



**RESOLUTION #15-12  
LOCALLY DESIGNATED GROWTH AREAS**

**WHEREAS**, Section 15.2-2223.1 of the Code of Virginia, “Comprehensive plan to include urban development areas,” referred to herein as the “UDA law,” allows any locality to include one or more “urban development areas” in its comprehensive plan; and

**WHEREAS**, “urban development area” is defined as an area designated by a locality that is (i) appropriate for higher density development due to its proximity to transportation facilities, the availability of a public or community water and sewer system, or a developed area and (ii) to the extent feasible, to be used for redevelopment or infill development; and

**WHEREAS**, “urban development areas” are further described as incorporating principles of traditional neighborhood design, including but not limited to pedestrian-friendly road design, interconnection of new local streets with existing local streets and roads, connectivity of road and pedestrian networks, preservation of natural areas, mixed-use neighborhoods including mixed housing types with affordable housing to meet the projected family income distributions of future residential growth, reduction of front and side yard building setbacks, and reduction of subdivision street widths and turning radii at subdivision street intersections; and

**WHEREAS**, in order to fulfill this option, localities that meet the criteria may either amend their comprehensive plans to incorporate urban development areas or adopt a resolution certifying that “locally designated growth areas” based on the adopted comprehensive plan accommodate growth in a manner consistent with the UDA law; and

**WHEREAS**, the 2013 Williamsburg Comprehensive Plan establishes *Mixed Use* and *Economic Development* land use designations that provide for mixed-use development, and also designates several “planning areas” that in whole or in part also provide for mixed-use development using the principles of traditional neighborhood design as set forth in the UDA law and referenced above; and

**WHEREAS**, the City of Williamsburg designates the following growth areas based on the 2013 Williamsburg Comprehensive Plan:

**Locally Designated Growth Area 1**

- Name: High Street Mixed Use and Residential Area
- Description: This growth area includes the High Street Mixed-Use Area, a 55 acre mixed-use development that is designated as Economic Development future land use and zoned ED-2 Economic Development

District and has been approved for 225,000 square feet of commercial floor area and 574 dwelling units. Adjacent to High Street are two small commercial areas designated as Corridor Commercial land use and zoned B-2 Corridor Business District; and the “Wales Area,” consisting of a condominium development designated as High Density Multifamily Residential land use (14 dwelling units/net acre) and zoned RM-2 Multifamily Dwelling District, and a single family residential area designated as Medium Density Single Family Detached Residential land use, zoned RS-3 Single-Family Dwelling District and identified as a possible future site for higher density affordable housing at up to 14 dwelling units/net acre. The existing zoning complies with the future land use recommendations of the 2013 Comprehensive Plan, except that the Plan notes that the affordable housing area could be rezoned to RM-2 Multifamily Dwelling District if an acceptable master plan is submitted.

- Comprehensive Plan references: Chapter 6, Environmental Management, pages 6-1 and 6-2; Chapter 7, Land Use Categories, pages 7-4 to 7-8; Chapter 8, Neighborhoods and Housing, pages 8-10, 8-22, 8-23, 8-25, 8-26, 8-33; Chapter 10, Commercial and Economic Development, pages 10-2 and 10-26; Chapter 11, Infrastructure, pages 11-11 to 11-15.
- Boundary: The boundary of High Street Mixed-Use and Residential Area is shown on attached Exhibit A – Locally Designated Growth Areas.

#### **Locally Designated Growth Area 2**

- Name: Midtown Planning Area
- Description: This growth area is designated by the Comprehensive Plan as the Midtown Planning Area, and located at the intersection of two of the City’s major entrance corridors – Richmond Road and Monticello Avenue. It is comprised of five major components: (1) Arts and Cultural District, designated as Medium Density Single Family Residential (5 dwelling units/net acre), Urban Commercial (14+ dwelling units/net acre) and Mixed-Use (8+ dwelling units/net acre) future land use and zoned RS-3 Single Family Dwelling District, LB-2 Limited Business Neighborhood District and B-3 Urban Business District); (2) Shopping Centers Area that includes the Williamsburg and Monticello Shopping Centers which are recommended for redevelopment, and designated as Urban Commercial (14+ dwelling units/net acre) future land use and zoned B-3 Urban Business District; (3) Richmond Road Corridor, designated as Urban Commercial (14+ dwelling units/net acre) future land use and zoned B-3 Urban Business District; (4) Urban Residential Area, designated as Urban Residential (density based on approved master plan) future land use and zoned RM-2 Multifamily Dwelling District and PDU Planned Development Urban District; and (5) College Area, centered on William and Mary’s School of Education, designated as William and Mary land use and zoned WM William and Mary District. The existing zoning of these areas complies with the future land use recommendations of the 2013 Comprehensive Plan, except that the RM-2 zoned areas of the Urban Residential future land use can be rezoned in the future to PDU Planned

Development Urban land use if an acceptable master plan is submitted. A portion of the Midtown Planning Area is designated as an Arts and Cultural District allowing the City to provide tax rebates, grants, technical assistance and other incentives to attract and grow the creative economy and the arts, and thereby providing financial and other incentives for development in this designated urban growth area.

- Comprehensive Plan references: Chapter 6, Environmental Management, pages 6-1 and 6-2; Chapter 7, Land Use Categories, pages 7-4 to 7-7; Chapter 8, Neighborhoods and Housing, pages 8-10, 8-16, 8-17; Chapter 10 Commercial and Economic Development, pages 10-2, 10-10 to 10-13; Chapter 11, Infrastructure, pages 11-11 to 11-15.
- Boundary: The boundary of the Midtown Planning Area is shown on attached Exhibit A – Locally Designated Growth Areas.

### **Locally Designated Growth Area 3**

- Name: Northeast Triangle Planning Area
- Description: This growth area is designated by the Comprehensive Plan as the Northeast Triangle Planning Area, and is a diverse area with concentrations of single-family detached dwellings, condominiums, apartments, townhouses and commercial uses, centered on Capitol Landing Road, Page Street and Second Street. The future land uses designated for the area are Low Density Single Family Residential (3 dwelling units/net acre), Medium Density Single Family Detached Residential (5 dwelling units/net acre, Medium Density Multifamily Attached Residential (8 dwelling units/net acre), High Density Multifamily Residential (14 dwelling units/net acre), Colonial Williamsburg Support, Corridor Commercial (14 dwelling units/net acre), and Mixed Use (8+ dwelling units/net acre). The zoning districts for this area are: RS-1 Single Family Dwelling District, RS-2 Single-Family Dwelling District, RS-3 Single Family Dwelling District, RM-1 Multifamily Dwelling District, RM-2 Multifamily Dwelling District, PDR Planned Development Residential District, LB-4 Limited Business Corridor District and B-2 Corridor Business District. The existing zoning of these areas complies with the future land use recommendations of the 2013 Comprehensive Plan, except that the areas designated as Mixed Use future land use can be rezoned to LB-3 Limited Business Mixed-Use District if an acceptable master plan is submitted. The Northeast Triangle Planning Area is designated as a HUBZone, providing federal contracting opportunities for qualified small businesses and thereby providing financial and other incentives for development in this designated urban growth area.
- Comprehensive Plan references: Chapter 6, Environmental Management, pages 6-1 and 6-2; Chapter 7, Land Use Categories, pages 7-4 to 7-7; Chapter 8, Neighborhoods and Housing, pages 8-10, 8-18 to 8-20; Chapter 10, Commercial and Economic Development, pages 10-2, 10-18 to 10-24; Chapter 11, Infrastructure, pages 11-11 to 11-15.
- Boundary: The boundary of the Northeast Triangle Planning Area is shown on attached Exhibit A – Locally Designated Growth Areas.

#### Locally Designated Growth Area 4

- Name: Quarterpath at Williamsburg Mixed Use and Residential Area
- Description: This growth area consists of the 362 acre Quarterpath at Williamsburg mixed use development located on the east side of Quarterpath Road, and is located on the largest tract of undeveloped land under a single ownership in the City. The 227 acre southern portion of the property is designated as Economic Development (10-12 dwelling units/net acre) future land use and zoned ED Economic Development District and has the potential for at least 500,000 square feet of medical, office and commercial floor area, as well as 894 dwelling units. The 135 acre northern portion of the property is designated as Medium Density Single Family Detached Residential (5 dwelling units/net acre) and zoned RS-2 Single-Family Dwelling District and has the potential for up to 468 dwelling units. The existing zoning complies with the future land use recommendations of the 2013 Comprehensive Plan, and the Plan supports the rezoning of the RS-2 Single-Family Dwelling District to PDR Planned Development Residential District to allow a variety of housing types if an acceptable master plan is submitted. To date, development includes Doctors' Hospital of Williamsburg, 227 apartments and a 157 lot townhouse development.
- Comprehensive Plan references: Chapter 6, Environmental Management, pages 6-1 and 6-2; Chapter 7, Land Use Categories, pages 7-4, 7-7 and 7-8; Chapter 8, Neighborhoods and Housing, pages 8-10, 8-20 to 8-22; Chapter 10, Commercial and Economic Development, pages 10-2, 10-25 and 10-26; Chapter 11, Infrastructure, pages 11-11 to 11-15.
- Boundary: The boundary of the Quarterpath at Williamsburg Mixed-Use and Residential Area is shown on attached Exhibit A – Locally Designated Growth Areas.

**NOW, THEREFORE, BE IT RESOLVED** that the City of Williamsburg finds that the designated growth areas described above are consistent with the intent of the Commonwealth of Virginia Code §15.2-2223.1. *Comprehensive plan to include urban development areas.*

Adopted: September 10, 2015

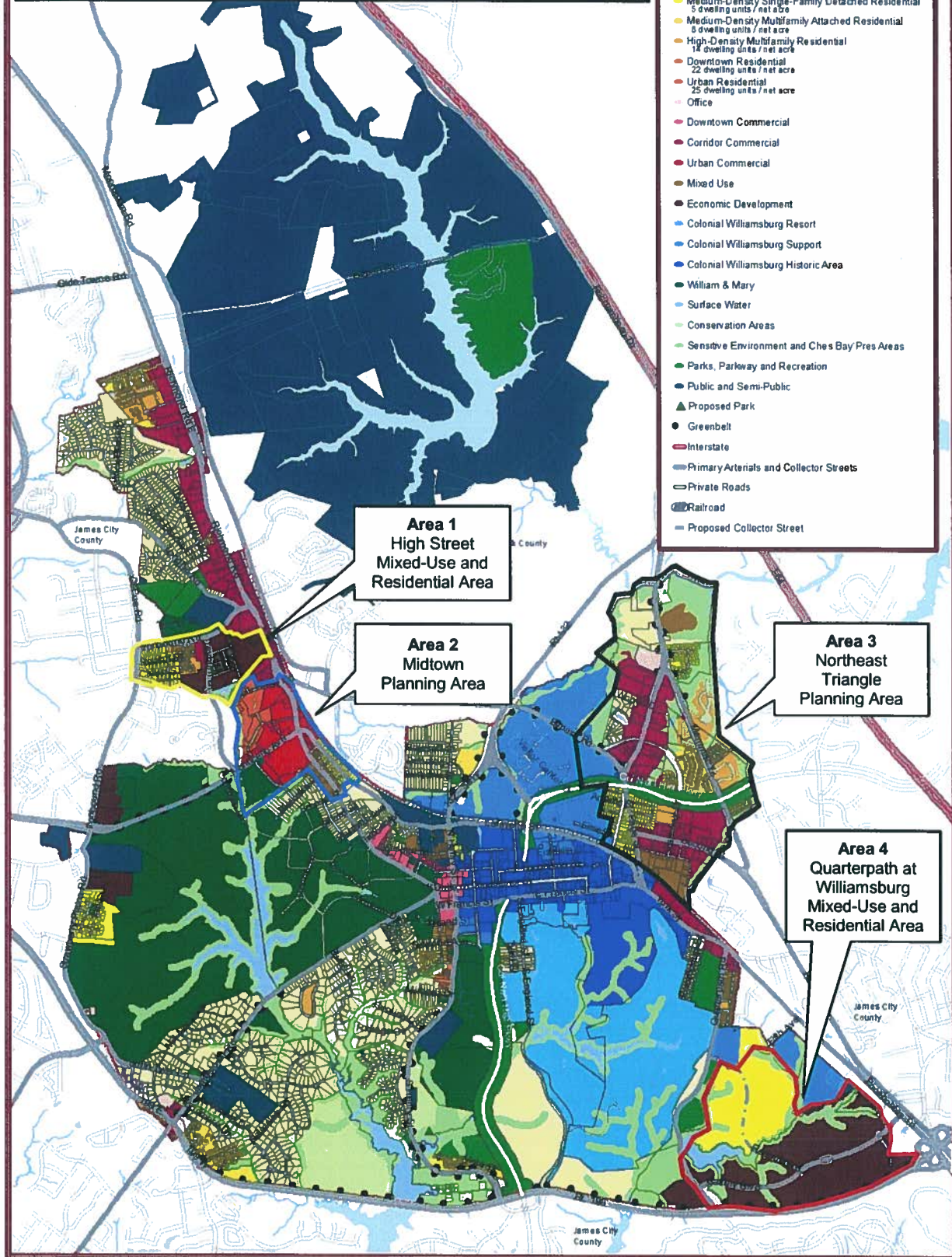
Attest:

  
Gerry S. Walton, Deputy Clerk

  
Clyde A. Haulman, Mayor



# Exhibit A Locally Designated Growth Areas



- Future Land Use**
- Low-Density Single-Family Detached Residential  
3 dwelling units / net acre
  - Medium-Density Single-Family Detached Residential  
5 dwelling units / net acre
  - Medium-Density Multifamily Attached Residential  
8 dwelling units / net acre
  - High-Density Multifamily Residential  
14 dwelling units / net acre
  - Downtown Residential  
22 dwelling units / net acre
  - Urban Residential  
25 dwelling units / net acre
  - Office
  - Downtown Commercial
  - Corridor Commercial
  - Urban Commercial
  - Mixed Use
  - Economic Development
  - Colonial Williamsburg Resort
  - Colonial Williamsburg Support
  - Colonial Williamsburg Historic Area
  - William & Mary
  - Surface Water
  - Conservation Areas
  - Sensitive Environment and Ches Bay Pres Areas
  - Parks, Parkway and Recreation
  - Public and Semi-Public
  - Proposed Park
  - Greenbelt
  - Interstate
  - Primary Arterials and Collector Streets
  - Private Roads
  - Railroad
  - Proposed Collector Street

**Area 1**  
High Street  
Mixed-Use and  
Residential Area

**Area 2**  
Midtown  
Planning Area

**Area 3**  
Northeast  
Triangle  
Planning Area

**Area 4**  
Quarterpath at  
Williamsburg  
Mixed-Use and  
Residential Area