



PUBLIC NOTICE

WILLIAMSBURG PLANNING COMMISSION

The Williamsburg Planning Commission will hold a public hearing on Wednesday, August 17, 2022, at 3:30 p.m. in the Council Chambers of the Stryker Center, 412 North Boundary Street, to consider the following:

PCR#22-015: Request of the City of Williamsburg to amend the Code of the City of Williamsburg, Chapter 21. Zoning, Division 15, Section 21-483.1, Planned Development Housing District (PDH), to:

1. Expand the location of adaptive housing facilities, now allowed in the Corridor Business (B-2) Zoning District, into the Culinary Arts and Hospitality Zoning District (B-4),
2. Disallow adaptive housing facilities that front on Richmond Road,
3. Increase the number of adaptive housing dwelling units in the city from 150 to 350,
4. When reviewing an application for rezoning to planned development housing district (PDH), city council shall consider impact to City services such as schools, human services, fire/EMS, police, and transportation, proximity to parks and/or outdoor recreation facilities or on-site amenities that promote outdoor recreation,
5. Increase the total number of adaptive housing facilities allowed from two to no more than five in the Planned Development Housing District (PDH),
6. Twenty percent (20%) of housing units in each adaptive housing facility must be two bedrooms,
7. Require adaptive housing facilities to address housing affordability by renting units at rent affordable to households with incomes between 30%-80% of Area Median Income (AMI) as defined by the U.S. Department of Housing and Urban Development, and
8. Require property owners/management firms to provide an annual affordability report to the City to verify if affordability requirements are being met.

Additional information is available at www.williamsburgva.gov/publicnotice or the Planning Department (757) 220-6130, 401 Lafayette Street. Interested citizens are invited to attend this hearing and present their comments to the Planning Commission.

If you are disabled and need an accommodation to participate in the public hearings, please call the Planning Department at (757) 220-6130, (TTY) 220-6108, no later than noon, Wednesday, August 17, 2022.

Tevya W. Griffin
Planning and Codes Compliance Director



CITY OF WILLIAMSBURG

MEMORANDUM

TO: Planning Commission

DATE: August 17, 2022

SUBJECT: PCR#22-015: Request of the City of Williamsburg to amend Chapter 21, Zoning, Article III. District Regulations, Division 15, Planned Development Districts PDR, PDC, and PDU, Sec. 21-483.1 Planned Development Housing District PDH

APPLICANT'S REQUEST

The City of Williamsburg is requesting an amendment to Section 21-483.1 Planning Development Housing District PDH that achieves the following:

1. Expands the location of adaptive housing facilities, now allowed in the Corridor Business (B-2) Zoning District, into the Culinary Arts and Hospitality Zoning District (B-4),
2. Disallows adaptive housing facilities that are adjacent to Richmond Road,
3. Increases the number of adaptive housing dwelling units in the city from 150 to 350,
4. Sets additional criteria when reviewing an application for rezoning to planned development housing district (PDH). City council shall consider impact to City services such as schools, human services, fire/EMS, police, and transportation, proximity to parks and/or outdoor recreation facilities or on-site amenities that promote outdoor recreation,
5. Increases the total number of adaptive housing facilities allowed from two to no more than five in the Planned Development Housing District (PDH),
6. Requires each new adaptive housing facility have 20% of inventory as two-bedroom units,
7. Requires adaptive housing facilities to address housing affordability by renting units at rent affordable to households with incomes between 30%-80% of Area Median Income (AMI) as defined by the U.S. Department of Housing and Urban Development, and
8. Requires property owners/management firms to provide an annual affordability report to the City to verify if affordability requirements are being met.

CURRENT REGULATIONS

Zoning

The statement of intent for the Planned Development Housing PDH reads:

The PDH district is established to encourage adaptive housing by allowing conversion of a limited number of existing hotel/motel rooms located in the B-2 zoning district into affordable housing for individuals and families, and thereby fulfilling a housing need not addressed by the city's existing housing inventory. The PDH district should be located to take advantage of proximity to existing transit routes and pedestrian and bicycle facilities and should not be located on sites that have significant redevelopment potential.

PUBLIC HEARING DATE

A Planning Commission public hearing is scheduled for the August 17, 2022, regular meeting in the Council Chambers of the Stryker Center at 3:30 p.m. at 412 North Boundary Street.

Tevya W. Griffin, AICP
Planning & Codes Compliance Director

PROPOSED ORDINANCE #22-__
ORDINANCE #22-__

**AN ORDINANCE AMENDING CHAPTER 21, ZONING,
ARTICLE III. DISTRICT REGULATIONS, DIVISION 15, PLANNED DEVELOPMENT
DISTRICTS PDR, PDC AND PDU, AND ARTICLE V. PARKING,
TO ADD THE PLANNED DEVELOPMENT HOUSING DISTRICT PDH
(PCR #22-015)**

WHEREAS, these revisions to the Williamsburg Code, Chapter 21, Zoning, are intended to amend the Planned Development Housing District PDH which will allow converting a limited number of existing hotel rooms in the B-2 and B-4 Districts for the purpose of providing non-permanent affordable and flexible-term housing for individuals and families who may not have access to traditional housing alternatives that exist in the City.

THEREFORE, BE IT ORDAINED that Chapter 21, Zoning, Article III. District Regulations, Division 15, Planned Development Districts PDR, PDC, and PDU, Sec. 21-483.1 Planned Development Housing District PDH, to read as follows:

ARTICLE III. DISTRICT REGULATIONS

DIVISION 15. PLANNED DEVELOPMENT DISTRICTS PDR, PDC, PDU AND PDH

Sec. 21-483.1. Planned development housing district PDH.

(a) *Statement of intent.* The PDH district is established to encourage adaptive housing by allowing conversion of a limited number of existing hotel/motel rooms located in the B-2 **and B-4** zoning district into affordable housing for individuals and families, and thereby fulfilling a housing need not addressed by the City’s existing housing inventory. The PDH district should be located so as to take advantage of proximity to existing transit routes and pedestrian and bicycle facilities and should not be located on sites that have significant redevelopment potential.

(b) *Where permitted.* PDH districts shall be permitted only in the B-2 **and B-4** zoning district, **excluding properties directly adjacent to Richmond Road.**

(c) *Minimum size of district.* There is no minimum size required for a planned development housing district PDH.

(d) *Permitted dwelling unit occupancy.* The permitted occupancy in a planned development housing district PDH is as follows:

- (1) No more than three persons in an efficiency or one bedroom unit; or
- (2) No more than five persons in a two or more bedroom unit.

(e) *Permitted uses.* The uses permitted in the planned development housing district PDH are as follows:

- (1) Adaptive housing, subject to the following:
 - a. *Definition.* “Adaptive housing” is defined for the purpose of this section [21-483.1] as primarily efficiency and one-bedroom units with adequate cooking facilities created from all or part of an existing

hotel/motel, and used for the purpose of providing non-permanent, affordable and flexible-term housing for individuals and families who may not have access to traditional housing alternatives existing in the City of Williamsburg but who are not visitors as defined in Sec. 21-2

- b. *Management.* Management shall be provided in accordance with a management plan that is approved as a part of the rezoning and which provides for prompt and adequate performance of regular and emergency upkeep and maintenance on the complex and all dwelling units therein, and shall remain in effect unless the approved development plan is amended in accordance with this chapter. The management plan shall include procedures to link residents with the Williamsburg Human Services Department and with other non-governmental organizations addressing human service needs.
- c. *Number.* No more than a total of ~~400~~ **350** adaptive housing units shall be permitted in the City, and there shall be no more than 102 units in an individual adaptive housing facility and the total number of adaptive housing facilities allowed shall be limited to no more than ~~two~~ **5** in the Planned Development Housing District (PDH).
- d. *Review standards.* When reviewing an application for rezoning to planned development housing district PDH, city council shall consider the location of the hotel/motel, the potential of the site for significant redevelopment, the history of property maintenance and fire code violations for the proposed site, the proximity of the site to existing transit routes, the proximity of the site to pedestrian and bicycle facilities, the inclusion of housing for suitable for seniors and for persons with disabilities when it is appropriate as part of the adaptive housing facility, the suitability of the proposed management plan, ~~and~~ the compatibility of the adaptive housing facility with existing residential and commercial development in the vicinity of the proposed location, **the impact to City services such as schools, human services, fire/EMS, police, and transportation, proximity to parks and/or outdoor recreation facilities or on-site amenities that promote outdoor recreation.**
- f. *Reversion.* In the event that the owner of the property desires to convert or redevelop the property to a use or uses allowed in the corridor business district B-2 **or the culinary arts and hospitality district B-4**, the owner may apply for a rezoning to the previous corridor business district B-2 **or B-4** zoning in accordance with article II, division 3
- g. **Two Bedroom Requirement. Twenty percent (20%) of housing units in each adaptive housing facility must be two bedrooms.**
- h. **Affordability. Rents must be affordable to households with incomes between 30%-80% of Area Median Income (AMI) as defined by the U.S. Department of Housing and Urban**

Development, and property owners/management firms must provide an annual affordability report to the City Department of Planning and Codes Compliance to verify if affordability requirements are being met.

- (2) Hotels/motels and associated meeting facilities.
- (3) Off-street parking and loading areas for permitted uses in accordance with article V.
- (4) Signs in accordance with article VI.
- (5) Accessory uses in accordance with section 21-603
- (6) Home occupations in accordance with section 21-606

(f) *Uses permitted as special exceptions.* Uses permitted in the planned development housing district PDH with a special exception approved by the board of zoning appeals in accordance with section 21-97(f) are as follows:

No special exception uses are listed for this district.

(g) *Uses permitted with special use permit.* Uses permitted in the planned development housing district PDH with a special use permit approved by the city council in accordance with article II, division 2, are as follows:

No special use permit uses are listed for this district.

(h) *Density.* For the planned development housing district PDH residential density shall be determined as a part of the rezoning process. In deciding on the density to be allowed, city council shall consider the quality of the building and site design of the proposed development, and how the scale and character of the development relates to its immediate surroundings. The approved density shall be based upon the net acreage, which shall be calculated based on existing land conditions, as specified in the following chart:

Physical Land Unit	Percent Credited Toward Net Acreage
Slopes less than 10%	100%
Slopes from 10% but less than 20%	70%
Slopes from 20% but less than 30%	50%
Slopes 30% or more	10%
100-year floodplains	0%
Wetlands	0%
Existing water features (bodies of water, drainage channels, streams, etc.)	0%
Above ground high voltage electric transmission line easements (69 kv or greater)	0%

- (i) *Lot area, lot width and yards.*

- (1) *Lot area.* There shall be no lot area required in the planned development housing district PDH.
- (2) *Lot width.* The minimum lot width at the building line in the planned development housing district PDH shall be 50 feet, and the lot width shall not be less than 25 feet at the street line.
- (3) *Yards.* The yard requirements in the planned development housing district PDH are as follows:
 - a. *Front.* There shall be a front yard of not less than 35 feet, except that for lots fronting on Richmond Road between New Hope/Bypass Road and Ironbound Road, Parkway Drive, Penniman Road and Second Street, there shall be a front yard of not less than 15 feet; and except that for lots fronting on Second Street between Page Street and Parkway Drive there shall be a front yard of not less than five feet.
 1. Where 40 percent or more of the frontage on one side of the street within the same block is improved with buildings, no building on that side of the street within the same block shall be required to have a front yard greater than the average front yard of the existing buildings. However, when there are buildings on the adjacent lots on both sides, the front yard shall not be required to be greater than the average of the front yards of the buildings on the adjacent lots. The side line of a building on a corner lot shall not be a factor in these calculations.
 2. When a lot has a double frontage, front yards shall be provided on both streets, subject to such reductions as may be allowed under subsection 21-483.1(i)(3)a.1. above.
 3. No accessory building shall be located in a front yard.
 - b. *Side.*
 1. There shall be side yards of not less than ten feet.
 2. *Corner lots:* On a corner lot, the owner shall choose which yard is the front yard unless the front yard is designated on the recorded subdivision plat. The rear yard shall be opposite the chosen front yard. The other yard abutting the street shall be a side yard and shall not be less than 17½ feet for both main and accessory buildings (not less than 15 feet for both main and accessory buildings adjacent to Parkway Drive, Penniman Road and Second Street), unless a greater side yard is designated on a recorded subdivision plat. Gasoline pump islands, pump island canopies and outdoor dining areas shall be required to have a side yard of not less than 15 feet.
 3. Side yards for accessory buildings, except for those on corner lots, shall not be less than three feet.

4. Transitional screening shall be required when a lot is adjacent to a residential zoning district, in accordance with section 21-483.1(i)(3)d. below.
- c. *Rear.*
1. There shall be a rear yard of not less than 15 feet.
 2. Rear yards for accessory buildings shall not be less than five feet.
 3. Transitional screening shall be required when a lot is adjacent to a residential zoning district, in accordance with section 21-483.1(i)(3)d. below.
- d. *Transitional screening.*
1. A landscaped open space area for transitional screening at least 35 feet in width shall be provided along side and rear property lines when adjacent to a lot in a residential zoning district or to the Colonial Parkway, except that:
 - i. A landscaped open space area for transitional screening at least ten feet in width shall be provided along side and rear property lines when adjacent to a lot in a residential zoning district for lots fronting on Second Street between Page Street and Parkway Drive. The transitional screening open space shall include the required side and rear yards. In conjunction with site plan review, planning commission may require a screening fence or wall in conjunction with or in lieu of the required landscaping.
 - ii. No transitional screening open space shall be required when multifamily dwellings adjoin multifamily zoning districts.
 2. Landscaping of transitional screening open space areas shall be in accordance with landscaping standards contained in section 21-784(e).
 3. Transitional screening open space shall not contain accessory buildings or be used for storage purposes. No more than 25 percent of a transitional screening open space area shall be used for stormwater management facilities.
 4. Transitional screening open space shall be in addition to the required side and rear yards, unless otherwise specified.
 5. The planning commission may reduce the required width of transitional open space. A reduction shall not be approved unless it is found that:
 - i. The provision of the required transitional screening open space would unreasonably restrict the use of the property due to exceptional narrowness, shallowness, size or shape of the lot, or by reason of exceptional topographic conditions

or other extraordinary situation or condition of the property;
and

- ii. Additional landscaping and/or screening is proposed that will provide screening equivalent to that required by this section.

(j) *Height.* The height requirements in the planned development housing district PDH are as follows:

(1) Buildings may be erected up to 45 feet from grade except that:

- a. Stair towers, equipment penthouses, mechanical equipment and screening walls are exempt from the height limitations, provided that they shall not cover more than 30 percent of the total roof area and shall not exceed the building height by more than ten feet. Equipment penthouses, mechanical equipment and screening walls shall be set back from the front wall of the building one foot for each foot of height above the roof level.
- b. Parapet walls shall not exceed the building height by more than four feet.

c. Cupolas, spires and steeples may be erected to a height of 90 feet above grade, and may extend higher if a special exception is approved by the board of zoning appeals in accordance with section 21-97(f). The board shall not approve the special exception unless it finds that the cupola, spire or steeple is in proper proportion to the building.

(k) *Landscaped open space.*

(1) The landscaped open space requirements in the planned development housing district PDH are as follows:

- a. At least 20 percent of the total land area of the lot shall be landscaped open space.

EXCEPT, as here amended, the Williamsburg Code shall remain unchanged.

Adopted:

Doug Pons, Mayor

Attest: _____