

ZMA 2023-01, WARRENTON UNITED METHODIST CHURCH / HERO'S BRIDGE



August 27, 2024

PLANNING COMMISSION WORK SESSION



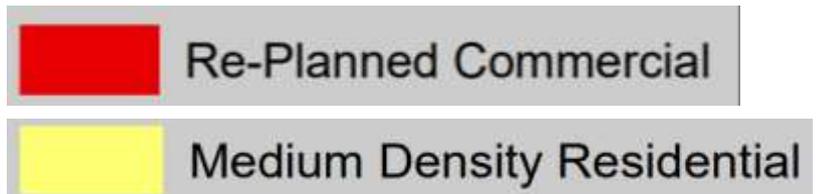
PROPERTY LOCATION

ZONING & FUTURE LANE USE

ZONING RO and R-10



Future Land Use Re-Planned Commercial and Medium Density Residential





AERIAL



PHASE I ILLUSTRATIVE PLAN



WARRENTON UMC
PROPOSED HOUSING ELEVATION
MARCH 16, 2023

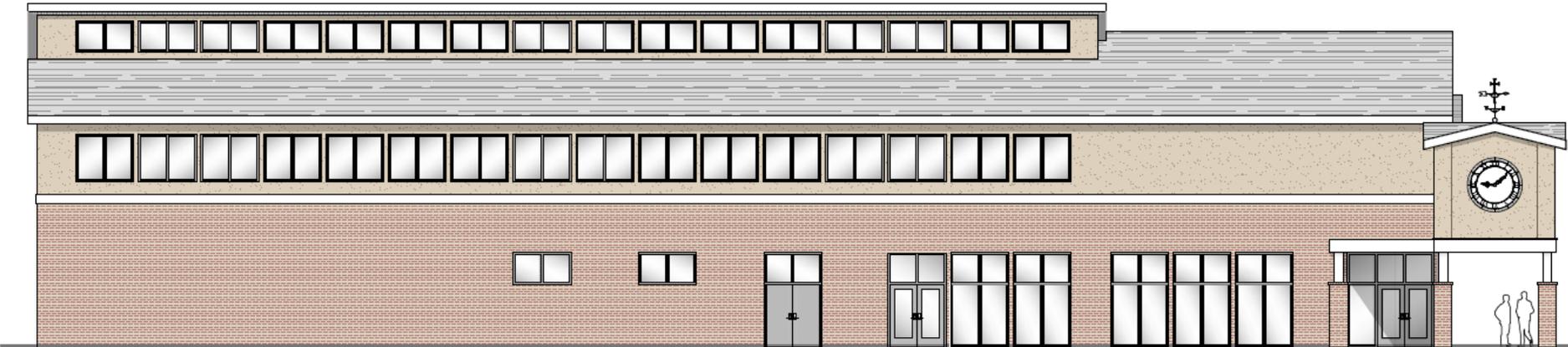


architecture + interiors
131 South Loudoun Street Winchester, VA 22601
Phone: (540) 722-7247; Fax: (540) 722-7248
architect@1designconcepts.com

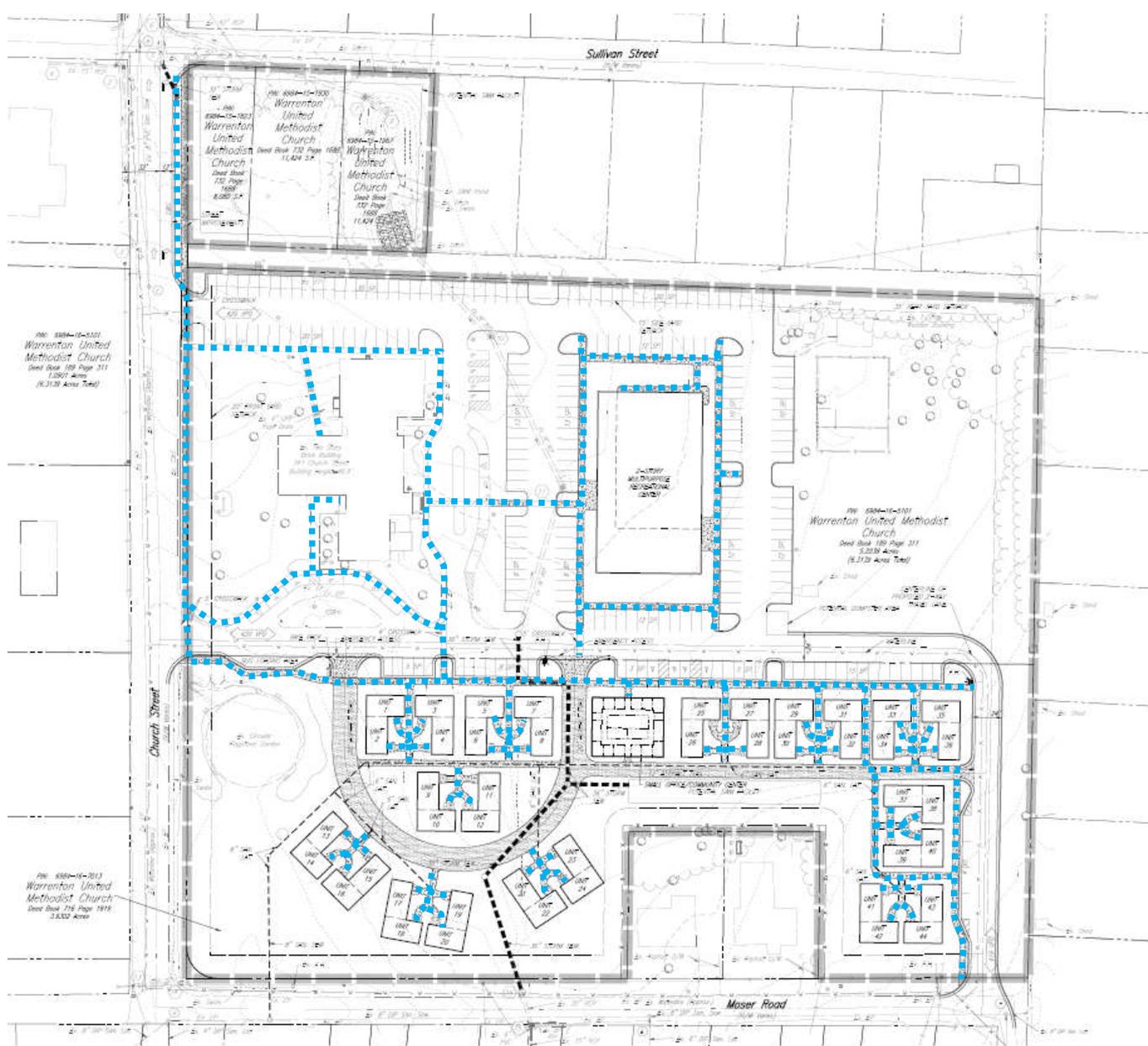
HOUSING ELEVATION



PHASE II ILLUSTRATIVE PLAN

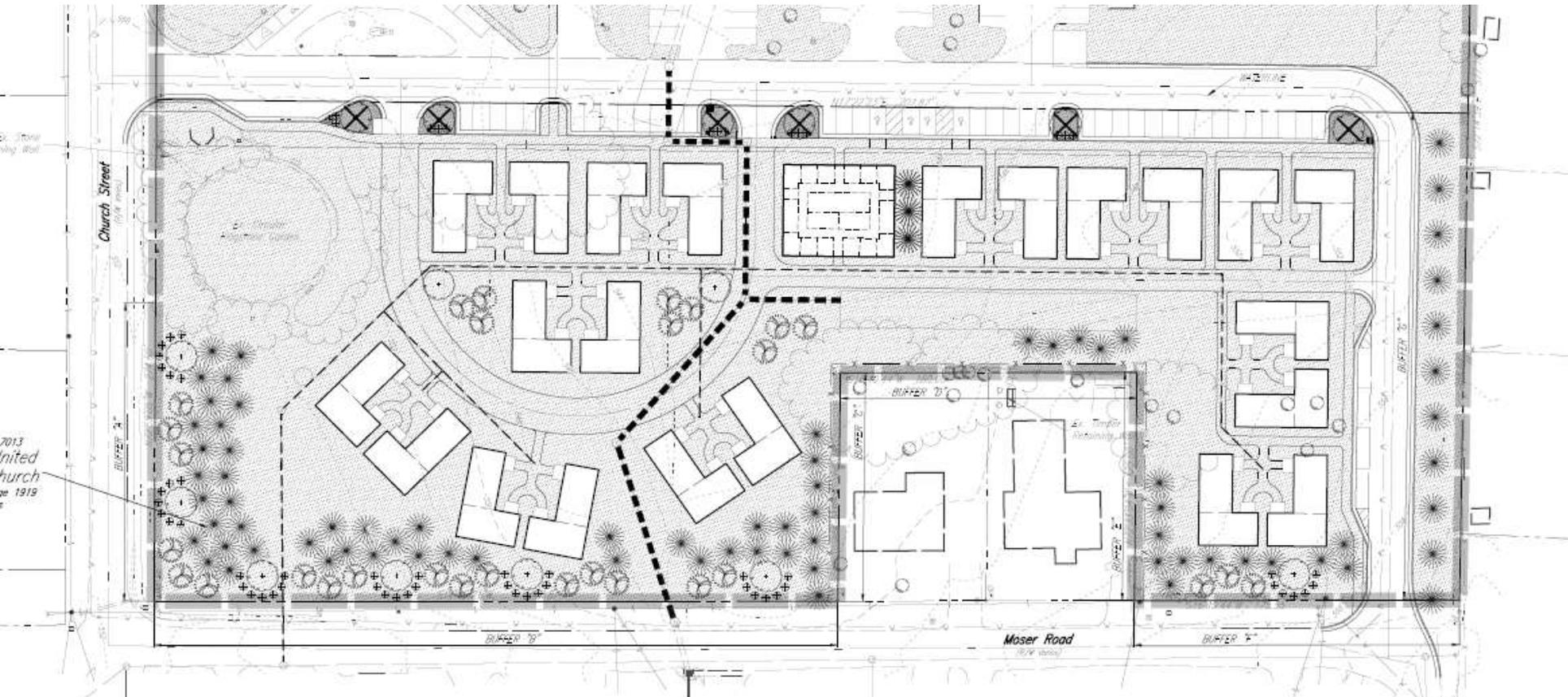


MULTI PURPOSE RECREATIONAL CENTER



PEDESTRIAN CONNECTIVITY

-  LARGE/CANOPY DECIDUOUS TREES
-  ORNAMENTAL DECIDUOUS TREES
-  LARGE EVERGREEN TREES
-  SHRUBS
-  DENOTES TREES COUNTING TOWARDS INTERIOR PARKING LOT LANDSCAPING



PHASE I LANDSCAPE PLAN



ILLUSTRATIVE PLAN

- Proffer #2.a.i. – clarification on the unit
 - 22 two-family residential dwelling units (44 dwelling units total)
- Proffer #2.a.v. – barrier crime screen as defined by Virginia State Code, as requested
- Proffer #2.b. – Small Office / Community Center
 - Amenities “shall” include instead of “may”
 - Timing tied to Site Development Plan for units
- Proffers #9, previously 10 and previous #11 – removed as requested in comments

THANK YOU

August 27, 2024

PLANNING COMMISSION WORK SESSION

Table 5.1: Residential Water Demands per Unit

Residential	Water Demand per Unit (GPD)
Single-Family (units)	300
Multifamily (units)	300
Apartment (units)	300
Townhouse (units)	300
Senior Home (units)	100
Hotel (rooms)	100

