

### Staff Analysis

This analysis is based on the Comprehensive Plan, Zoning Ordinance, and review comments by Town Departments and Town Technical Transportation Advisor. The standards/analysis tables in the sections below contain the criteria for Planning Commission and Town Council consideration of Special Use Permits, per Article 11-3.1.3.

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

Direction	Land Use	Future Land Use Map Designation	Zoning
North	Popeyes Louisiana Kitchen	Re-Planned Commercial	Commercial
South	Advanced Auto Parts	Re-Planned Commercial	Commercial
East	Wendy's/Trusted Auto Care	Re-Planned Commercial	Commercial
West	Residential	Low Density Residential	R-15

#### **Comprehensive Plan Future Land Use Analysis**

The Comprehensive Plan is very detailed in multiple sections regarding the treatment of Broadview Avenue, transportation improvements, walkability, established neighborhoods, the saving of trees, sign treatments, economic development, and design. These high-profile parcels are located at a key intersection along a heavily traveled corridor that borders residential on its rear boundaries.

The 2020 Comprehensive Plan labels this parcel in the Future Land Use Map as Re-Planned Commercial. This designation calls for the encouragement of the older commercial areas *to be re-planned to provide pedestrian-oriented streetscapes with parking behind buildings, interparcel connections, access and buffers between neighboring residential neighborhoods and in certain cases, on-street parking.*

In the 2020 Comprehensive Plan, there is extensive focus on design policies and guidelines that further the Town's goals of promoting a visually pleasing environment and preserving scenic views, "small town" atmosphere, and landscape character. Modern economic and cultural forces that can conflict with the historic character and "*reduce the visual distinction of Warrenton in relation to other communities*" influence trends in new development.

Thus, the Comprehensive Plan seeks to address these potential conflicts by encouraging newer development to incorporate the historic pattern and scale of Old Town "*to guide the character of new architecture and urban design efforts for newer areas of Town.*"

Standard	Analysis
<i>Whether the proposed Special Use Permit is consistent with the Comprehensive Plan.</i>	The Special Use Permit shows no alteration to the existing site exterior.
<i>The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.</i>	The proposed use is within an existing shopping center. The adjacent uses include a veterinary clinic and a vacant tenant space previously used by a bowling alley.

### **Proposal's Strengths**

- The Application has provided for noise mitigation through interior soundproofing to help address off-site impacts of the use on the neighboring residential development.

### **Proposal's Weaknesses**

- None identified.

### **Zoning Analysis**

The legislative intent of the Commercial District is “to encourage the logical and timely development of land for a range of commercial 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 sites as well as between adjacent commercial 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 location and area footprint with dimensions, nature, and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood. The location, character, and size of any outdoor storage, accessory uses and structures, and refuse and service areas.</i>	No new construction nor alteration is proposed.  Dog Waste Depot is to be utilized for waste management. No outside refuse or service areas noted in the application.
<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>	No changes in site lighting are proposed. Any changes to fixtures would require conformance to current lighting standards. Any new fixtures must be fully shielded and full cutoff. No sign is proposed at this time. Any future sign will require permits in accordance with the Zoning Ordinance.
<i>The location and use of any existing non-conforming uses and structures.</i>	None noted in the application. Adjacent parcels for Warrenton Plaza appear to have non-conforming apartments on the second floor of the building.

### **Proposal's Strengths**

- The Application provides independent solid waste removal mitigating impact on public waste system.

### **Proposal's Weaknesses**

- None identified.

### Natural Environment Analysis

The Natural Environment section of the Comprehensive Plan Environment Plan sets out policies and objectives that further the Town’s goals to (1) enhance the Town’s aesthetic character through preservation of significant natural features and vistas and through landscaping and tree planting; (2) preserve the visual and ecological value of the Town’s significant natural resources, including floodplains, steep slopes and mature vegetation; and (3) preserve the scenic, rural views from within the Town to the surrounding areas.

This section includes recommendations relating to: the preservation of usable open space, conservation of natural resources, promoting the use of existing topography, minimization of existing tree cover loss, promotion of additional landscaping, incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil issues, enhancement of surface and groundwater quality, limitations on impervious surfaces, and limitations on excessive outdoor lighting and noise levels.

Standard	Analysis
<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>	This is a fully developed site that will not alter any existing exterior elements. No significant topographic, physical, historic or other features have been identified on this site.
<i>The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.</i>	No changes to the site are proposed. Conformance with current landscaping requirements is triggered with site development plans and the enlargement of any parking lot. A waiver of site development plan approval has been submitted for the subject use.
<i>The proposed use of open space. The location and screening of parking and loading spaces and/or areas.</i>	Use is proposed in an existing development. No changes to the exterior open space is proposed.
<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>	No sensitive lands noted on site.
<i>The glare or light that may be generated by the proposed use in relation to uses in the immediate area.</i>	No changes to exterior lighting are proposed.
<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. Any anticipated odors, which may be generated by the uses on site.</i>	Soundproofing panels are proposed to be installed on existing walls.

### Proposal’s Strengths

- The Application provides for soundproofing to mitigate noise pollution to adjacent neighborhood.

### Proposal’s Weaknesses

- None identified.

### **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.

<b><u>Standard</u></b>	<b><u>Analysis</u></b>
<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>	No changes are proposed to traffic circulation. Applicant estimated trips is 10 due to the current number of clients. The application hopes the number of clients increases in the future.
<i>Whether the proposed use will facilitate orderly and safe road development and transportation.</i>	No pedestrian crosswalks are seen the current parking lot connecting the building to the sidewalk along Broadview Avenue. No path has been proposed for the dog walking service.
<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 statement of justification notes that the proposed use is needed in Fauquier County.

### **Proposal's Strengths**

- The proposed use generates less transportation impact than the previous use while providing a viable business in an existing commercial space.

### **Proposal's Weaknesses**

- No improvements are proposed for the site to enhance the property.

**On balance**, the Application is for a business to occupy an existing commercial space. The Applicant is a not the property owner who would ultimately be responsible for the redevelopment and improvement to the site.

### **Community Facilities and Services Analysis**

Public community facilities in the Town are provided by the Town, Fauquier County, and other public groups for the benefit of all residents. The availability and quality of these facilities, that include, schools, libraries, hospitals, parks, police and fire and rescue services, are evaluated when people are considering moving into the Town or nearby area. The provision of these facilities adds to the desirability of living in the Town. The Comprehensive Plan's primary community facilities and services goals for the Town of Warrenton are:

1. *To ensure adequate community facilities conveniently located to serve existing and future neighborhoods.*
2. *To provide high quality community facilities and services while maintaining stable taxes commensurate with the developing Town area and within the constraints of the Town's fiscal capacity.*

## Attachment B – Staff Analysis

3. *To continue providing a safe, reliable, and cost-efficient water supply, sewage treatment, and solid waste collection services to all Town residents, and water and sewer services within designated areas of the Town of Warrenton – Fauquier County Master Water and Sewer Agreement.*
4. *To obtain the Town's proportionate share of community services provided by other governments, including a fair and reasonable balance in funding sources for community facilities and services from Town residents, businesses, the County government, the State and Federal governments, and developers.*

Public services are essential to the community structure and quality of life, as well as to long-term economic vitality. They support existing and planned developments and contribute to the health, safety, education and general welfare of Warrenton residents.

<b><u>Standard</u></b>	<b><u>Analysis</u></b>
<i>Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control.</i>	The use is required to meet all building and safety codes.
<i>Whether the proposed Special Use Permit will be served adequately by essential public facilities, services and utilities.</i>	Since there are not physical improvements proposed for the property, there will be no stormwater or erosion control issues with this application.
<i>The location of any existing and/or proposed adequate on and off-site infrastructure.</i>	No site changes proposed. No site plan is on file for the property.

### **Proposal's Strengths**

- The proposed business is located within the commercial corridor with existing infrastructure. In addition, it will employ its own waste removal and is not proposing any modifications to the infrastructure.

### **Proposal's Weaknesses**

- None identified.

**On balance**, this Application is consistent with the Community Facilities and Services goal in the Comprehensive Plan, *"To ensure adequate community facilities conveniently located to serve existing and future neighborhoods."* Final compliance with the Public Facilities Manual and Fire Rescue/Safety concerns will be completed at time of Site Plan submission.

### **Economic Resources Analysis**

The Town of Warrenton seeks to strengthen its economic base through business development and tourism promotion. The goals of the Economic Resources section of the Comprehensive Plan are to:

1. *Maintain the Town's role as the economic and governmental center of Fauquier County.*
2. *Promote and maintain the economic vitality of the historic downtown area.*
3. *Promote a diverse, balanced and stable employment base.*
4. *Promote a stable and healthy commercial tax base that expands in proportion to the residential tax base.*

## Attachment B – Staff Analysis

<b><u>Standard</u></b>	<b><u>Analysis</u></b>
<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 applicant proposes three staff members and 3-4 volunteers.
<i>The number of employees.</i>	Three employees are proposed.
<i>The proposed days/hours of operation.</i>	Hours are noted as Monday through Friday 6AM to 8:30PM and 8:30AM to 6PM on weekends.

### **Proposal's Strengths**

- Service will accommodate need in the Town and County, as suggested by the Application.

### **Proposal's Weaknesses**

- None known.

**On balance**, this is a proposed business in a currently empty commercial structure supporting the Comprehensive Plan Economic Resources section goal to, “*promote a stable and healthy commercial tax base that expands in proportion to the residential tax base.*”

### **Agency Comments**

The following agencies have reviewed the proposal. Individual comments attached:

Planning and Community Development Department  
Public Works and Utilities Department