

Staff Analysis

This analysis is based on the Comprehensive Plan and Zoning Ordinance. The standards/analysis tables in the sections below contain the criteria for Planning Commission and Town Council consideration of Special Use Permits, per Article 11-3.10.3.

Request

The Applicant is requesting a Special Use Permit (SUP) to expand the existing Home Depot to provide undercover storage for rental equipment with a reduction in 29 existing parking spaces, of which 14 are located on the south side of the existing garden center and 15 are located on the north side of the building. The Applicant continues to meet all required parking requirements. The Applicant is also requesting to exceed the six foot fence height requirement as part of the SUP application to allow for ten feet CMU walls to support the canopy. The approximately 15.4797 acre parcel is owned by HD Development of Maryland, Inc. Located at 267 Alwington Boulevard, the parcel is zoned Commercial and designed in Plan Warrenton in the Makers and Greenway Character District. GPIN 6983-57-1258-500

The following table summarizes the area characteristics (see maps in Attachment A):

Direction	Land Use	Future Land Use Map Designation	Zoning
North	Commercial – Appleton Cambell	Public – Semi Public	Commercial
South	Vacant/Planned PRD	Unassigned	PRD
East	Commercial Retail - Walmart	Greenway and Makers	Commercial
West	Vacant/Planned PRD	Unassigned	PRD

The site is occupied by an existing Home Depot retail use that was boundary line adjusted into the Town of Warrenton after Fauquier County approved the Site Development Plan in the early 2000s. The Applicant is now coming before the Town for a Special Use Permit to allow for undercover storage for rental equipment per Zoning Ordinance Article 3-4.10.3.



Example of rental equipment on trailers at the Chantilly, VA location.



Comprehensive Plan Future Land Use Analysis

The Plan Warrenton 2040 Future Land Use Map designates the subject property as Greenway and Makers Character District use. This designation is for *the maximization of industrial areas for maker space with a food and arts focus, to create connective elements to the greenway, and to enhance gateway form and function.*

Standard	Analysis
<i>Whether the proposed Special Use Permit is consistent with the Comprehensive Plan.</i>	This use is consistent with an existing use and the economic development goals of Plan 2040.
<i>The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.</i>	The proposed undercover storage located on the north and south sides of the building will have no impact on adjacent properties.

Staff Findings

The Applicant seeks to modify an existing use by converting existing parking spaces with minor land use impacts. Plan Warrenton 2040 speaks to supporting existing businesses in Town and maintaining a commercial hub within the Greenway and Makers Character District.

Zoning Analysis

The legislative intent of the Commercial District is “*to encourage the logical and timely development of land for a range of commercial and mixed use purposes in accordance with the objectives, policies, and proposals of the Comprehensive Plan; to prohibit any use which would create undue impacts on surrounding residential areas; and to assure suitable design to protect the residential environment of adjacent and nearby neighborhoods. It is further declared to be the intent of this district to limit traffic congestion, overcrowding of land, noise, glare, and pollution, so as to lessen the danger to the public safety, and to ensure convenient and safe pedestrian access to and from commercial and mixed use sites as well as between adjacent commercial and mixed use sites. The protective standards contained in this Article are intended to minimize any adverse effect of the commercial district on nearby property values and to provide for safe and efficient use of the commercial district itself.*”

Standard	Analysis
<i>The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area.</i>	Applicant states the proposed use does not generate any additional noise beyond what is already operating at the site. All non-residential uses must meet the noise standards under Article 9-14.2. No change of use is proposed.

Attachment B – Staff Analysis

Standard	Analysis
<i>The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of this Ordinance.</i>	There are no proposed lighting fixtures. Proposed signage is limited to parking signs in the rental equipment stalls. Signage shall meet Article 6, Sign Regulations and will be addressed during the site plan amendment.
<i>The location and area footprint with dimensions (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood.</i>	The Special Use Permit Plan outlines the location and footprint of the undercover storage. The walls are proposed to be 10' high and made of CMU with brick to match the existing building façade.
<i>The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.</i>	The site contains landscaping and buffers from adjacent properties. Staff identified gaps in the screening that the Applicant's Special Use Permit Plan and draft Conditions of Approval seek to address.
<i>The timing and phasing of the proposed development and the duration of the proposed use.</i>	The Applicant indicates Phase 1 will address the needed "ancillary use" to address current outdoor storage violations. Phase 2 will install the rental equipment component.
<i>Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.</i>	According to the Applicant, the proposed application seeks to offer a community resource for the convenience of the public.
<i>Whether, in the case of existing structures proposed to be converted to uses requiring a Special Use Permit, the structures meet all code requirements of the Town of Warrenton.</i>	Any new structures will be required to meet current codes.
<i>The location, character, and size of any outdoor storage.</i>	The undercover storage will consist of converting 14 existing parking stalls, approximately 2,520 square feet, on the south side of the building. The 15 existing parking stalls on the north side of the building will be converted for rental equipment.
<i>The location of any major floodplain and steep slopes.</i>	This is a developed site with no proposed change in grading or impervious area.
<i>The location and use of any existing non-conforming uses and structures.</i>	There are no known existing non-conforming structures at this location.
<i>The location and type of any fuel and fuel storage.</i>	There is no fuel storage inside the building. There are no proposals to move the locations of the existing outdoor fuel storage area.
<i>The location and use of any anticipated accessory uses and structures.</i>	There are no proposed accessory uses or structures beyond the proposal.

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Standard	Analysis
<i>The area of each proposed use.</i>	The proposed area is designated on the Special Use Permit Plan as the rental equipment and rental trucks will reside in a proposed 2,700 square foot area that will take up 15 existing parking stalls on the north side of the building. The outdoor storage on the south side of the building will be in a 2,520 square foot area that uses 14 existing parking stalls.
<i>The location and screening of parking and loading spaces and/or areas.</i>	The parking and loading are existing on the site with no proposed modifications. The draft Conditions of Approval provide language to ensure the landscaping and buffer requirements are met at time of site plan.
<i>The location and nature of any proposed security features and provisions.</i>	No additional security measures are proposed beyond what currently exists on the property.
<i>Any anticipated odors which may be generated by the uses on site.</i>	The site must remain in compliance with Article 9-14.5 regarding the control of odors. Additionally, the rental equipment will remain trailered on site. It is not intended to be turned on or operated on site.
<i>Refuse and service areas.</i>	Applicant states the existing waste management will remain.
<i>Whether the proposed Special Use Permit will result in the preservation or destruction, loss or damage of any significant topographic or physical, natural, scenic, archaeological or historic feature.</i>	The site is already developed. The Applicant is not proposing any modifications to the property accept the reuse of existing parking spaces.
<i>The effect of the proposed Special Use Permit on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality. The location of any major floodplain and steep slopes.</i>	The site is already developed. The Applicant is not proposing any modifications to the property accept the reuse of existing parking spaces.
<i>The glare or light that may be generated by the proposed use in relation to uses in the immediate area.</i>	The property must meet the Zoning Ordinance lighting requirements. In addition, a draft Condition of Approval addresses potential LED lighting.

Staff Findings

Draft Conditions of Approval address LED lighting, landscaping and buffering, refuse, and signage to ensure the site is properly screened with limited impacts.

Transportation and Circulation Analysis

The primary transportation and circulation goal for the Town of Warrenton is “To encourage the development of a safe, efficient and multi-modal transportation system for the movement of people, goods and services, in and around the Town that is consistent with the historic fabric, land use pattern and expected future fiscal needs of the Town.” The Transportation and Circulation section of the Comprehensive Plan sets out policies and objectives that work to further this goal. The section includes recommendations addressing improvements for pedestrian use, new street connections, parking and sidewalks, trails, cost sharing, traffic calming techniques, safety, and signage.

<u>Standard</u>	<u>Analysis</u>
<i>The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety, efficient traffic movement and access in case of fire or catastrophe.</i>	The Applicant provided a turn analysis to demonstrate how the rental equipment would enter the covered parking bays. The Application does not impact off-site traffic circulation, emergency access, or pedestrian safety.
<i>Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.</i>	The Applicant stated the proposal seeks to address the public convenience by providing this rental service.
<i>Whether the proposed use will facilitate orderly and safe road development and transportation.</i>	This Application does not require a Transportation Impact Analysis.

Staff Findings

The proposed use will add rental equipment on trailers to the transportation pattern. Since Home Depot is an existing, developed property with current customers, the additional traffic will be negligible. The Applicant provided a turn analysis to demonstrate how the rental equipment is able to maneuver the existing drive aisles to enter and exit the parking bays. The draft Conditions of Approval include a provision prohibiting any rental equipment from being stored on site anywhere except in the undercover parking bays.

Community Facilities and Environmental Analysis

Plan Warrenton 2040 outlines Community Facilities goals and Environmental goals by stating:

- Green infrastructure and sustainability are incorporated into community facilities to promote energy efficiency and environmental protections.
- Ensure healthy, safe, adequate water and wastewater services.
- Preserve, enhance, and protect the environmental, scenic, and natural quality of the Town

Attachment B – Staff Analysis

<u>Standard</u>	<u>Analysis</u>
<i>Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control.</i>	The proposed expansion is required to meet all applicable building and fire safety codes.
<i>Whether the proposed Special Use Permit will be served adequately by essential public facilities, services and utilities.</i>	The site is currently served by Town services and utilities.
<i>The location of any existing and/or proposed adequate on and off-site infrastructure.</i>	The existing infrastructure will not be modified or impacted.

Staff Findings:

The Application proposal does not propose to block emergency service access and is currently served by Town public water and sewer.

Economic Resources Analysis

An economic goal of Plan Warrenton 2040 is to promote a diverse, equitable stable tax base while preserving the character of the community.

<u>Standard</u>	<u>Analysis</u>
<i>Whether the proposed Special Use Permit use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.</i>	The proposed use will positively contribute to the tax base by establishing rental equipment opportunities.
<i>The number of employees.</i>	The Applicant indicated this use may add 2-3 employees to the existing Home Depot employment base.
<i>The proposed days/hours of operation.</i>	The current operating hours are Monday – Sunday 6:00 AM – 9:00 PM.

Staff Findings:

The existing use provides both tax and employment opportunities to the Town of Warrenton.