

Comprehensive Plan Future Land Use Analysis

Plan Warrenton 2040 labels this parcel in the Future Land Use Map within the New Town Character District. The New Town designation notes the district “will support the revitalization of the commercial shopping malls with a walkable development pattern that includes a mix of uses.” Plan Warrenton also includes the following applicable goals:

Transportation and Circulation Goals

T-1: Improve multi-modal capacity and safety that encourages trips by walking, bicycling, and transit.

T-3 Promote livability in the Town by creating great places for residents and visitors to feel welcome and safe.

Economic and Fiscal Goals

E-1 Grow a strong, diversified, and resilient economy that supports residents and businesses alike.

E-4 Support Character Districts as unique mixed-use neighborhood centers

Standard	Analysis
<i>Whether the proposed Special Use Permit is consistent with the Comprehensive Plan.</i>	The Applicant’s proposal has been designed to advance the general goals of the Plan and the specific goals set forth for the New Town Character District, which is identified as “a location for signature office/jobs center; with greater intensity of mixed use and strong live, work and play options. A mix of uses could be organized around an internal street network and public amenities, such as civic spaces, parks, green spaces and public gathering areas.”
<i>The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.</i>	The proposed development is surrounded by a mix of commercial, education and residential: <ul style="list-style-type: none">• To the north, across Oak Springs Drive, is Highland Private School, Brookside Rehab and Nursing Center and the Cedars of Warrenton town home community.• To the east, across Branch Drive, is Safeway and other commercial businesses included within Warrenton Village Center.

	<ul style="list-style-type: none"> • To the south is Warrenton Village Center. • To the west, across Broadview Avenue, are standalone commercial and office uses. <p>The proposal is compatible with these uses and proposed uses and the goals of the Comprehensive Plan.</p>
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Zoning Analysis

The legislative intent of the Commercial District is to simultaneously encourage appropriate and timely land development while assuring suitable design by prohibiting uses that would create undue impacts on the surrounding residential areas.

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 proposed use is a mixed-residential and retail. All non-residential uses must meet the noise standards under Article 9-14.2.
<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>	All signage shall be permitted in accordance with the Plan as shown and shall comply with any Zoning Ordinance regulations at that time.
<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 seeking a minor modification to the height because it is located between Lee Highway, which allows up to six (6) stories, and Oak Springs Drive which allows up to three (3) stories. The goal of the height recommendations of Plan Warrenton 2040 is to step down towards residential zones. The proposal will achieve this goal in the Transition Zone along Oak Springs Drive. Though a fourth story is proposed by the Applicant for the apartment units, it maintains a step down in scale from the six stories permitted along Lee Highway.

	Additionally, stepping down from six stories to four stories is a more gradual approach and a better design aesthetic than the stark hierarchal contrast of a dramatic drop from six stories down to three stories. From a visual perspective along Oak Springs Drive, maintaining three stories would mean that the structures behind the residential buildings could be twice their size or more with bonus height.
<i>The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.</i>	Applicant acknowledges that landscaping must meet Zoning Ordinance requirements and will be reviewed as part of the Site Development Plan.
<i>The timing and phasing of the proposed development and the duration of the proposed use.</i>	There is no phasing proposed.
<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 mixed-use development will promote the welfare of the public by reducing housing costs for renters and promoting a healthier lifestyle by encouraging outdoor activity.
<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>	No existing structures are being converted
<i>The location, character, and size of any outdoor storage.</i>	No outdoor storage is proposed.
<i>The location of any major floodplain and steep slopes.</i>	Where applicable, all paving that may interact with major floodplains or steep slopes will be done with strict compliance to the flood-proofing and related provisions contained in the Virginia Uniform Statewide Building Code and all other applicable codes and ordinances.
<i>The location and use of any existing non-conforming uses and structures.</i>	There are no non-conforming structures or uses on the site.
<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>	Where applicable, all accessory structure will comply with local codes and ordinances.
<i>The area of each proposed use.</i>	Unique housing types are proposed within each block: Block 1: Multi-Family Apartments Block 2: Multi-Family Townhomes Block 3: Multi-Family 2-over-2s and Townhomes
<i>The location and screening of parking and loading spaces and/or areas.</i>	The Subject Parcel shall meet all parking requirements as outlines in Article 7. Should it be desired to expand the use in any of the buildings located on the Subject Property, the new proposed use shall be required to apply for approvals that meet Zoning Ordinance and additional parking requirements.
<i>The location and nature of any proposed security features and provisions.</i>	Not applicable.
<i>Any anticipated odors which may be generated by 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 Applicant shall maintain Warrenton Village Mixed Use Center in a clean and orderly manner and shall arrange for the pickup of trash, litter and debris on a daily basis through a private refuse collection company. Additionally, trash pickup will be scheduled through the Town of Warrenton's Public Work's & Utilities – Refuse Collection.
<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 or topographic areas are located 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.</i>	Except where given exceptions by the Special Use Permit, the proposal will comply with any federal, state, or local codes and ordinances regarding wildlife habitats, sensitive land or natural features, vegetation, water quality, and air quality.

<i>The glare or light that may be generated by the proposed use in relation to uses in the immediate area.</i>	A concept lighting plan has been provided. Fixture details/cut-sheets and new structures will be required to be provided and reviewed as part of the Site Development Plan submission.
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Transportation and Circulation Analysis

The primary transportation and circulation goal for the Town of Warrenton is to “Promote livability in the Town by integrating multi-modal, interconnected transportation solutions with land use development in each mixed-use Character District and applying traffic calming techniques that foster and protect non-vehicular street activities in established residential neighborhoods.” 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.

Standard	Analysis
<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>	Mixed-use development of the property will assist in vehicular safety by reducing the amount that residents are required to drive; Additionally, no vehicles associated with the use shall obstruct the travel ways, fire lanes, adjoining road network or encroach upon landscaped areas as shown on the Special Use Permit Plan. No vehicles shall be located within site entranceways or otherwise impede ingress, egress, and internal circulation. Finally, access to the site is adequate as shown in site plan.
<i>Whether the proposed use will facilitate orderly and safe road development and transportation.</i>	

Community Facilities and Services Analysis

Public community facilities in the Town are provided by the Town, Fauquier County, and other public groups for the benefit of all residents. The availability and quality of these facilities, that include, schools, libraries, hospitals, parks, police and fire and rescue services, are evaluated when people are considering moving into the Town or nearby area. The provision of these facilities adds to the desirability of living in the Town. The Comprehensive Plan’s primary community facilities and services goals for the Town of Warrenton are:

1. *Foster high-quality, equitable, and accessible community facilities that meet the Town's service requirements and support a high quality of life for the community.*
2. *Make responsible and strategic community facility investments that support the Town's vision for a live/work community, sustaining its fiscal well-being and economic resiliency.*
3. *Promote sustainability in all Town-owned facilities.*
4. *Reinforce the role of County community facilities into the Town fabric.*
5. *Promote livability through properly located Town services, schools, libraries, courts, and County administrative functions.*
6. *Support the connection of residential dwellings to public water and sewer.*
7. *Provide a high quality of life to capture economic benefits through diverse businesses, employers, and residences.*

Public services are essential to the community structure and quality of life, as well as to long-term economic vitality. They support existing and planned developments and contribute to the health, safety, education and general welfare of Warrenton residents.

Standard	Analysis
<i>Whether the proposed Special Use Permit will be served adequately by essential public facilities, services and utilities.</i>	The Subject Parcels shall be served by public water and sewer. The Property Owner is responsible for all improvements required in order to meet the demand of the Subject Uses associated with the Property.
<i>The location of any existing and/or proposed adequate on and off-site infrastructure.</i>	

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>	Residential use will enlarge the tax base by providing increases in property taxes and increasing the local population, allowing more money to be spent at local businesses. Additional retail space will also create new

	employment opportunities for the residents of Warrenton.
<i>The number of employees.</i>	No changes anticipated by applicant.
<i>The proposed day/hours of operation.</i>	For residential use, not applicable. For retail use, this would be subject to final decisions from the retailers.