



Office of the Town Manager  
Christopher E. Martino

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## **STAFF REPORT**

<b>Council Meeting Date:</b>	November 9, 2022
<b>Agenda Title:</b>	Comprehensive Plan Amendment, Zoning Map Amendment, & Special Use Permit 2022-01 Waterloo Junction Mixed-Use
<b>Requested Action:</b>	Hold a Public Hearing
<b>Department / Agency Lead:</b>	Community Development
<b>Staff Lead:</b>	Denise Harris, Planning Manager

### **EXECUTIVE SUMMARY**

The Owner/ Applicant, Broadview LLC and Fog Holdings, LLC, are requesting a Comprehensive Plan Amendment (CPA) to revise the Future Land Use Map changing three Low-Density Residential designations to Re-Planned Commercial in the Broadview Character District; a Zoning Map Amendment (ZMA) for three parcels currently zoned R-15 residential parcels to Commercial (C); and a Special Use Permit (SUP) to allow for residential only structures as part of the Mixed Use development in the Commercial District. The Applicant is proposing 47 townhouse garage lots, six apartments, 3,600 square foot retail building, improvements to the existing 7,600 square foot restaurant, parking, and a centrally located park with amenities. The Applicant is proposing affordable housing density bonus and waivers with this proposal. The Application is for six parcels bounded by Norfolk Drive to the west, Bear Wallow Road to the north, and Broadview/West Lee Highway to the east. The three parcels proposed for the CPA and ZMA are undeveloped sites located on the corner of Norfolk and Bear Wallow (GPIN 6984-18-3915-000, 6984-18-2905-000, & 6984-18-2709-000). The proposed SUP area contains the previous parcels plus three additional properties (GPIN 6984-18-5649-000, 6984-18-3854-000, and 6984-18-6837-000) which includes the original site of the Cheswick Motel (394 Broadview Avenue) and the current existing restaurant, McMahon's/O'Brien's, at 380 Broadview Avenue, that is proposed to remain within the development.

## BACKGROUND

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The Experience Broadview Character District designation in Plan Warrenton 2040 calls to, “maintain and enhance the existing commercial corridor but add nodal development with mixed use residential anchors and improve transitions to adjacent single-family neighborhoods.” As part of this character district, these proposed properties were envisioned by the community to serve as an “end node”, or bookmark to the Broadview Commercial District. The Applicant worked through several redevelopment options over a series of years, keeping staff apprised throughout the Comprehensive Plan update. The current design represents the best balance the Applicant could find between the site constraints and desired Plan Warrenton 2040 goals. The Applicant worked diligently to adjust to meet as many goals as possible.

The CPA/ZMA/SUP package of applications are being proposed to enable a mixed use nodal development as allowed within the supplemental regulations of Zoning Ordinance §9-25 Mixed-Use Development Option. Approval of the applications would result in 47 townhouses that are 16’ wide, six apartments, a new 3,600 square foot commercial retail pad, upgrades to an existing 7,600 square foot restaurant to allow for outdoor hardscape and seating, a central park, 10% affordable dwelling units (five townhouses and one apartment), sidewalk improvements, proffer contributions to parks in the amount of \$335.43 for each authorized single family attached and \$253.09 for each multifamily unit, and conditions of approval. The Zoning Ordinance enables the Town Council to approve waivers and modification on certain requirements. The Applicant is requesting to:

- Waive the 5-acre minimum lot size requirement to allow 4.81 acres (§9-25.1.A)
- Increase allowable residential density for mixed-use (§9-25.1)
- Allow front loaded townhouses
- Modify required setback for new residential buildings (§9-25.1.J)
- Modify required setback for new commercial building (§9-25.1.J)
- Modify required lot width for residential (§9-25.1.J)
- Waive landscape buffer requirements between single-family homes to townhouses and townhouses to commercial (§8-8.5)

As part of the application, the Applicant submitted a Proffer Justification Narrative and an Economic Impact Analysis.

## **PLANNING COMMISSION RECOMMENDATION**

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The Planning Commission held a work session on this proposal on July 26, 2022. During that meeting the Planning Commission discussed walkability, the HOA provisions, maintenance of the central park, transportation, parking, housing types, the administration of the affordable housing units, and the requested waivers and modifications.

On October 18, 2022, the Planning Commission held a public hearing. Four members of the public spoke to the applications. One opposed, one supportive, and two with transportation concerns for the larger street network. The Planning Commission voted to recommend approval to the Town Council of each application in a (5-1; Zarabi against) vote.

### **Suggested Motions**

1. I move that the Town Council Planning Commission adopt the Resolution approving CPA 22-1, Waterloo Junction Mixed-Use Center.
2. I move that the Town Council adopt the Resolution Planning approving ZMA 22-1, Waterloo Junction Mixed-Use Center.
3. I move that the Town Council adopt the Resolution approving SUP 22-1, Waterloo Junction Mixed-Use Center.

OR

4. I move that the Town Council Planning forward CPA 22-1, ZMA 22-1, and SUP 22-1 Waterloo Junction Mixed-Use Center, to the next Town Council meeting.

OR

I move an alternative motion.

### **Service Level / Policy Impact**

Plan Warrenton 2040 labels these parcels in the Future Land Use Map as the Experience Broadview Character District, apart from the southwest parcel in the SUP area (GPIN 6984-18-2709-000). The Broadview District designation calls to, *“maintain and enhance the existing commercial corridor but add nodal development with mixed use residential anchors and improve transitions to adjacent single-family neighborhoods.”*

The Staff Analysis provides more information on the variety of goals and policies in Plan Warrenton 2040 that the proposal seeks to address.

### **Fiscal Impact**

The Applicant submitted an Economic Impact Analysis on October 18, 2022 that projects, in today's dollars, \$5,888 in real property taxes at build out, average annual labor income per full time employee of \$27,173, average annual labor income per full time temporary construction employee of \$61,109, and Town gross annual reviews at full build out of \$81,938. The report states the development would provide a 30 year cumulative revenue of \$3,163,342.

### **Legal Impact**

The draft Conditions of Approval call for the Town Attorney to review and approve the documents creating an ADU program.

## **ATTACHMENTS**

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1. Attachment A - Maps
2. Attachment B – Staff Analysis
3. Attachment C – ZMA Plans
4. Attachment D – SUP Plans
5. Attachment E – Proffer Statement
6. Attachment F – Conditions of Approval
7. Attachment G – Statement of Justification
8. Attachment H – Proffer Impact Analysis
9. Attachment I – Traffic Projections
10. Attachment J – Land Use Application Affidavit
11. Attachment K – Land Use Application
12. Attachment L – Economic Impact Analysis