



TOWN OF WARRENTON

Department of Community Development

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MEMORANDUM

TO: Mayor Nevill and Members of Town Council
FROM: Rob Walton, Zoning Administrator
DATE: March 9, 2021
SUBJECT: Oak Street Subdivision Waivers – ZNG 2020-0172

I. Summary:

- A. Applicant/Owner: Rodeo Oak Properties, LLC
- B. Representative: Robert N. Springer
- C. Request: Waivers, variations and/or exceptions to the Town Subdivision Ordinance pursuant to Section 2.7 for the creation of a six (6) lot subdivision. The request is for waivers of four Subdivision Ordinance sections to allow for a dead-end private street.

Subdivision Ordinance Section	Required	Request
4.2.9	50 foot right of way for public street. 30 foot right of way for private street (waiver required).	40 foot right of way, with 26 foot constructed width face of curb to face of curb.
4.2.10	Cul-de-sacs are prohibited unless waived or in the Comprehensive Plan. Approved cul-de-sacs must be no longer than 700 feet and have a permanent turn-around.	Alternative turnaround terminus (hammer head) per PFM Drawing No. R-12.
4.2.1	Street connection to adjoining subdivisions (Warrenton Boulevard and Moffett Manor Apartments).	Provide a pedestrian access point, to Moffett Manor Apartments and a

Subdivision Ordinance Section	Required	Request
4.2.3	Proposed streets in a subdivision must be extended to the boundary lines of such adjacent property. Temporary turnaround must be provided at the ends of such streets, by means of temporary easements or otherwise.	right-of-way reservation to Warrenton Boulevard, instead of a road connection to Moffett Manor Apartments.

- D. Site Location: The site is located at 50 Oak Street (see maps in Attachment A). The site is identified as GPIN 6983-13-9896-000.
- E. Comprehensive Plan: The site is designated Public/Semi-Public Non-Intensive and Low Density Residential in the Comprehensive Plan.
- F. Zoning: The site is split-zoned R-10 and R-6 Residential.
- G. Surrounding Land Uses:

Direction	Zoning	Current Land Use
North	R-10/R-6	Single Family Detached Homes
South	Residential Multi-Family	Apartments
East	R-10	Single Family Detached Homes
West	Public/Semi Public	Warrenton Middle School

II. Outstanding Issues:

The proposed subdivision will require a Final Plat application.

III. Overview:

This is a request to waive Subdivision Ordinance requirements to allow for the construction of a private street with an alternative turnaround terminus. Private streets require a waiver from Town Council and must have a 30 foot minimum right of way. The proposed private road easement will be 40 feet in width, 10 feet larger than required for private streets, and will have a constructed pavement width of 26 feet. The paved road width of the publicly maintained portion of Oak Street is currently 11 ½ feet. A Homeowner's Association will be created to maintain the proposed road. The application also justifies the private street due to the low density housing proposed (2.3 DU/Acre) and limited traffic generation (60 – 80 VPD). The proposed six (6) to eight (8) subdivision lots range in size from 10,115 square feet to 27,036 square feet, resulting in an overall

development density less than maximum permitted considering the minimum lot size ranges from 6,000 to 10,000 square feet.

Instead of providing road connections to the adjoining properties, as required by the Subdivision Ordinance, the applicant proposes an alternative turnaround (hammer head) along with a pedestrian access easement to Moffett Manor and a private street easement to Warrenton Boulevard. The alternative turnaround is requested due to topographical challenges associated with creating the road connections, as well as the developed nature of the adjacent properties. The subdivision will provide sidewalks along both sides of the private road, as required by the Subdivision Ordinance.

IV. Staff Recommendation:

On February 16, 2021, the Planning Commission recommended approval with a 5-0-1 vote. Staff recommends the Town Council hold a public hearing and approve the application with Conditions (Attachment B).

V. Suggested Motions

1. I move that the Town Council approve ZNG 2020-0172 to waive Subdivision Ordinance Sections 4.2.1, 4.2.3, 4.2.9, and 4.2.10 to allow for the creation of a dead-end private street, reduced right-of-way width, and an alternative turnaround design subject to the conditions dated March 9, 2021.

OR

2. I move that the Town Council defer ZNG 2020-0172 to the next Town Council Regular Meeting.

OR

3. I move that the Town Council deny ZNG 2020-0172 for the following reasons: [Insert].

OR

4. I move an alternative motion.

VI. Attachments

- A. Area Maps
- B. Proposed Conditions of Approval
- C. Waiver Application

- D. PW Comments
- E. Planning Commission Minutes