



Office of the Town Manager
Frank Cassidy

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STAFF REPORT

Council Meeting Date:	July 9 th , 2024
Agenda Title:	Rezoning REZN-23-021163, Wargo Properties, LLC (Owner/Applicant) – Wargo Property
Requested Action:	Initiate Amendment of Tri-Party Agreement
Department / Agency Lead:	Public Utilities
Staff Lead:	Steven Friend, Staff

EXECUTIVE SUMMARY

Wargo Properties, LLC is requesting to amend the zoning (“rezone”) of PIN 6984-95-2640-000 from R-1 to R-4. Rezoning the subject parcel will allow an increase in residential lot density from the existing one (1) allowable dwelling to a total of six (6) dwellings, similar and compatible with the adjacent properties, particularly Millfield Subdivision and White’s Mill. This increase to density was not part of nor factored into the most recent 2022 capacity study that was completed by staff and WRA.

BACKGROUND

Currently the property is zoned R-1 (Residential District, 1 Dwelling Unit/Acre) and consists of one (1) owner-occupied single-family residence and detached garage, once rezoned, the applicant proposes that the subject parcel will be subdivided into six (6) – 10,000 SF (minimum) single-family residential lots as shown on the attached Conceptual Subdivision Plan.

The proposed subdivision will be developed in accordance with all R-4 zoning district requirements.

STAFF RECOMMENDATION

Due to not being factored into the capacity study staff recommend that any request to amend the Tri-Party Agreement or additional service requests be thoroughly vetted prior to any approval that would increase density. At this time staff recommends that any increase in density be postponed until all modernizations to the facilities and a system wide capacity study is completed.

Service Level/Collaborative Impact

Adoption of rezoning will increase the density of allowable homes increasing the demand of water, sewer, infrastructure maintenance, and meter reads.

Policy Direction/Warrenton Plan 2040

Community Facilities Goals
CF-4 Ensure healthy, safe, adequate water and wastewater services.

Fiscal Impact

Cost association in relation to added water and wastewater treatment, infrastructure and meter maintenance, and utility billing.

Legal Impact

Review of Tri-Party Agreement

ATTACHMENTS

1. Statement of Justification
2. Concept Development Plan
3. Tri-Part Modification Letter Request
4. Related Emails