



Land Planning, Surveying & Site Design

April 15, 2021

Mr. Rob Walton, Zoning Administration
Town of Warrenton
Community Development Department
21 Main Street
Warrenton, VA 20186

Re: Gunn Property
Street Connection Waiver
Fauquier County PIN 6992-98-0809-000

Dear Rob Walton,

On behalf of our client, Mr. Arthur Gunn, we are requesting a waiver of the street connection requirements, as provided for in Article 4, Section 4.2 of the Subdivision Ordinance.

Project Information

The purpose of this project will be a by-right subdivision of the land. A concept plan was developed for this subdivision to show the intent which includes preserving the existing houses and maximizes open space area at the rear of the parcel to honor both the natural drainage way and related environmental resources.

This proposed by-right development is bordered by residential zoning to the west and north and commercial zoning to the east. The property is accessed by Spring Lane, an existing 35' public right-of-way.

Waiver Request

We are requesting a waiver of the following subdivision ordinance requirements:

1. Section 4.2.1 – Waive requirement for access to adjoining subdivisions;
2. Section 4.2.4 – Waive requirement for street extension to boundary lines of adjacent properties;
3. From earlier discussions with the Town, Section 4.2.9 requiring a minimum 50' right-of-way for Spring Lane has been resolved;
4. Section 4.2.10 – Variation or exception to allow dead-end street (cul-de-sac)

Justification

An analysis was conducted of the potential points of connection to adjacent properties. There are two existing residential subdivisions adjacent to this project, Conway Grove and The Reserve at Warrenton Heights. Each potential point of connection has been evaluated and presented in this summary the conclusion of which is there are no reasonable options for a future connection to existing streets in the vicinity of the property.

Waiver of Section 4.2.1 and 4.2.4

All potential access points will impact existing houses on the property which are planned to remain, while also increasing disturbance to potentially environmentally sensitive area of the parcel to the north of the subdivision. There is no benefit to the health, safety and welfare of the public in conjunction with any of these options. The subdivision concept attempts to maximize the preservation of the existing open space and, more importantly, the stream located at the rear of the site. In this instance, the referenced ordinance will not allow the character of the proposed development nor its environmental resources to be preserved].

Westerly Street Connection

Interparcel access to Conway Grove, via future connection to Chelsea Drive or Erin Drive, is not feasible due to the proximity of existing houses and required setbacks. A public or private right-of-way cannot be established on the adjacent residential lots due to the lot size and zoning requirements and the future connection would never be extended, thereby only serving to negatively impact the by-right use of the subject property for no future benefit. Further, a future connection to either of these drives would direct additional adjacent residential traffic through a quiet residential area. There is no discernable benefit in requiring this connection.

Northerly Street Connection

Interparcel connection to the Reserve at Warrenton Heights is also not feasible. The existing access road is privately maintained and the ingress/egress for the existing townhouses was not designed for through traffic. Easements or right-of-way were not provided to the edge of the property line to aid in establishing an interparcel connection. In addition, the connection would require significant fill, crossing a stream and disturbing an area that, under the proposed plan, would otherwise be undisturbed open space and stormwater management. There are numerous physical constraints such as wetlands, a stream, a culvert or bridge crossing, and significant elevation change in conjunction with this route. As such, disturbing this open space is not thoughtful and does not meet the objective of the Town Ordinances and Comprehensive Plan.

A street connection to adjacent property located to the North would also require the existing house to be demolished to realign or extend the roadway to the property line. There is no reasonable benefit in doing so.

Easterly Street Connection

The property owned by SGF Bros Corp is zoned commercial while the subject parcel is residential. If a road were extended to the boundary line of the subject property, the result would be a future street connection to Alexandria Pike, creating an additional intersection between John E Mann Street and Diagonal Street. The future intersection would be staggered from North Street, located directly across Alexandria Pike. This would not meet VDOT/ Town Public Works intersection standards.

A street connection from Spring Lane to Alexandria Pike would not benefit the health, safety, and welfare of the public. Linking residential and commercial uses would not meet the intent of the Town Ordinances and Comprehensive Plan to connect residential neighborhoods to other residential areas. And for commercially zoned areas, the intent of the comprehensive plan is to avoid creation of new strip development areas by connecting commercial properties. Also the applicant intends to keep the existing house on the parcel which further prevents this street connection, as the house would need to be removed to provide for the road alignment and setbacks.

Variation or Exception of Section 4.2.10

A Town compliant turnaround will be provided with the proposed subdivision in accordance with ordinance section 4.2.10. A dedicated turnaround does not currently exist for Spring Lane. This is an improvement in line with the intent of the subdivision ordinance and a variation or exception to the prohibition of dead-end streets is hereby requested. A cul-de-sac with minimum 50' radius, to serve as a dedicated turnaround for both Town and public benefit, is proposed.

Conclusion

The purpose of this project is to preserve the character of the property while creating a by right subdivision of the land. The planned intent of the development is to preserve the existing houses, to maximize open space area at the rear of the parcel and avoid environmental impacts to the extent possible. As such providing interparcel access is not feasible for this project and we request that those requirements, set forth in sections 4.2.1 and 4.2.4, be waived.

In addition, we request a variation or exception of section 4.2.10, to allow the extension of an existing dead-end street (Spring Lane) to be under 700 feet in length with a 50' radius cul-de-sac at its terminus.

We trust that we have provided adequate supporting documentation for this waiver request; however, should you have any questions or need additional information, please feel free to contact CLC at either jonc@carsonlc.com, or by telephone at 540-347-9191.

Respectfully Submitted,

Jonathan Castellano, P.E. Carson Land Consultants, LLC