

**RESOLUTION PURSUANT TO SECTION 11-3.9 OF THE ZONING ORDINANCE OF THE TOWN OF
WARRENTON FOR APPROVAL OF APPLICATION FOR ISSUANCE OF A ZONING MAP
AMENDMENT**

WHEREAS, Broadview Holdings, LLC, ("the Applicant"), seeks to amend the zoning district for R-15 residential parcels identified as GPINs 6984-18-3915-000, 6984-18-2905-000, and 6984-18-2709-000 located on the east side of Norfolk Drive, and hereinafter referred to as the "Property", to C – Commercial district; and

WHEREAS, the Applicant further seeks to amend parcels identified as GPINs 6984-18-5649-000, 6984-18-3854-000, and 6984-18-6837-000 currently zoned Commercial to Commercial with Proffers; and

WHEREAS, a Rezoning Plan was prepared by Bohler dated June 3, 2022 and revised through October 18, 2022 hereinafter the "Zoning Map Amendment"; and

WHEREAS, the Zoning Map Amendment incorporates Applicant requested waivers and modifications from the Zoning Ordinance including an increase allowable residential density for mixed-use (§9-25.1, allowing for front loaded townhouses, modifying required setback for new residential buildings (§9-25.1.J), modifying required setback for new commercial building (§9-25.1.J), modifying required lot width for residential (§9-25.1.J), and waiving landscape buffer requirements between single-family homes to townhouses and townhouses to commercial (§8-8.5); and

WHEREAS, pursuant to §11-3.9 of the Zoning Ordinance upon petition of the Applicant for approval of the Zoning Map Amendment, the Planning Commission held a Public Hearing on October 18, 2022, upon advertisement and notice properly given pursuant to §15.2-2204 of the Virginia Code; and

WHEREAS, the Town Council received and considered the recommendation of the Planning Commission for approval of the Zoning Map Amendment with proffers; and

WHEREAS, the Town Council of the Town of Warrenton held a Public Hearing on November 9, 2022, upon notice properly and duly given; and

WHEREAS, the Town Council has considered the impact of the requested use on the Town of Warrenton and on the facilities and systems listed in § 11-3.9-12 of the Zoning Ordinance for the Town of Warrenton; and

WHEREAS, the Town Council, in consideration of all of the foregoing, is of the opinion that the application for the issuance of the requested Zoning Map Amendment be approved subject to the Rezoning Plan dated June 3, 2022 with revisions through October 18, 2022, and proffers revised on **XX**.

NOW THEREFORE BE IT RESOLVED, by the Town Council of Warrenton, Virginia **APPROVES** the application by the Applicant for issuance of a Zoning Map Amendment to the properties identified as GPINs 6984-18-3915-000, 6984-18-2905-000, and 6984-18-2709-000 be rezoned from R-15 Residential to C Commercial District with proffers; and

BE IT FURTHER RESOLVED, that the Town Council of Warrenton, Virginia hereby **APPROVES** the application by the Applicant for issuance of a Zoning Map Amendment for the properties identified

as GPINS 6984-18-5649-000, 6984-18-3854-000, and 6984-18-6837-000 currently zoned Commercial to Commercial with Proffers.