



Community Development
Department

STAFF REPORT

Meeting Date:	August 13, 2024
Agenda Title:	Special Use Permit 2022-05 Warrenton Village Mixed Use
Requested Action:	Hold a Work Session
Staff Lead:	Denise Harris, Planning Manager

EXECUTIVE SUMMARY

Special Use Permit (SUP) 2022-05 Warrenton Village Center, the Owners, Jefferson Associates LP and Warrenton Center, LLC with the Applicant, NewCastle Development Group, seek a Special Use Permit for two parcels totaling approximately 29.05 acres to create a mixed-use development in the existing Warrenton Village Center. The proposal includes up to 320 apartments, 34 two over twos, and 32 townhomes with the addition of central plaza, parking garage, enhanced internal road network, and pedestrian infrastructure to promote walkability. The proposal includes a 10% density bonus and several waiver/modification requests. The properties are zoned Commercial and designated in the New Town Character District of Plan Warrenton 2040. (GPINs 6985-20-7247 and 6984-29-6753)

The Town Council held a work session on July 9, 2024 on the proposal. Topics reviewed included parking, water and sewer, demographics of potential residents, transportation impacts, amenities proposed, and types of materials and fixtures. There was discussion around the difference between Section 8 Affordable Housing, US HUD Standards, and attainable housing. There was discussion around how the Town of Warrenton's Zoning Ordinance is written for affordable dwelling units and how this proposal employs it.

After the work session, the Applicant submitted a letter dated July 31, 2024, committing to providing low flow toilets. As is addressed in Attachment B Staff Analysis page B-9, Virginia State Code 15.2-2286.A.3 states the approving body shall consider the impact of SUP conditions upon the affordability of housing when the applicant is proposing affordable housing.

BACKGROUND

On March 19, 2024, the Planning Commission held a Work Session on SUP 2022-05 Warrenton Village Center Mixed Use. The Applicant, NewCastle Development Partners, presented an overview of the proposal. The Planning Commissioners asked a series of questions related to affordable dwelling units, waivers and modifications, architecture, transportation, economic impacts, water and sewer, density bonuses, walkability, schools, open space, and design. While the Applicant spoke to many of the topics at

this meeting, it was agreed upon to hold two more Work Sessions in the month of April to enable the Applicant to provide a deeper analysis on each topic.

The Planning Commission continued its Work Session on April 16, 2024, the Applicant presented to the Planning Commission information related to design of the development. Topics included affordable dwelling units, elevations and building heights, architecture, historical resources, and economic impacts. On April 23, 2024, the Planning Commission Work Session discussed transportation, schools, and water and sewer impacts, and modifications and waivers. The Planning Commission asked the Applicant to consider the character and massing of the proposed structures. At each of these meetings, subject matter experts for the Town were in attendance to answer zoning, transportation, water and sewer questions. The Applicant indicated they would look at adjustments to the plans to accommodate the requests.

On May 31, 2024, the Applicant resubmitted the SUP application for the June Public Hearing. Based on discussions at the Work Sessions, highlights of the modified application are:

- Developing a new set of elevations that include pitched roofs, stone instead of brick, and massing variations.
- Flipping the townhouses and 2 over 2 blocks to allow for the townhouses to front Branch Drive and the 2 over 2 to front Broadview.
- Added proposed language to the draft Conditions of Approval to accommodate 10% of each block to be reserved for 80% AMI affordable dwelling units, 10 additional units in Block 1 reserved for 70% AMI, and five additional units in Block 1 reserved for 60% AMI.

On June 18, 2024, the Planning Commission held a public hearing on SUP 2022-05. Twelve citizens spoke to the application (video of meeting available on the Town's website). After closing the public hearing, the Planning Commission discussed the revenue that will be generated by water and sewer taps; the perceived transportation impacts against the findings of the Transportation Impact Analysis; walkability to adjacent neighborhoods; and the desire to ensure the proposed ADUS are identical to market rate units. The Planning Commission stated this proposal meets the goals of Plan Warrenton 2040 and that the applicant has put forth a good faith effort in listening to the community. The Planning Commission then voted unanimously to recommend approval to the Town Council 4-0-1 (Ainsworth absent) with the proposed Conditions of Approval.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommended approval of SUP 2022-05 in a 4-0-1 vote with Conditions of Approval (Ainsworth absent) on June 18, 2024.