalks, trails, cost sharing, traffic calming techniques, safety, and signage.

<u>Standard</u>	<u>Analysis</u>
<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>	The Application does not significantly impact traffic circulation, emergency access, or pedestrian safety. The required parking with the proposed expansion is approximately 3-4 spaces.
<i>Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.</i>	Not applicable.
<i>Whether the proposed use will facilitate orderly and safe road development and transportation.</i>	This Application does not require a Transportation Impact Analysis.

Staff Findings

The proposed ADU will require the addition of approximately 3-4 parking spaces and an onsite modification of the existing driveway in order to allow for proper access by Emergency Services. Any additional safety concerns are to be addressed in the proposed Conditions of Approval related to signage and addressing.

Community Facilities and Environmental Analysis

Plan Warrenton 2040 outlines Community Facilities goals and Environmental goals by stating:

- Green infrastructure and sustainability are incorporated into community facilities to promote energy efficiency and environmental protections.
- Ensure healthy, safe, adequate water and wastewater services.
- Preserve, enhance, and protect the environmental, scenic, and natural quality of the Town

Attachment B – Staff Analysis

<u>Standard</u>	<u>Analysis</u>
<i>Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control.</i>	The proposed expansion is required to meet all applicable building and fire safety codes.
<i>Whether the proposed Special Use Permit will be served adequately by essential public facilities, services and utilities.</i>	The site is currently served by Town services and utilities. Separate water and sewer taps will be required for the ADU.
<i>The location of any existing and/or proposed adequate on and off-site infrastructure.</i>	The existing infrastructure will need to be modified to allow for additional parking spaces and a circular driveway in order to be accessible to Emergency Services.

Staff Findings:

The Application meets the desired emergency service access.

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.

<u>Standard</u>	<u>Analysis</u>
<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 Application for an ADU will begin to address Missing Middle housing as stated in Plan Warrenton 2040.
<i>The number of employees.</i>	Not applicable.
<i>The proposed days/hours of operation.</i>	Not applicable.

Staff Findings:

The existing use provides a tax base by encouraging the construction of an Accessory Dwelling Unit, which begins to address the goal of filling Missing Middle housing opportunities within the Town of Warrenton.