



TOWN OF WARRENTON

Department of Community Development

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MEMORANDUM

TO: Town of Warrenton Planning Commission
FROM: Kelly Machen, Zoning Administrator
DATE: June 15, 2021
SUBJECT: Spring Lane Street Subdivision Waivers – ZNG 2021-0317

I. Summary:

- A. Applicant/Owner: Authur C. Gunn & Chasey M. Stults
- B. Representative: Johnathan Castellano
- C. Request: Waivers, variations and/or exceptions to the Town Subdivision Ordinance pursuant to Section 2.7 for the creation of a subdivision. The request is for waivers of three Subdivision Ordinance sections to allow for a dead-end public street.

Subdivision Ordinance Section	Required	Request
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.	A dead-end cul-de-sac with a total road length of less than 700 feet.
4.2.1	Street connection to adjoining subdivisions (Conway Grove and Kings Gate).	
4.2.4	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 (Power Trucks USA or 98 Alexandria Pike).	

- D. Site Location: The site is located at 37, 38, and 42 Spring Lane (see maps in

Attachment A). The site includes GPINs 6984-34-9826-000, 6984-34-9893-000, and 6984-44-0899-000.

- E. Comprehensive Plan: The site is designated as Medium Density Residential in the Comprehensive Plan Future Land Use Map.
- F. Zoning: The site is zoned Residential Townhouse (RT).
- G. Surrounding Land Uses:

Direction	Zoning	Current Land Use
North	RT	Single Family Detached Homes & Townhouses
South	Central Business District (CBD)	DMV, Vacant
East	CBD	Power Trucks USA & Office Building
West	RT	Single Family Detached Homes

II. Overview:

This is a request to waive Subdivision Ordinance requirements to allow for the construction of a public street with a cul-de-sac instead of providing road connections to the adjoining properties. The cul-de-sac is requested due to topographical challenges associated with creating the road connections, wetlands/water located on the property, and the developed nature of the adjacent properties. The subdivision will provide sidewalks along both sides of the road and meet public road standards per the Public Facilities Manual.

III. Outstanding Issues:

The request is only for a waiver of subdivision standards for the road connection. However, the concept plan submitted with the waiver request shows lots that will not reflect final subdivision layout and are not to be considered when reviewing the waiver request. Any site plan or final plat submitted for the properties will need to meet all zoning and subdivision ordinance requirements, minus those sections that receive a waiver.

Staff anticipates that the lot layout may change when a site plan is submitted, possibly creating a need for the road location to shift to meet engineering or ordinance requirements. Therefore, the first recommended staff condition requires general conformance of the road location to the concept plan. With this condition, the waiver would need to be amended, with Town Council approval, if the road location needs major changes at time of site plan submission. This would provide Town Council and the

Planning Commission an additional review if major changes to the proposed road location are requested.

In addition, it is understood by the applicant that property boundaries shown in the concept plan are based off an old survey and are incorrect. However, the error in the boundaries does not impact the road location itself, just the concept lots. Any site plan submitted for the properties will need property owner permission.

The other proposed conditions reflect measures to mitigate potential challenges due to the unknown nature of the final subdivision layout. Additional landscaping has been included as a condition per Planning Commission's recommendation at the work session.

IV. Staff Recommendation:

Staff recommends the Planning Commission hold a public hearing and forward the application to the Town Council with a recommendation of approval with Conditions (Attachment B).

V. Suggested Motions

1. I move that the Planning Commission recommend approval of ZNG 2021-0317 to waive Subdivision Ordinance Sections 4.2.1, 4.2.4, and 4.2.10 to allow for the creation of a dead-end public street, subject to the conditions dated June 15, 2021.

OR

2. I move that the Planning Commission forward ZNG 2021-0317 to the next Planning Commission Work Session.

OR

3. I move that the Planning Commission recommend denial of ZNG 2021-0317 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