

CFFC Land Use Report 11-12-2018
Planning Commission November 15, 2018, Public Hearing Case

A ZONING ORDINANCE TEXT AMENDMENT TO ENACT ARTICLE 4, PART 11, SECTION 4-1100 ET SEQ, ROUTE 29/15 CORRIDOR OVERLAY DISTRICT (29/15CO) AND A ZONING MAP AMENDMENT TO APPLY THE OVERLAY DISTRICT TO DEFINED PROPERTIES ALONG ROUTE 29/15 AT ITS INTERSECTION WITH ROUTE 605, AND BETWEEN ROUTE 605 AND THE PRINCE WILLIAM COUNTY BOUNDARY LINE – TEXT-18-010195 – The proposed Route 29/15 Corridor Overlay District would apply to all properties with frontage along Route 29/15 at its intersection with Route 605, and between Route 605 (Dumfries Road to the east of 29/15 and Colonial Road to the west of 29/15) and the Prince William County boundary line, and extend up to 1,000 feet in depth from the edge of the right-of-way line. Properties are within the Scott and Center Magisterial Districts.

Analysis: Since 1999 and with citizen committee development and updates, the adopted New Baltimore Service District Plan has recommended an overlay district to manage development, viewsheds and transportation along this corridor. The proposed Route 29/15 Corridor Overlay District has been under development, with citizen and business input, for over 6 years. The proposed zoning ordinance text amendment affects basically the highly traveled Route 29/15 from the Prince William County line to the intersection with Rt. 605 (Dumfries Road).

It has been the County's long-term objective to avoid strip commercial development, promote more compact business centers with new building design more compatible with our Virginia architecture, aggressive access management onto this high volume highway of statewide significance, and protection of the viewsheds representing our agricultural heritage and history. The proposed 29/15 Corridor Overlay District represents a start of the evolutionary process to meet that objective.

As a reminder, the corridor is the location of the historic Village of New Baltimore, which is on the National Register of Historic Places and a Virginia Landmark, the location of the Buckland Races (a significant Civil War calvary engagement), and, through Fauquier County and the town of Warrenton, the designated National Scenic Byway associated with the "Journey Through Hallowed Ground." Now is an excellent time, with this proposed amendment, for our community to focus on this County, community, business, economic and historical "gateway" asset.

The proposed new management tool is organized in two parts. The Zoning Ordinance Text Amendment establishes the Rt. 29/15 Corridor Overlay District and adopts the Warrenton Turnpike - Lee Highway Route 29/15 Corridor Guidelines (November 2018) document by reference.

The overall Corridor is identified in Figure 1 (refer to p. 3). It is divided into four subdistricts, each of which have performance standards based on the character of the specific area:

- RV – Rural Views
- MC – Mixed Commercial
- HV – Historic Village
- EL – Enhanced Landscaping

The design guidelines focus, e.g., on building size and features, maximum building height, setbacks, parking locations, vehicular access and circulation, shared inter-parcel access and parking. The design guidelines document lays out the actual performance standards for the entire corridor, including the "Corridor Gateways" and "Activity Center Gateways". It also provides illustrative concepts of how these areas could develop in the long run. The Design Guidelines have been attached for your reference as a

separate document (refer to your CFFC email). Figure 2 on p. 4 shows these “Gateways”, along with the previously referenced RV, MC, HV and EL areas.

The Department of Community Development staff report states that the guideline provisions:

Apply to all major and minor site plans, construction plans, special permits, special exceptions, infrastructure plans, rezoning, and comprehensive plan amendments. They apply to both structural modifications of existing structures and landscape, and new construction or redevelopment within the district. The provisions also apply to modifications of parking lots and entrances, and construction of road improvements. Exceptions may be made when the activity is deemed insubstantial by the Zoning Administrator, due to the scope and nature of the proposed change.

In reviewing applications, the Zoning Administrator can only consider those design features subject to view from public streets and public open space, and cannot make any requirements except for the purpose of preventing development that is incompatible with the guidelines established for the corridor and each subdistrict.

CFFC Recommendation: For major and minor site plans and construction plans for projects located in the corridor, recommend the Zoning Administrator and Chief of Planning complete a team review for these three application categories needing design review separate from typical compliance with the Zoning Ordinance and Design Standards. Manual.

The County staff report also indicates that the following uses are exempt from the corridor overlay district requirements:

- Detached single-family dwellings and accessory structures on existing individual lots except for landscaping buffers to maintain rural character
- Farming activities and tilling
- Agricultural and forestal buildings where no site plan review is required
- Interior alterations having no effect on the exterior appearance of the building or structure
- General maintenance activity, where no change in design, material or color is proposed for any built or planted element on the site
- The construction of ramps and other modifications to provide accessibility

One change and incentive that resulted from this effort was a study which resulted in FEMA officially changing the floodplain floodway to a fringe floodway, which allows building construction and parking in conformance with FEMA requirements. This occurred in the area behind Spitonys up to the vicinity of the Shell station. The overlay district also allows the floodway to be channelized, either naturally or structurally. Therefore, this area now could be redeveloped over time in a manner that adds to building square footage and improves internal vehicle access and landscaping in this location. Numerous property owners and the County Economic Development Authority participated and contributed funds for the study.

In sum, many business owners, citizens and property owners have participated in this overall corridor effort which warrants adoption. All property owners affected by the corridor guidelines have been notified regarding this Zoning Ordinance Text Amendment and the draft guidelines.

CFFC Recommendation: This project represents an excellent collaborative effort that warrants implementation and is certainly consistent with the objectives and recommendations contained in the adopted New Baltimore Service District Plan. The CFFC supports Zoning Ordinance Text Amendment (TEXT-18-010195). However, due to the proposal's complexity, we recommend delaying action to resolve concerns of the Planning Commission, residents and business owners and identification of any refinements that need to be further developed to resolve issues raised.

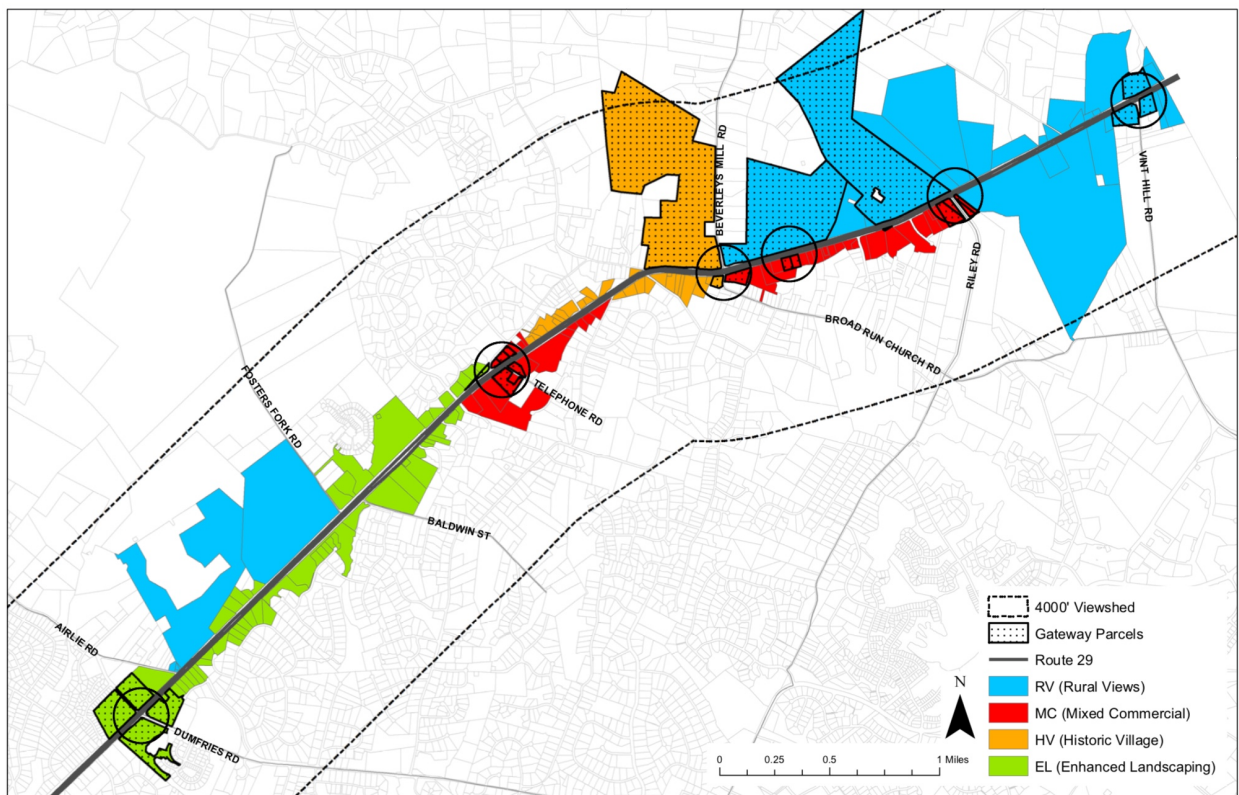


Figure 1: Rt. 29/15 Overlay Corridor District Boundary

Figure 2: The Gateways

