

**TOWN OF WARRENTON, VIRGINIA**

18 Court Street, P.O. Drawer 341

Warrenton, VA 20188-0341

(540) 347-2405

**LAND DEVELOPMENT APPLICATION**

NO. \_\_\_\_\_

Application is hereby made for a zoning permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to all Town and State Laws and Ordinances and which are hereby agreed to by the undersigned and which shall be deemed a condition entering into the exercise of this permit. The permit is valid for six (6) months from date of issuance. If not renewed prior to expiration, this permit is null and void.

**TYPE OF DEVELOPMENT:**

- |  |   |  |   |   |
|--|---|--|---|---|
| <input type="checkbox"/> Preliminary Plat      | <input type="checkbox"/> Amendment                                  | <input type="checkbox"/> Boundary Adjustment | <input type="checkbox"/> Zoning/Rezoning            | <input type="checkbox"/> Variance             |
| <input type="checkbox"/> Final Plat            | <input type="checkbox"/> Comp Plan                                  | <input type="checkbox"/> Land Disturbance    | <input type="checkbox"/> Sign - Permit #            | <input type="checkbox"/> Other, Specify Below |
| <input type="checkbox"/> Site Development Plan | <input checked="" type="checkbox"/> Zoning Ordinance Text Amendment | <input type="checkbox"/> Site Plan Waiver    | <input type="checkbox"/> Temporary Use or Structure |   |
| <input type="checkbox"/> Special Exception     | <input type="checkbox"/> Special Use Permit                         | <input type="checkbox"/> Sketch/Concept Plan | <input type="checkbox"/> Record Plat                |   |

PURPOSE OF REQUEST: RECOMMENDATION TO AMEND THE ZONING ORDINANCE FOR THE CENTRAL BUSINESS DISTRICT (CBD) TO ALLOW FOR RESIDENTIAL DENSITY OF UP TO 50 DWELLING UNITS PER ACRE, WHERE 25 UNITS PER ACRE IS CURRENTLY ALLOWED. THE REQUEST WOULD PROVIDE INCREASED RESIDENTIAL DOWNTOWN TO SUPPORT COMMERCIAL USES & ENCOURAGE REUSE OF HISTORIC STRUCTURES.

Record Owner as shown on deed:

Last Name: NA First Name: \_\_\_\_\_ Phone(Day): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Applicant:

Last Name: ALLS First Name: MALCOLM Phone(Day): 540/428-1889Mailing Address: 57 SULLIVAN STREETParcel Identification Number: VAR. Zoning District: CBD Subdivision: \_\_\_\_\_ Lot No.: \_\_\_\_\_Subject Property Street Address: NAAcreage: \_\_\_\_\_ Street Frontage: \_\_\_\_\_ Existing Structures(Number & Type): OLD TOWN Existing Use: COMM/RESID.**OWNERS AFFADAVIT:**

I have read this application, understand its intent and freely consent to the filing. Furthermore, I have the power to authorize and hereby grant permission for the Town of Warrenton officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signature

Date

Print Name

Date

**APPLICANT'S AFFADAVIT:**

The information provided is accurate to the best of my knowledge. I acknowledge that all test, studies, and other requirements of the Town of Warrenton Zoning Ordinance and Subdivision Ordinance and other requirement of review/approval agencies will be carried out at my expense. I understand that the Town may deny, approve or conditionally approve that for which I am applying.

Signature

Date

Print Name

Date

CHARLES C. MOTHERSEAD 4/12/22540/661-8213  
M6MSOUTH@YAHOO.COM

# Town of Warrenton

## Zoning Map Amendments

### Application Submission Checklist

Per Zoning Ordinance Article 11-3.9

#### Application Submission Requirements

<b>Land Development Application (1 Copy)</b>	
• The applicant's name, address, phone number and email address, and signature.	4
• The applicant's authorized representative's name, address, phone number and email address.	4
• The property owner's name, address, phone number and email address and signature.	4
• A summary of existing data and conditions of the property, including: <ul style="list-style-type: none"> <li>○ Existing zoning classification</li> <li>○ Tax Map and parcel numbers</li> <li>○ Address of the property</li> <li>○ Total acreage</li> </ul>	4
<b>Statement of Justification (12 Copies)</b>	
• A statement of justification that explains the circumstances in the proposed district and the abutting districts and any other factors on which the applicant relied as reasons for supporting the proposed zoning amendment, including the degree of compliance of the proposed request and subsequent development plans with the provisions of the Comprehensive Plan.	4
• The approximate time schedule for the beginning and completion of development in the area and any proposed phasing of the development.	NA
• Information about the market area to be served by the proposed development if a commercial use, including population, effective demand for proposed business facilities, and any other information describing the relationship of the proposed development to the needs of the market area.	4 IMPACTS
• A statement of Impact Mitigation describing and analyzing the various impacts of the proposed rezoning, including fiscal, environmental conditions, and public facilities and utilities impacts, and the proposed methods for mitigating any anticipated impacts.	4
• A statement describing in detail the existing character of the area.	4
<b>Plans (12 Copies, Folded)</b>	
• A plan of the property, at a scale of 1"=200', showing the extent of the area to be rezoned, streets bounding and intersecting the area, the land use and zone classification of abutting districts, and photographs of the area to be rezoned and abutting areas.	



<ul style="list-style-type: none"> <li>• A plan to a scale of 1" = 200', unless an alternative scale is requested and approved by the Planning Director, indicating the locations of existing and proposed topography, vegetation, floodplain, wetlands, structures, uses, streets, and areas for off-street parking and loading.</li> </ul>	NA
<ul style="list-style-type: none"> <li>• A boundary survey of the property to be rezoned.</li> </ul>	NA
<ul style="list-style-type: none"> <li>• Information at the time of submission, on all parcels contiguous to the subject property and any property within 100 feet of the boundary, including:               <ul style="list-style-type: none"> <li>○ Existing zoning</li> <li>○ Existing land use</li> <li>○ Proposed land use</li> <li>○ Historic buildings or structures</li> </ul> </li> </ul>	NA
<ul style="list-style-type: none"> <li>• A Concept Development Plan for the property, showing the proposed uses and their general relationships within the site and external to the site, including proposed structures, uses, streets, parking areas, open space areas, vegetation, sidewalks and trails and means of access to the existing road system</li> </ul>	NA
<b>Other Materials (1 Copy unless otherwise noted)</b>	
<ul style="list-style-type: none"> <li>• <b>Electronic Copy of Application Submission</b></li> </ul>	
<ul style="list-style-type: none"> <li>• <b>Fees, in accord with the fee schedule adopted by the Town Council</b></li> </ul>	
<ul style="list-style-type: none"> <li>• <b>Disclosure of Real Parties in Interest – Affidavit certifying authorization of application by applicant</b></li> </ul>	NA
<ul style="list-style-type: none"> <li>• <b>Certificate of Payment of Taxes, verifying that real estate taxes have been paid for all property included in the application</b></li> </ul>	NA
<ul style="list-style-type: none"> <li>• <b>A Traffic Study that shows the projections for trip generation, traffic volume and levels of service on site and on the adjacent road system, including provisions for safely accommodating both vehicular and pedestrian traffic. (electronic and hard copies required)</b></li> </ul>	4 (PARTIAL)
<ul style="list-style-type: none"> <li>• <b>Any development conditions or proffers</b></li> </ul>	NA
<ul style="list-style-type: none"> <li>• <b>Record of Pre-Application Conference</b></li> </ul>	NA

\*Items in **bold** must be submitted with applications, unless otherwise noted by the Planning Director