



Town Council Work Session
SUP 2022-05 Warrenton Village Center
Mixed Use
July 9, 2024

Special Use Permit Application

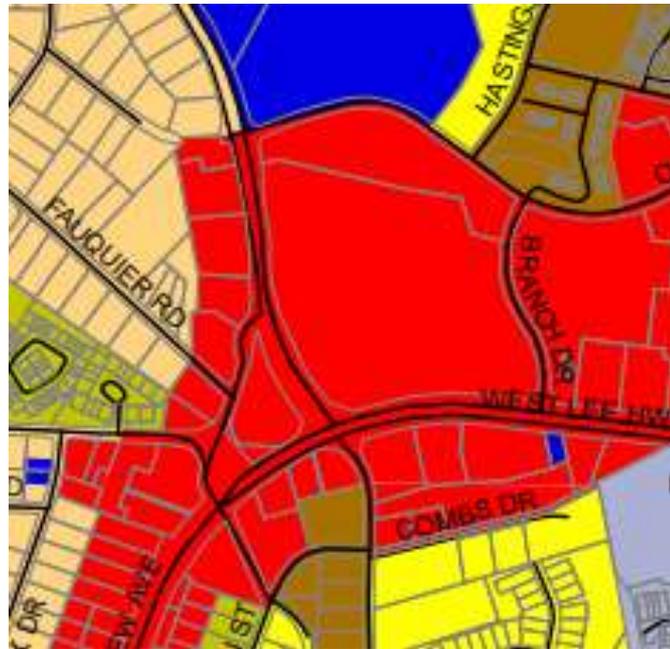
- **GPINs:** 6984-20-7247-000/6984-29-6753-000
- **Property Owner:** Warrenton Center LLC/Jefferson Associates LP
- **Representative:** Jess Achenbach, NewCastle Development Partners
- **Zoning:** C (Commercial)
- **Comprehensive Plan:** New Town Character District
- **SUP** to allow for mixed use development on approximately 29.05 Acres
- Maximum 386 Residential Dwellings
 - 320 Rental Apartments 1-3 BD
 - Approximately 34 2 over 2
 - Approximately 32 Townhomes
 - 10% Affordable Dwelling Unit

Location



Adjacent Land Uses

Zoning Map



- Existing Commercial
- Public/Semi Public School
- Senior Care Apartments

Zoning Districts

- R-15
- R-10
- R-6
- RT
- RMF
- RO
- PSP
- C

Future Land Use Map



Plan Warrenton 2040

- Walkability Audit & Complete Streets
- 10 Guiding Principles
 - Discernible Center
 - Connected Sidewalks, Street Trees, Lighting
 - Buildings close to the street
 - Parking behind buildings
 - Variety of Dwelling Types
 - Park/Trail/Activity Center ½ mile radius
- Broadview = Gateway
- Lee Highway = Boulevard
- Oak Springs Drive/ Branch = Neighborhood



New Town Warrenton District

With large lots, direct access from Route 29, and high visibility, this district could be a location for a signature office/jobs center; with greater intensity of mixed use and strong live, work, and play options. A mix of uses could be organized around an internal street network and public amenities, such as civic spaces, parks, green space, and public gathering areas.

Three PC Work Sessions



Full site Design



Schools



Traffic Impact Analysis/Transportation



Walkability/Bicycle/Grid Connections



Open Space/Historic Resources/Public Amenities



Affordable Dwelling Units



Water and Sewer



Plan Warrenton 2040

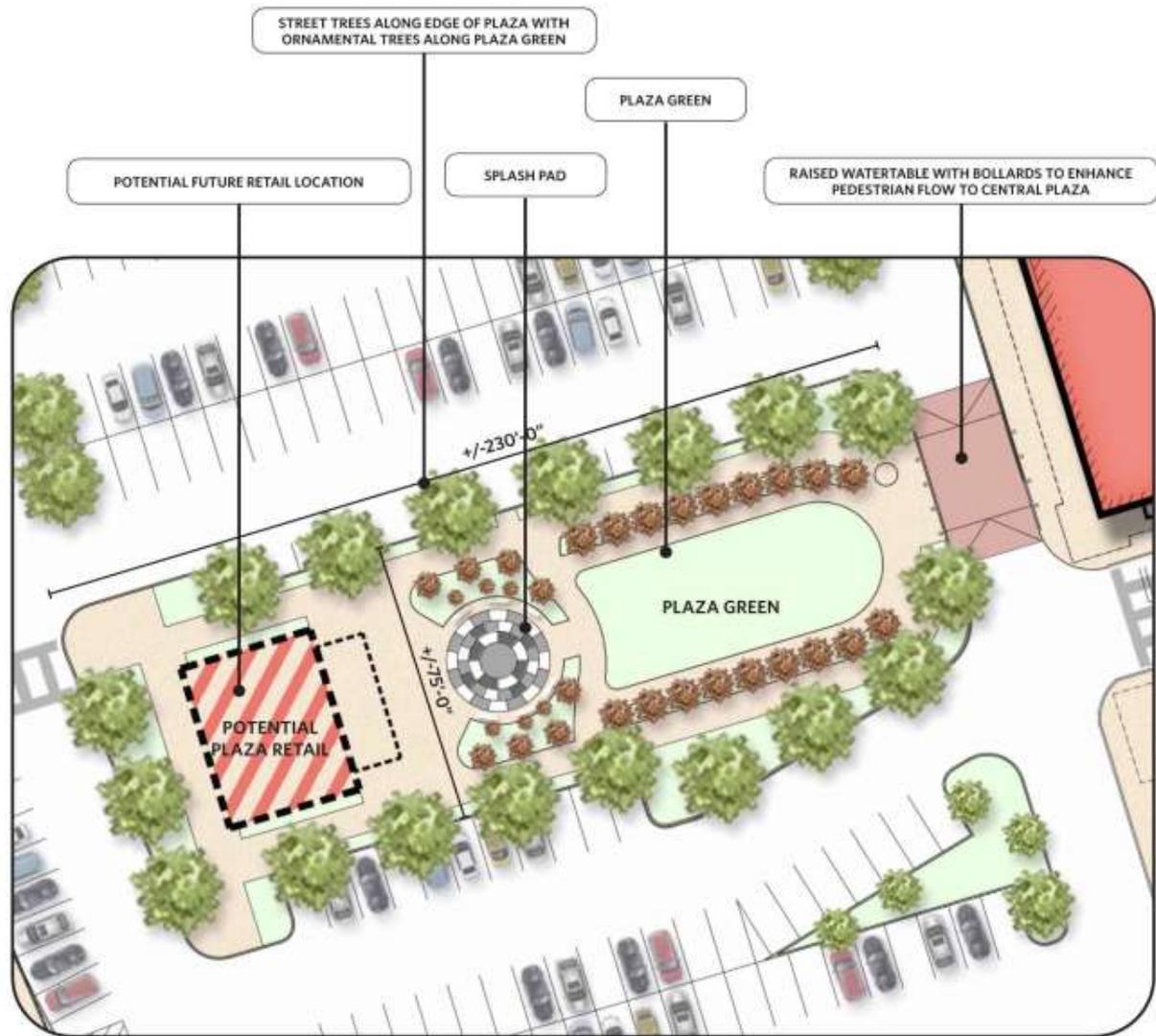
Proposal

Proposal Includes

- BLOCK 1 - 320 Apartments 1-3 BD, 4 story parking garage
- BLOCK 2 – 26 Townhomes 3 story
- BLOCK 3 - 34 2 over 2 4 story, 6 Townhomes 3 Story garage
- 10% Affordable Dwellings at 80%; 10 at 70%; 5 at 60%
- Central Plaza
- Dog Park
- Pedestrian Connectivity/Crosswalks
- Hastings Lane Extension



Central Plaza



ENLARGED CONCEPTUAL CENTRAL PLAZA PLAN

SCALE 1"=20'-0"



Elevations

5/31/2024

VS

2/13/2024



Requested Modifications and Waivers

- Increase in maximum density
- Broadview Avenue Setbacks
- Side and Rear Yard Setbacks
- Decrease Buffers between Commercial and Residential Uses
- Building Heights; plus along Oak Springs and Broadview
- Allow Retaining Walls over Six Feet

Planning Commission Recommendation

- June 18, 2024 Public Hearing
- 12 Citizens Spoke
- Voted 4-0-1 (Ainsworth Absent) Recommend Approval with Conditions of Approval

Draft Conditions of Approval

- Block 1, 2, or 3 in any order with triggers
- Elevations for 2/14/24 and 5/31/24
- Parking Garage South Facing Screening
- National Green Building Standard
- Prohibited Materials
- Signage and Lighting
- Refuse and Site Maintenance

Draft Conditions of Approval

- Affordable Dwelling Units 25 Years
 - 10% in each block at 80% AMI
 - Additional 10 in Block 1 70% AMI
 - Additional 5 in Block 1 60% AMI
 - Multifamily Tax Subsidy Program VA Housing
 - Similar architecture/fixtures
 - Warrenton/Fauquier Resident Preference
 - Condo Sale Provisions

Draft Conditions of Approval

- Transportation
 - Parking Garage
 - Sidewalks
 - Crosswalks on Oak Springs
 - EV Charging Stations
 - Modified Alley
 - Loading and Unloading

Draft Conditions of Approval

- Waivers and Modifications
 - Article 2-6.1 allow for increased density for 386 units/13.28 units per acre
 - Article 3-4.10.4 decrease Broadview Avenue front yard setback to 14', side/rear yard setback to 0'
 - Article 8-8.5 decrease buffer width commercial and residential to 0', decrease rear buffer for residential uses from public ROW to 14'
 - Article 2-20 Increase heights Block 1 54' Oak Springs Drive, Block 1 36' Broadview Ave, Block 2 36', Block 3 45'
 - Article 3-4.4.5.3 Allow TH grouping from 6 to 7
 - Article 2-19 Allow retaining walls and fences over 6'

Next Steps

- Hold Work Session
 - Applicant to Speak to Application Details
 - Subject Matter Experts on Transportation, Water and Sewer
- August Public Hearing



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