



**Planning Commission Public Hearing
SUP 2022-05 Warrenton Village Center
Mixed Use
June 18, 2024**

PC Decision Deadline June 27, 2024 Unless Applicant Defers

Special Use Permit Application

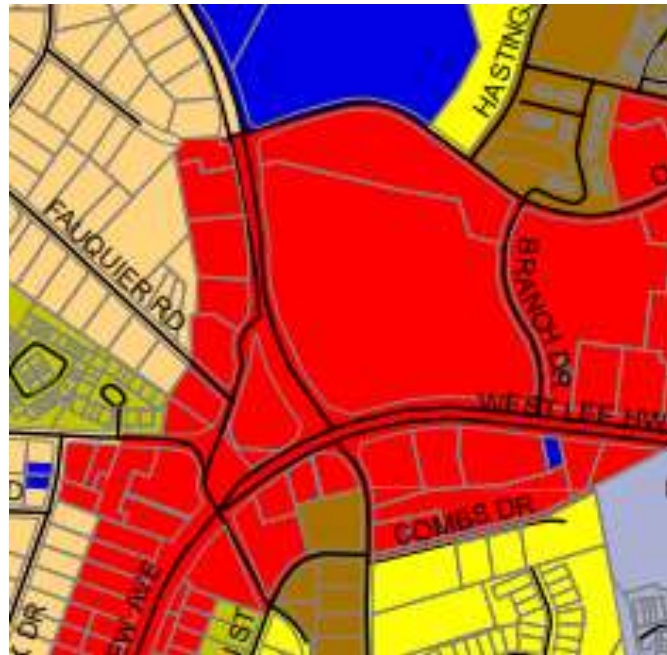
Location

- **GPINs:** 6984-20-7247-000/6984-29-6753-000
- **Property Owner:** Warrenton Center LLC/Jefferson Associates LP
- **Representative:** Jess Achenbach, NewCastle Development Partners
- **Zoning:** C (Commercial)
- **Comprehensive Plan:** New Town Character District
- **SUP** to allow for mixed use development on approximately 29.05 Acres
- Maximum 386 Residential Dwellings
 - 320 Rental Apartments 1-3 BD
 - Approximately 34 2 over 2
 - Approximately 32 Townhomes
 - 10% Affordable Dwelling Unit




Adjacent Land Uses

Zoning Map



Existing
Commercial
Public/Semi Public
School
Senior Care
Apartments

Zoning Districts

-  R-15
-  R-10
-  R-6
-  RT
-  RMF
-  RO
-  PSP
-  C

Future Land Use Map



Plan Warrenton 2040

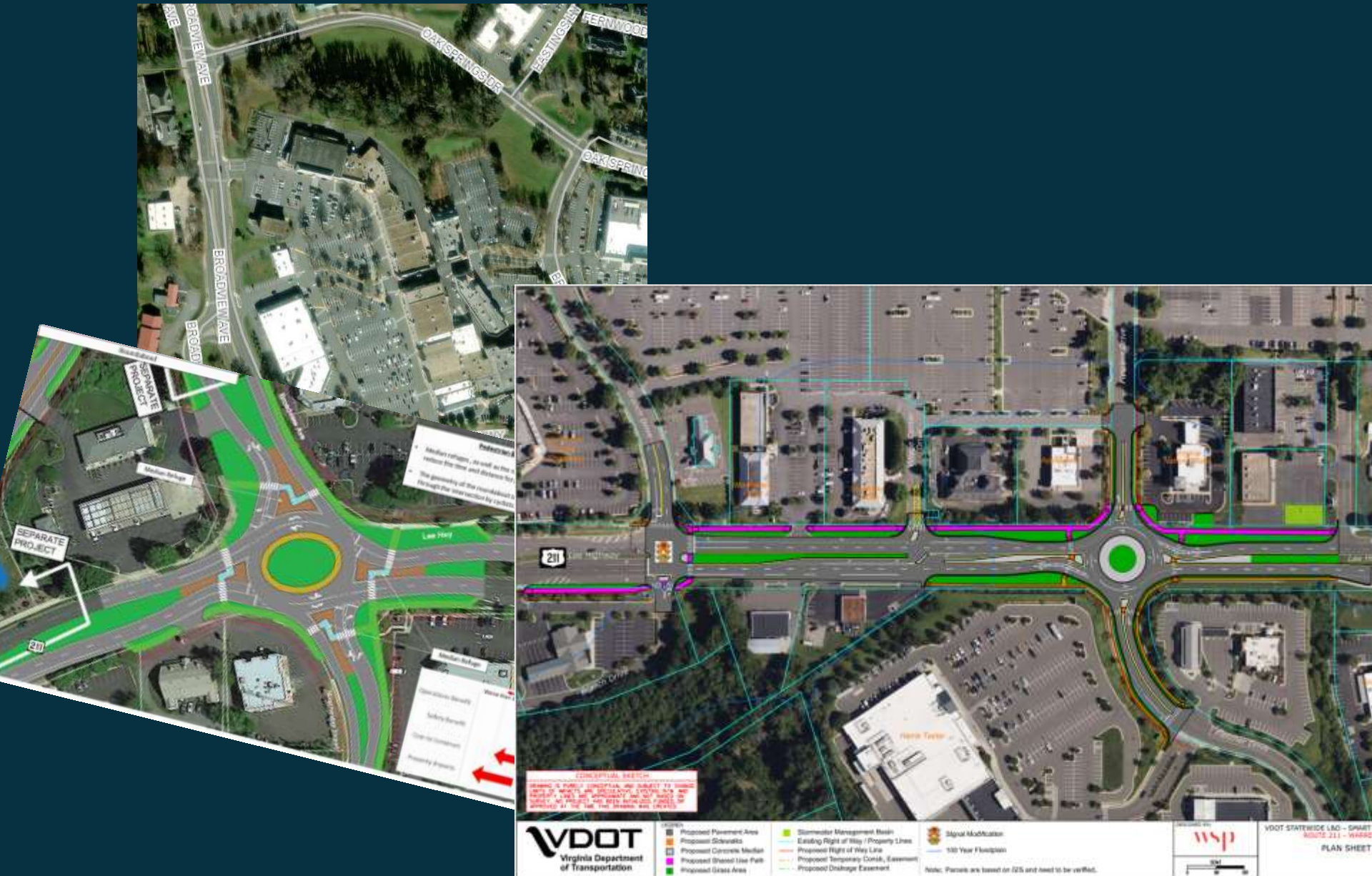
- Walkability Audit & Complete Streets
- 10 Guiding Principles
 - Discernible Center
 - Connected Sidewalks, Street Trees, Lighting
 - Buildings close to the street
 - Parking behind buildings
 - Variety of Dwelling Types
 - Park/Trail/Activity Center ½ mile radius
- Broadview = Gateway
- Lee Highway = Boulevard
- Oak Springs Drive/ Branch = Neighborhood



New Town Warrenton District

With large lots, direct access from Route 29, and high visibility, this district could be a location for a 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 space, and public gathering areas.

Smart Scale Projects



PC Work Sessions



Full site Design



Schools



Traffic Impact Analysis/Transportation



Walkability/Bicycle/Grid Connections



Open Space/Historic Resources/Public Amenities



Affordable Dwelling Units



Water and Sewer



Plan Warrenton 2040

Proposal

Proposal Includes

- BLOCK 1 - 320 Apartments 1-3 BD, 4 story parking garage
- BLOCK 2 – 26 Townhomes 3 story
- BLOCK 3 - 34 2 over 2 4 story, 6 Townhomes 3 Story garage
- 10% Affordable Dwellings at 80%; 10 at 70%; 5 at 60%
- Central Plaza
- Dog Park
- Pedestrian Connectivity/Crosswalks
- Hastings Lane Extension



Elevations

5/31/2024

vs

2/13/2024



Multi Family



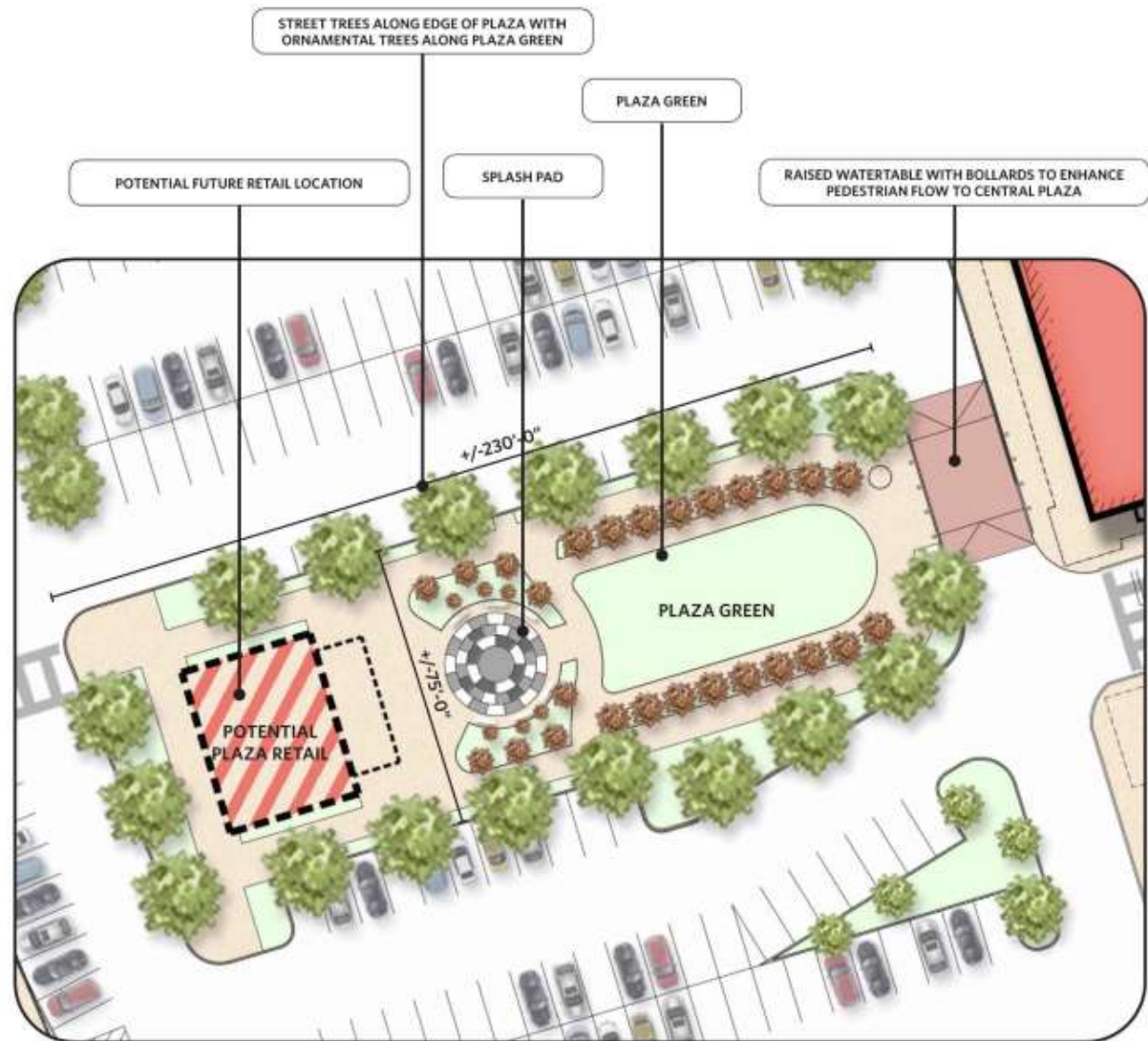


Architectural rendering of the proposed 10-story mixed-use building at 1000 West 10th Street. The rendering shows the front elevation (left) and side elevation (right) of the building. The front elevation features a brick and dark wood facade, while the side elevation features a dark wood and white facade. The building is a 10-story structure with a total of 100 units. The rendering includes unit counts and floor area for each unit type, and a site map in the top right corner.

Unit Type	Count	Floor Area (sq. ft.)
1-Bedroom	40	1,000
2-Bedroom	30	1,200
3-Bedroom	20	1,500
4-Bedroom	10	2,000
5-Bedroom	5	2,500
6-Bedroom	5	3,000



Central Plaza



ENLARGED CONCEPTUAL CENTRAL PLAZA PLAN

SCALE 1"=20'-0"



Requested Modifications and Waivers

- Increase in maximum density
- Broadview Avenue Setbacks
- Side and Rear Yard Setbacks
- Decrease Buffers between Commercial and Residential Uses
- Building Heights; plus along Oak Springs and Broadview
- Allow Retaining Walls over Six Feet

Draft Conditions of Approval

- Block 1, 2, or 3 in any order with triggers
- Elevations for 2/14/24 and 5/31/24
- Parking Garage South Facing Screening
- National Green Building Standard
- Prohibited Materials
- Signage and Lighting
- Refuse and Site Maintenance

Draft Conditions of Approval

- Affordable Dwelling Units 25 Years
 - 10% in each block at 80% AMI
 - Additional 10 in Block 1 70% AMI
 - Additional 5 in Block 1 60% AMI
 - Multifamily Tax Subsidy Program VA Housing
 - Similar architecture/fixtures
 - Warrenton/Fauquier Resident Preference
 - Condo Sale Provisions

Draft Conditions of Approval

- Transportation
 - Parking Garage
 - Sidewalks
 - Crosswalks on Oak Springs
 - EV Charging Stations
 - Modified Alley
 - Loading and Unloading

Draft Conditions of Approval

- Waivers and Modifications
 - Article 2-6.1 allow for increased density for 386 units/13.28 units per acre
 - Article 3-4.10.4 decrease Broadview Avenue front yard setback to 14', side/rear yard setback to 0'
 - Article 8-8.5 decrease buffer width commercial and residential to 0', decrease rear buffer for residential uses from public ROW to 14'
 - Article 2-20 Increase heights Block 1 54' Oak Springs Drive, Block 1 36' Broadview Ave, Block 2 36', Block 3 45'
 - Article 3-4.4.5.3 Allow TH grouping from 6 to 7
 - Article 2-19 Allow retaining walls and fences over 6'

Next Steps

- Hold Public Hearing
- Resolution for Recommendation to Town Council
- Decision Deadline June 27, 2024 – Unless Applicant Defers



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