

TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING & ZONING



STAFF REPORT FOR THE NOVEMBER 28, 2018 PLANNING COMMISSION MEETING

APPLICATION #:

FRSITE-001046-1644

APPLICANT:

Carter & Burton Architecture

APPLICATION SUMMARY:

A Site Plan Application for the renovation of the Afton Inn, including a partial demolition and new additions (See **Attachment A** – Application).

GENERAL INFORMATION:

<i>Site Addresses</i>	2 East Main Street
<i>Owner(s)</i>	Industrial Development Authority of Town of Front Royal, operating under the name, Economic Development Authority
<i>Zoning District</i>	C-2 (Downtown Business) District & Historic Overlay District
<i>Historic District</i>	Front Royal Historic District
<i>Tax Identification</i>	20A8 4 14 (.24 acres)
<i>Location</i>	The subject building is located on E. Main Street. It is at the northeastern corner of the intersection of E. Main Street and Royal Avenue, across the street from the Warren County Courthouse.

Vicinity - Aerial (Warren County GIS)

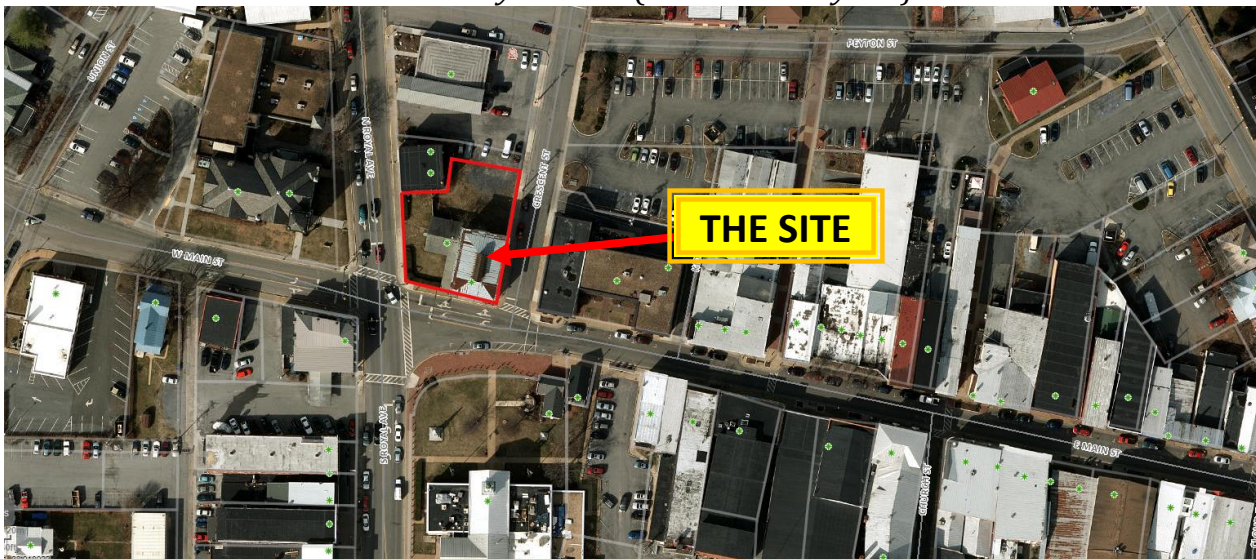


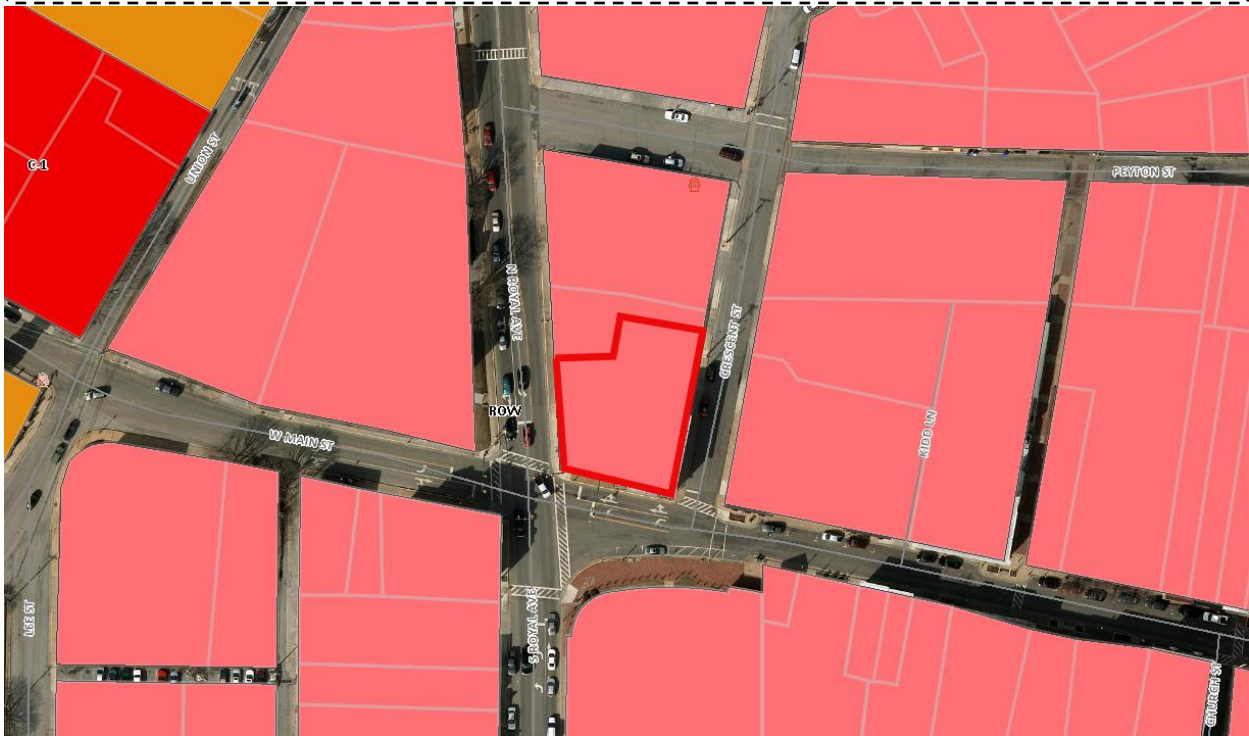
Photo 1 – Historic Photo of the Afton Inn



Photo 2 – Recent Photo before partial demolition



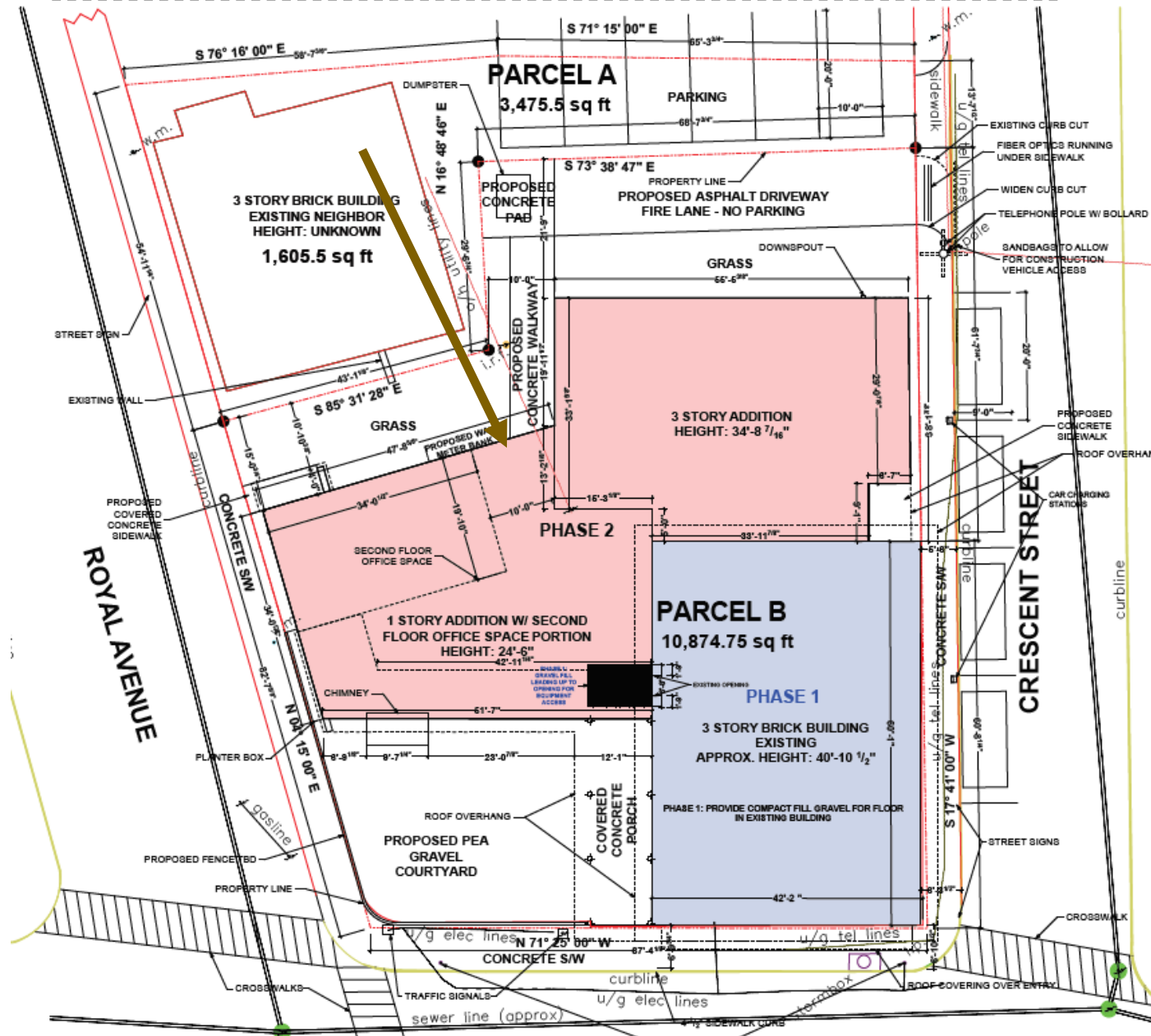
Zoning Map (Warren County GIS)



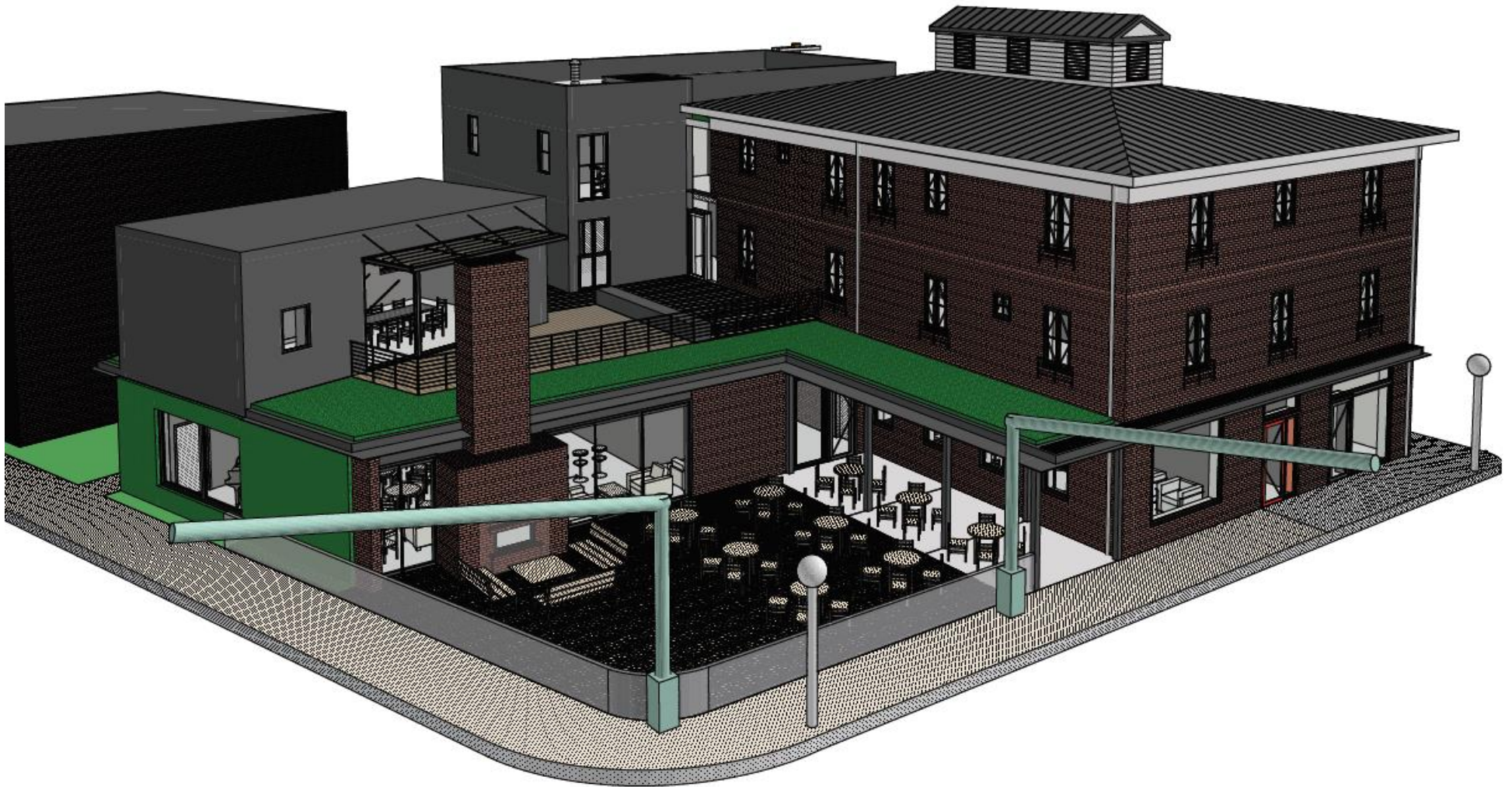
Aerial View (Google Maps)



SITE PLAN ILLUSTRATION



RENDERING OF PROPOSED PROJECT COMPLETION



ADDITIONAL INFORMATION:

Summary

The Site Plan depicts the demolition of the 1-story addition facing Royal Ave (already demolished) and reconstruction of a two-story addition in the same location. Another addition is also proposed in the rear of the historic portion of the structure. In addition, the historic portion of the structure will be rehabilitated.

The total proposed square feet will be 16,013. The building will be used for a mixture of uses. Below is a list of the uses as proposed on the site plan.

- First Floor: Café/Restaurant, Community Room, Commercial (retail/office) space.
- Second Floor: Offices and 2 apartments. The two apartments on the 2nd Floor are loft type apartments that extend to the third floor.
- Third Floor: 2 apartments (in addition to the 2 apartments on the 2nd Floor).

Limited site improvements are required because the structure is exempt from the off-street parking requirements in accordance with Town Code 148-870.A.17. There is an outdoor sitting area in the front/side yard area. The architect is still considering design options for this area, but the site plan illustrates a perimeter barrier, outdoor seating, and an outdoor fireplace. There is a “green” wall proposed facing N. Royal Avenue, and similarly on a portion of the roof structure. A dumpster is proposed in the rear. It will be screened as required by Town Code.

The Site Plan has been approved by Town review agencies.

The Applicant is interested in working with the neighboring property to add parking in the rear but has not been successful in meeting with the owner at this time.

The Applicant has also expressed an interest in adding electric car fueling stations on Crescent Street. This is illustrated on the site plan. However, these electric car fueling stations can not be approved by the Planning Commission. The Applicant will need to submit such a request to the Town Manager for consideration.

What is required for this project?

The Town Code requires a major site plan for the proposed building. The requirements for major site plans are found under Article 5 of Town Code Chapter 148.

The Planning Commission is delegated with the review authority for major site plans. Pursuant to Town Code 148-515.D.2.a, the Planning Commission is required to take action within 60 days. No action from Town Council is required.

	<p>The proposed uses are all permitted uses within the C-2 Zoning District. The property is also located within the Historic District. Of which, the Board of Architectural Review has already reviewed and approved the design with the exception of a few minor details that the architect is still working on.</p> <p><u>How long is a plan good for if approved?</u></p> <p>Once approved, a major site development plan is valid for a period of not less than five years from the date of approval. However, the Planning Commission may allow a longer period of time if done at the time of approval. When a site plan (major or minor) is approved, or approved subject to any conditions, certain vested rights are established with the project, regardless of any code changes made while those vested rights exist.</p>
<i>Conclusion</i>	<p>Town Staff recommends approval of the site plan, with the exception of the electric car fueling stations, which would have to be approved by the Town Manager and/or Town Council.</p>

ATTACHMENTS: Attachment A: Application; Attachment B: Site Plan and Rending