



CITY OF WILLIAMSBURG

MEMORANDUM

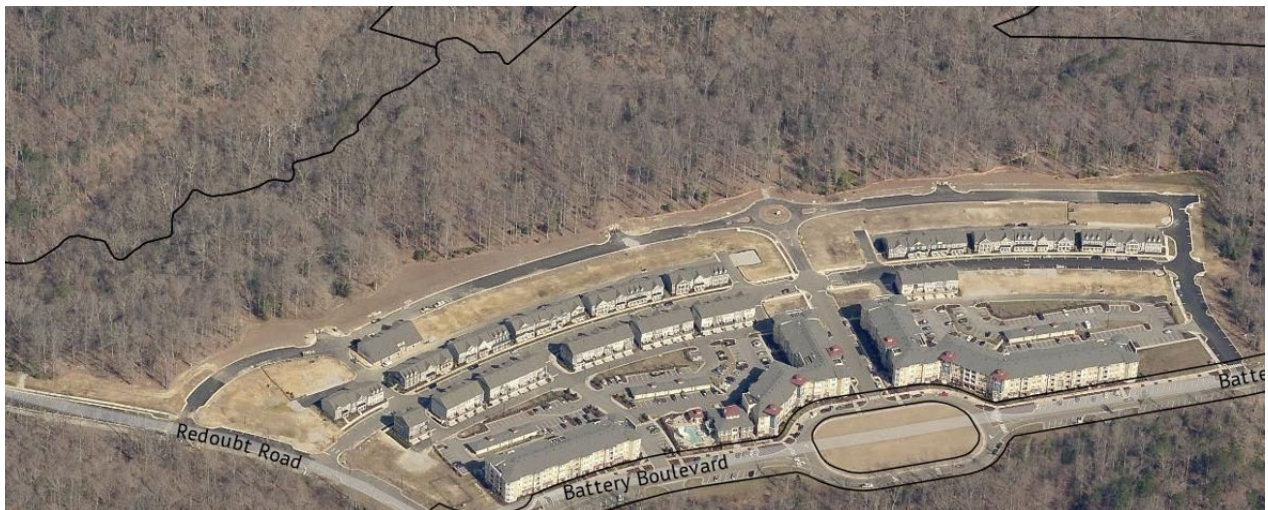
TO: Planning Commission

DATE: April 13, 2022

SUBJECT: PCR#22-007: Request of Quarterpath Williamsburg, LLC for a subdivision containing 95 townhomes & five condominium buildings containing 58 condominiums at 4200 Battery Boulevard.

APPLICANT'S REQUEST

Request of Quarterpath Williamsburg, LLC for a subdivision containing 95 townhomes & five condominium buildings containing 58 condominiums at 4200 Battery Boulevard, adjacent to North Ridge Street.



CURRENT REGULATIONS

Comprehensive Plan

The 2013 Comprehensive Plan designates this parcel as Economic Development, which is defined in the Plan as follows:

“The Economic Development land use category is intended to encourage economic development activities that provide desirable employment and enlarge the City’s tax base. Large new mixed-use developments can contribute to the City’s character and economic well-being by having a well-designed mix of uses, rather than being a

monolithic commercial, office, health care or residential development. This land use category expands the historic mixed-use concept beyond the core area of the City into two large areas for future development – the High Street Williamsburg development on Richmond Road and the Quarterpath at Williamsburg (Riverside) development on the east side of Quarterpath Road.

The development of areas designated as Economic Development land use should address a range of important goals stated by the Comprehensive Plan, including: protect and enhance Williamsburg’s unique character; encourage conservation of open space; encourage high quality commercial and institutional development; encourage adequate housing opportunities; encourage appropriate scale and character for new residential development; improve and expand bicycle and pedestrian facilities; and preserve scenic vistas, natural areas and historic sites on public and private land.”

Properties to the south and east are designated Economic Development. Areas to the north are designated Sensitive Environmental Areas & Chesapeake Bay Protection, Public/Semi-Public, Medium Density Single Family Detached Residential, and Colonial Williamsburg Support.

Zoning

This property is zoned ED Economic Development.

The statement of intent for the ED Economic Development reads:

“This district is established to enhance the city’s real property tax base and to allow a mixture of tax-generating commercial, entertainment, office, and medical uses in a mixed-use setting with an emphasis on landscaping and high-quality design standards, and on property which is designated by the comprehensive plan as economic development land use. This district is also intended to encourage economic development activities that provide desirable employment and enlarge the tax base as contemplated in section 15.2-2283 (vii), Code of Virginia, 1950, as amended. Residential uses are allowed as a secondary use and should be integrated into the overall design of the development. Higher intensity uses such as manufacture or assembly, warehouses, and distribution centers may be allowed with the issuance of a special use permit.”

Properties to the south and are also zoned Economic Development. Properties to the north zoned RS-2 Single Family Dwelling, Museum Support, and Industrial.

Subdivisions

The Subdivision Ordinance, Chapter 16 of the City Code establishes the review procedures for subdivisions. The intent of the ordinance states:

- (a) *Purpose. This chapter is intended: (1) to guide and facilitate the orderly, beneficial growth of the city; (2) to assure the orderly subdivision of land and its development; (3) to insure that the growth of the community is consonant with the efficient and economical use of public funds; to insure*

that residential areas are provided with healthy surroundings for family life; (4) to improve and protect the public health, safety, and welfare of the citizens of the city; (5) to clearly establish the procedure which must be followed in order to subdivide land in the city; (6) to insure that the subdivision process includes appropriate and applicable reviews; and (7) to accomplish the objectives of Code of Virginia, § 15.2-2241 (1950), as amended.

- (b) Relationship to the Comprehensive Plan. The Williamsburg Comprehensive Plan provides a framework within which public and private decisions can promote the most beneficial arrangement of land uses and related public services. There is mutual responsibility between the city and the developer to subdivide land in an orderly manner in accordance with the intent of the Plan, which provides for a balanced development policy to accommodate and direct future growth in order to preserve and enhance the character of the community. All departments of the city shall employ, and all other public agencies impacted by this chapter are encouraged to employ, the standards and recommendations of the Williamsburg Comprehensive Plan in the review of subdivisions.*
- (c) Relationship to architectural and archaeological review. The Williamsburg Zoning Ordinance (Chapter 21, Zoning), Articles IX, Architectural Review and XI, Archaeological Review, establish architectural preservation, corridor protection, and archaeological protection districts to preserve, protect, enhance and maintain the historic character, cultural significance and architectural excellence of the city. The corridor protection districts are intended to ensure that the major existing and planned routes of tourist access are developed and maintained in a manner that is harmonious and compatible with the architectural preservation district, which includes the Colonial Williamsburg Historic Area. The archaeological protection district is intended to ensure that archaeological resources in the city are studied and that significant resources are either preserved or recovered through a resource management plan, prior to development in these areas. The application of the architectural and archaeological review regulations, in conjunction with those for subdivision review, is intended to ensure that new development will protect and enhance the character of the architectural preservation and corridor protection districts and preserve or recover significant archaeological resources in the archaeological protection districts.*
- (d) Relationship to Chesapeake Bay Preservation Act. These subdivision regulations shall be implemented in concert with city regulations and standards pertaining to the Chesapeake Bay Preservation Act [Chapter 21, Section 10.1-2100 et seq., of Title 10.1 of the Code of Virginia, (1950), as amended] and more specifically, with Chapter 21, Zoning, Article VIII, Chesapeake Bay Preservation. Performance criteria for the implementation of the Act have been incorporated into Chapter 21, Article VIII.*

PUBLIC HEARING DATE

A public hearing on this request will be scheduled for the Planning Commission's regular meeting on May 18, 2022 meeting in the Council Chambers of the Stryker Center at 412 North Boundary Street.

A handwritten signature in black ink, appearing to read 'E. B.', with a horizontal line extending to the right.

Erin Burke,
Interim Planning & Codes Compliance Director