



**Planning Commission Work Session  
ZMA/CP/SUP 22-1  
Waterloo Junction Mixed-Use  
July 26, 2022**

# Request

## Waterloo Junction Mixed-Use

- 380-394 Broadview Avenue  
(GPIN 6984-18-3915-000, 6984-18-2905, 6984-18-2709, 6984-18-5649, 6984-18-3854, & 6984-18-6837)
- **Applicant:** Farrish Properties
- **Property Owner:** Goal LC & Fog Holdings, LLC
- ZMA to rezone 3 of 6 parcels from R-15 Residential to C - Commercial
- **Comprehensive Plan:** Experience Broadview Character District Underlay
- SUP for mixed-use center with townhouses, apartments, new commercial, and existing restaurant
- CPA to amend 3 of 6 parcels on Future Land Use map from Low-Density Residential to Re-Planned Commercial

## Proposed Location



# Proposal

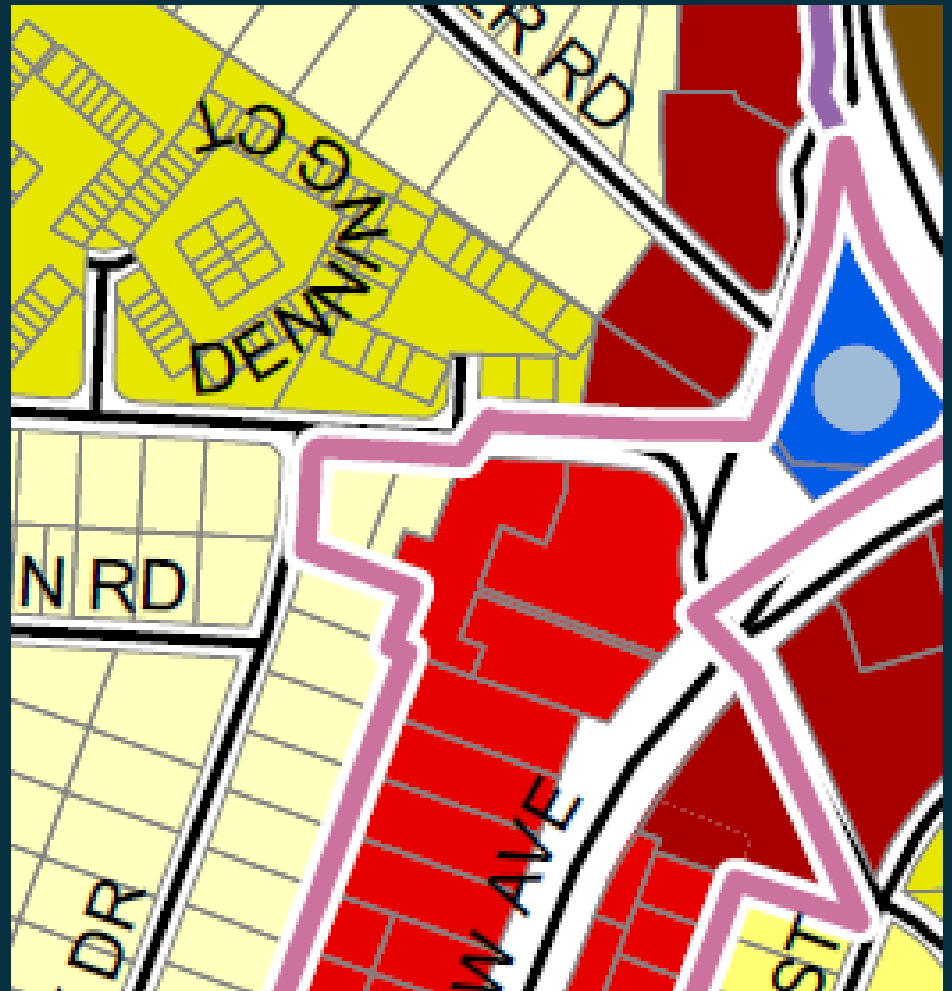
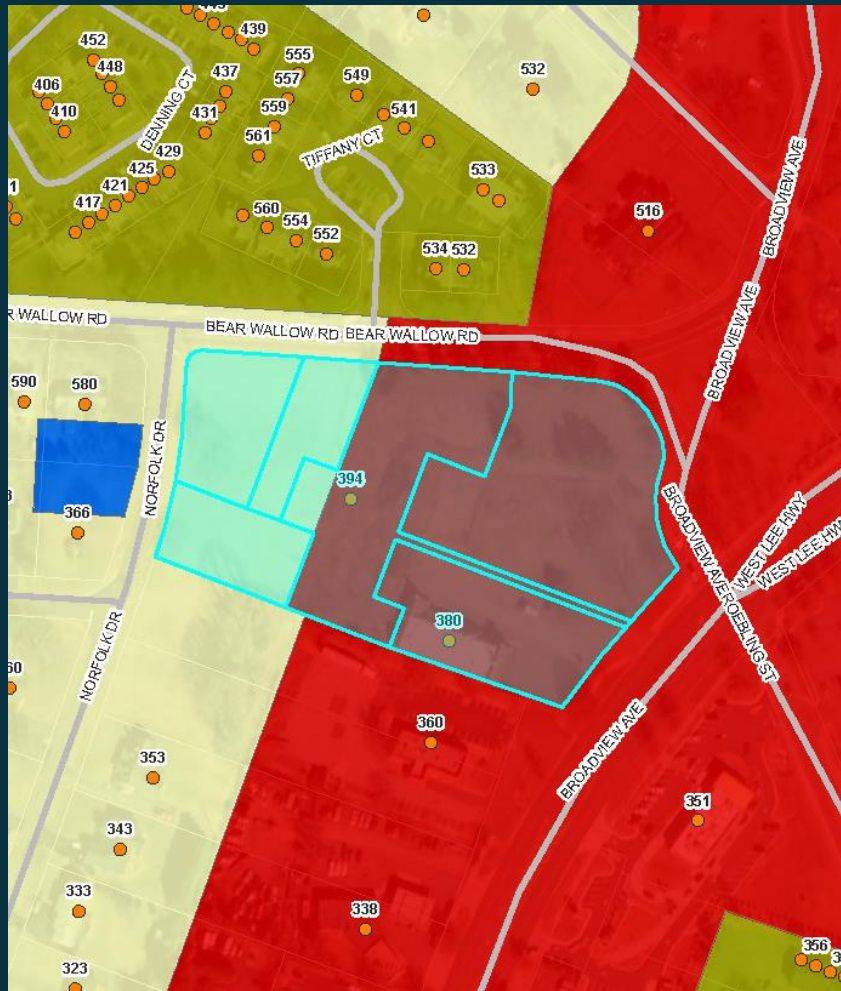
- Mixed-Use Center with:
  - 47 new townhouse garage lots (min 16' width)
  - 6 apartments (ADU for 10% density bonus requirement)
  - New 3,600 SF retail building
  - Existing 7,600 SF restaurant
  - Centrally located park
- Requesting for Town Council Approval:
  - Allow mixed-use for 4.81 acres; less than required 5 acres
  - Increase in residential density allowance for mixed-use
  - Modification to required setback for new commercial building Modification to building lot and yard regulations



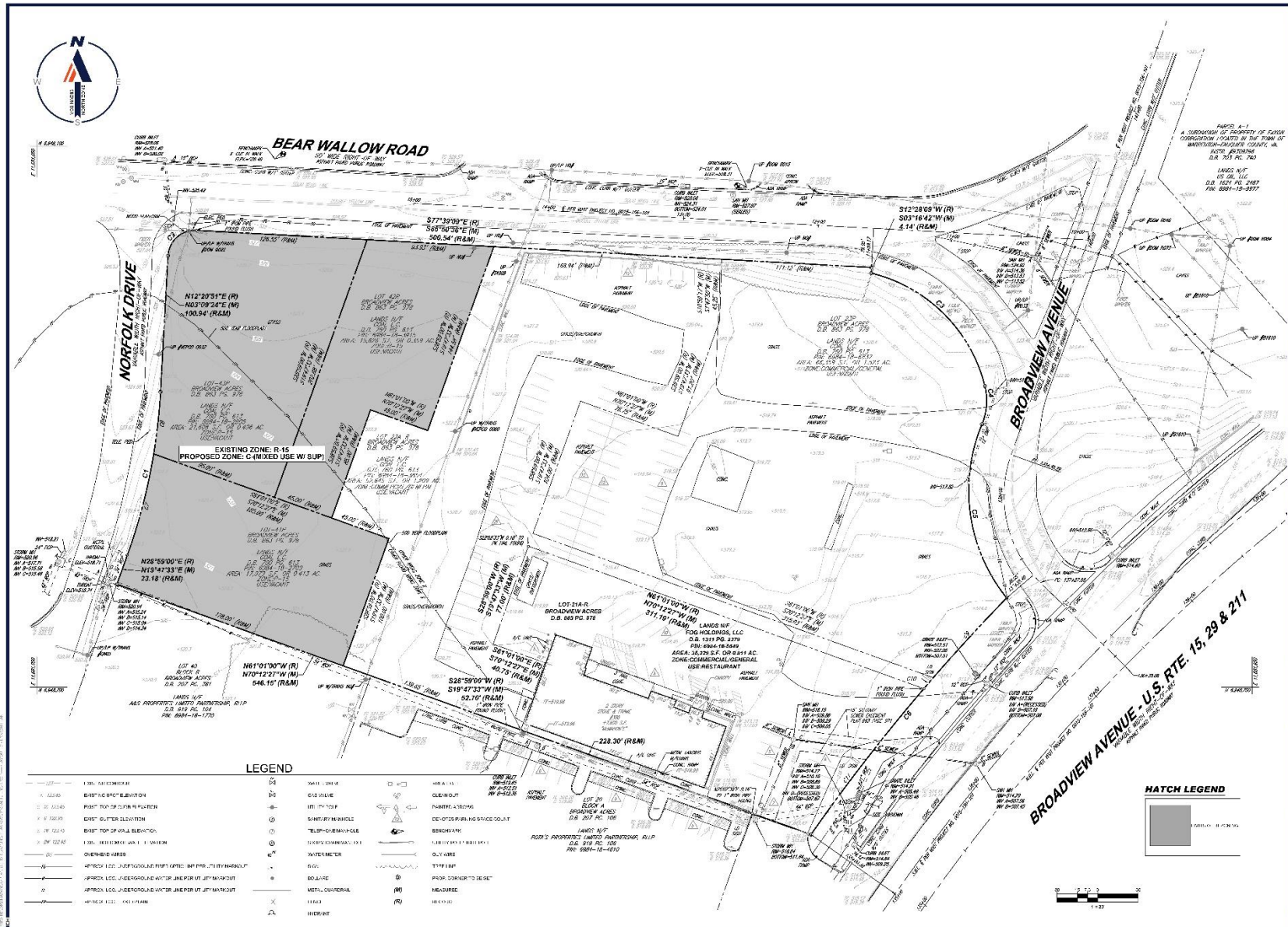
# Adjacent Uses

Zoning Map R-15/C

Future Land Use – Experience  
Broadview District



# ZMA Plan - R-15 to Commercial



**BOHLER**

ENGINEERING

10000 BOHLER DRIVE  
FARMINGTON, VA 22031  
TEL: 540-345-0000  
FAX: 540-345-0001  
WWW.BOHLENG.COM

**REVISIONS**

NO.	DATE	DESCRIPTION	BY	CHKD
1	10/20/20	OWN DOCUMENTS	BOHLER	BOHLER
2	11/20/20	OWN DOCUMENTS	BOHLER	BOHLER

10/20/20

11/20/20

**NOT APPROVED FOR CONSTRUCTION**

1. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE LOCAL GOVERNMENT.

10/20/20

11/20/20

**REZONING PLAN**

FOR

FARRIS PROPERTIES & ACQUISITIONS, LLC

LOCAT ON OF SITE

BROADVIEW AVENUE  
TOWN OF FARMINGTON  
FAULKNER COUNTY, VIRGINIA

10/20/20

11/20/20

**BOHLER**

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10/20/20

11/20/20

**LAND USE/ EXISTING CONDITIONS PLAN**

2

10/20/20

11/20/20

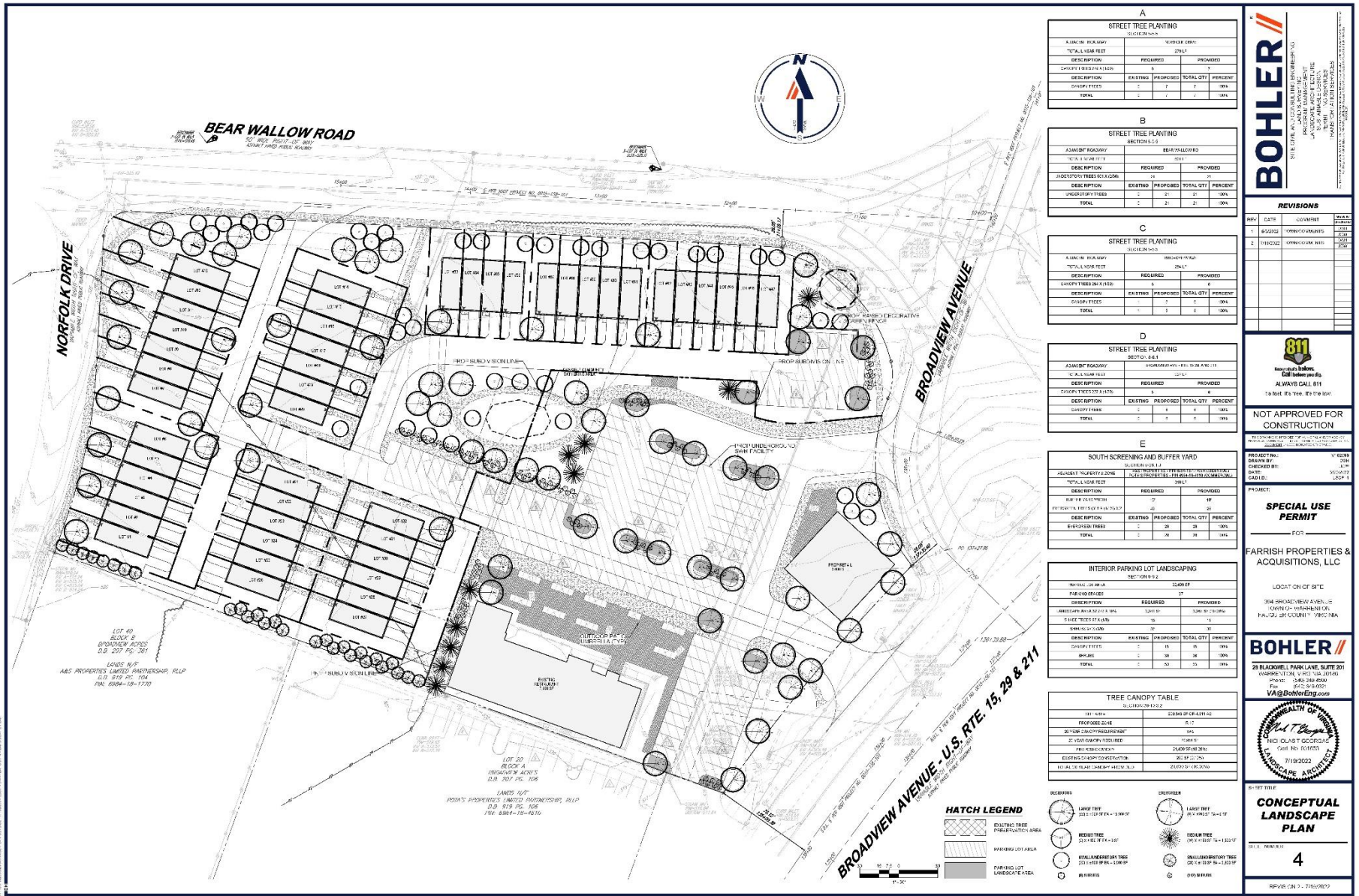
REVISION 2 - 11/20/20

10/20/20

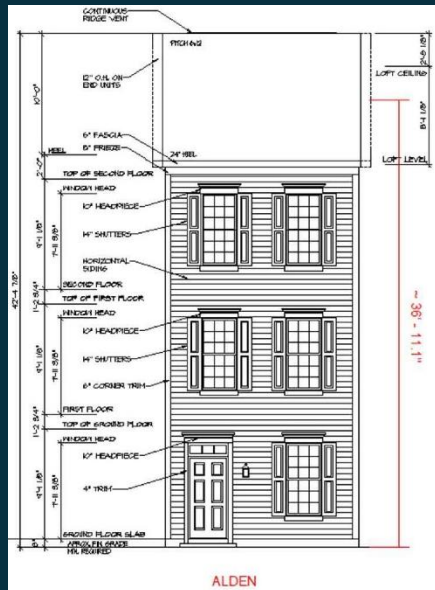
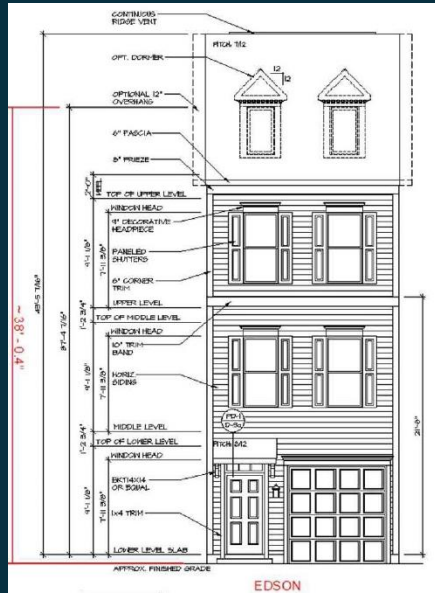
11/20/20



# SUP Plan



# Residential Elevations





# Illustratives





# Considerations

- Design Guidance
- Attainable Housing Goals
- Transportation and Access
- Mixed Use/Pedestrian/Open Space
- Orientation of Uses
- Proffers
- Conditions of Approval



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