



## **PUBLIC NOTICE WILLIAMSBURG PLANNING COMMISSION**

The Williamsburg Planning Commission will hold a public hearing on Wednesday, February 15, 2017, 3:30 P.M. in the Council Chambers of the Stryker Center, 412 North Boundary Street, to consider the following:

**PCR#17-001:** Request of the William and Mary Real Estate Foundation to amend the Zoning Ordinance to define student dormitory, to allow a student dormitory with a special use permit and to amend the lot area/density requirements in the LB-2 Limited Business Neighborhood District [Secs. 21-2, 21-255.4 and 21-255.5].

**PCR#17-002:** Request of the William and Mary Real Estate Foundation for a special use permit for a student dormitory at 902 Richmond Road (Days Inn) in the LB-2 Limited Business Neighborhood District.

**PCR#17-005:** Request of the Colonial Williamsburg Foundation to rezone approximately 20,300 square feet (70'x290') from Colonial Williamsburg Historic Area CW to Museum Support District MS at 400 South Nassau Street.

**PCR#17-006:** Request of the Colonial Williamsburg Foundation for a special use permit to expand the parking area at 400 South Nassau Street by constructing 34 parking spaces in the Colonial Williamsburg Historic Area CW.

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

If you are disabled and need accommodation in order to participate in the public hearing, please call the Planning Department at (757) 220-6130, (TTY) 220-6108, no later than 12:00 noon, Wednesday, February 8, 2017.

A handwritten signature in black ink that reads "Carolyn A. Murphy". The signature is written in a cursive style and is contained within a rectangular box.

Carolyn A. Murphy, AICP  
Planning and Codes Compliance Director



## CITY OF WILLIAMSBURG

### MEMORANDUM

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**DATE:** January 26, 2017

**SUBJECT:** PCR #17-001

**Request of William and Mary Real Estate Foundation to amend the Zoning Ordinance to define a "student dormitory, to allow a student dormitory with a special use permit and to amend the lot area/density requirements in the LB-2 Limited Business Neighborhood District [Sec 21-2, 21-255.4 and 21-55.5].**

**PCR#17-002**

**Request of the William and Mary Real Estate Foundation for a special use permit for a student dormitory at 902 Richmond Road (Days Inn) in the LB-2 Limited Business Neighborhood District.**

The William and Mary Real Estate Foundation is proposing to purchase and convert the Days Inn at 902 Richmond Road from a hotel to a student dormitory. The Days Inn property is a 1.609 acre parcel that contains 102 guest rooms with 102 parking spaces. The applicant is proposing to lease the property to the College of William and Mary for use as an undergraduate, non-freshman residence hall with a capacity not to exceed 180 students. The applicant's statement is attached.

The current LB-2 District does not allow student dormitories. The applicant's proposal is to amend the Zoning Ordinance to define a student dormitory, to allow a student dormitory with a special use permit and to amend the lot area/density requirements in the LB-2 Business Neighborhood District. In deciding on the density allowed, it is proposed that the maximum number of rooms to be allowed, City Council shall consider the proximity of the property to the campus of the College of William and Mary, the unique characteristics of the property, the reuse of the existing buildings and structures on the property, the quality of the buildings and site design of the proposed development, and how the scale and character of the development relates to its immediate surroundings and to the Planning Area in which it is located as a whole.



## COMPREHENSIVE PLAN

The 2013 Comprehensive Plan designates this parcel as Mixed Use land use, which is defined by the Plan as follows:

*This Mixed Use land use category is intended to provide a degree of flexibility in land uses to be developed in areas suitable for a mixture of residential and commercial uses. Incorporating a potential range of residential, office, and moderately scaled commercial uses, mixed use development should be subject to a thorough urban design review which stresses quality architecture, proper building siting, and well-designed landscaping. Equally important, this category should promote the preservation, revitalization and adaptive reuse, where appropriate, of existing historic structures.*

*Mixed Use is implemented by the LB-2 Limited Business Neighborhood District for the Arts and Cultural District area on Richmond Road and the area south of Berkeley Middle School on Strawberry Plains Road. The LB-2 District allows a range of uses including single-family, duplex dwellings, banks, bake shops, hotels with 10 or less rooms, museums and art galleries, offices, restaurants and*

*retail stores. More intensive uses, such as multifamily dwellings, hotels with more than 10 rooms, larger restaurants and retail stores, and buildings with a floor area exceeding 10,000 square feet require a special use permit. Residential uses are allowed at a base density of 8 dwelling units/net acre, and up to 14 dwelling units/net acre with a special use permit.*

Land to the north, east and south are designated Mixed Use Land use with areas to the west designated as Low-Density Single Family Detached Residential land use.

## **ZONING**

This property is located in the Limited Business Neighborhood District LB-2.

The statement of intent for the LB-2 District reads:

*This district is established to allow a mixture of office, commercial and residential uses in areas that are designated by the Comprehensive Plan and Mixed Use land use, and which are located outside of the City Center area. In keeping with the urban mixed use character of these areas, studios and workshops for artists and artisans are allowed with a special exception. Higher intensity uses such as buildings with a floor area exceeding 10,000 square feet, multifamily dwellings, hotels with more than ten rooms, and larger restaurants may be allowed with a special use permit to ensure that the use is compatible with surrounding neighborhoods.*

Land to the north, east and south are zoned Limited Business Neighborhood District LB-2 with land to the west designated Single-Family Dwelling District RS-2.

## **SPECIAL USE PERMIT**

The special use permit section of the Zoning Ordinance (Sec. 21-42) establishes the following criteria for special use permits:

- (a) *The proposed use shall be:*
  - (1) *In harmony with the adopted comprehensive plan;*
  - (2) *In harmony with the intent and purpose of the zoning district in which the use is proposed to be located;*
  - (3) *In harmony with the character of adjacent properties and the surrounding neighborhoods, and with existing and proposed development.*
- (b) *The proposed use shall be adequately served by essential public services such as streets, drainage facilities, fire protection and public water and sewer facilities.*
- (c) *The proposed use shall not result in the destruction, loss or damage of any feature determined to be of significant ecological, scenic or historic importance.*
- (d) *The proposed use shall be designed, sited and landscaped so that the use will not hinder or discourage the appropriate development or use of adjacent properties and surrounding neighborhoods.*

Additional reasonable standards as deemed necessary to protect the public interest and welfare may be imposed, including: more restrictive sign standards; additional open space, landscaping or screening requirements; additional yard requirements; special lighting requirements; limitation on hours of operation; and additional off-street parking and loading requirements.

The Planning Director or Planning Commission may require the following additional information:

- (1) A traffic impact analysis, showing the effect of traffic generated by this project on surrounding streets and neighborhoods.
- (2) A public utility analysis, showing the effect of this project on public water, sewer and/or storm drainage facilities.
- (3) A fiscal impact analysis. The Planning Director or the Planning Commission may request the City Council to provide funds for the preparation of this study by the City.

Staff does not feel that any additional studies are needed in order to make a decision on this request.

#### **PUBLIC HEARING DATE**

A public hearing is scheduled for the regular Planning Commission meeting on February 15, 2017.



Carolyn A. Murphy, AICP  
Planning and Codes Compliance Director

## **INTRODUCTION**

The applicant, William & Mary Real Estate Foundation, is the contract purchaser of the Days Inn located at 902 Richmond Road. The applicant is applying, contingent upon approval by City Council of its Application for Zoning Text Change submitted herewith, for a special use permit to allow the applicant to utilize the Days Inn as “student dormitory” to be leased to and operated by the College of William & Mary for use as an undergraduate, non-freshman residence hall with a capacity not to exceed 180 students. Graduate student housing is a potential future use of the property.

The William & Mary Real Estate Foundation is a private, not-for-profit entity that exists for the benefit of the College of William & Mary through, in part, the purchase and development of properties to meet specific College needs, including student housing. This request specifically addresses the university’s need for additional College operated undergraduate student housing in close proximity to campus.

The College of William & Mary is a public, residential university within the Commonwealth of Virginia’s higher education system. As a residential campus, the College has long been committed to housing at least 75% of its undergraduates in university operated facilities. To support this commitment it operates numerous residence halls, providing a total of 4,669 undergraduate beds. This commitment to significant on-campus university housing is unique among public higher education institutions, allowing William & Mary to operate with the look and feel of a private university. A significant benefit to the City of Williamsburg is that this commitment limits the number of undergraduate students who must seek housing in the surrounding residential neighborhoods.

## **NEED FOR THE PROJECT**

The age and variety of on-campus housing required the College to implement a significant renovation program that will impact housing availability into the future. A renovation approach that takes individual residence halls off-line for an academic year and two summers will push displaced students into the surrounding neighborhoods absent some action to provide additional university managed housing. Essentially, the College requires additional housing stock to mitigate the loss of beds as it moves through the renovation process.

The immediate need for the project is driven by the planned renovation of Landrum Hall that will occur during the 2017-18 academic year. Landrum Hall currently houses 225 students. While there is a critical need to renovate and upgrade this facility, the College is sensitive to both the potential impact on its housing program if alternative housing is not made available to students, and the impact on the surrounding neighborhoods if an additional 225 students are pushed out into the area. Current renovation plans anticipate that the Landrum Hall renovation will be followed by renovations to the “Green and Gold Village” and Botetourt Complex among others.

The requested zoning text change and special use permit for the Days Inn property, with a subsequent master lease to the College, will provide access to up to 180 beds, largely offsetting the impact of future dormitory renovations on the community. It should be noted that the Real Estate Foundation and the College have not purchased and developed properties inside surrounding neighborhoods and, in fact, have divested themselves of such properties when given to them with the intent that these properties continue as private, single family residences.

## **THE PROJECT**

The Days Inn contains approximately 42,900 square feet (plus basement) and has 102 guest rooms and the same number of parking spaces. The hotel sits on a 1.624 acre parcel.

The applicant will make any changes to the building required to meet applicable building and life safety code requirements to house students. Exterior modifications and improvements, subject to Architectural Review Board approval, are anticipated to include the following:

- The exterior appearance of the building will be minimally impacted by the renovations. The majority of the exterior building renovations will include general EIFS and trim work repairs as needed. It is not anticipated that the doors and windows will be changed. Any doors or windows that require repair or replacement will be replaced with matching materials.
- The perimeter of the site is currently illuminated by building mounted wall pack lights. These will be replaced with LED light fixtures with cutoff lenses to eliminate light spill onto adjacent properties.
- The 1.624 acre site will be secured with a new metal picket fence with controlled automatic vehicular gates at the front of the site facing Richmond Road. Gates will be electronically controlled horizontally rolling gates. The traffic pattern around the building will be restricted to one way. There will be a single vehicle entrance gate at the west entrance and a single vehicle exit gate at the east.
- The sides and back edge of the property will be secured with a solid wood privacy/sound fence including a new dumpster enclosure. It is the intent of the Foundation to request the maximum permissible fence height in order to minimize visual and sound impact on the surrounding properties as well as provide the greatest security for the residents.
- There will be a single point of access to the buildings, at the current lobby entrance. This will be key card controlled for authorized student access only. There will 2 additional emergency egress gates in the front security fence. These will be exit only.
- The approximately 34,390+ gross square feet asphalt parking lot will be rehabilitated with a new asphalt seal coat topping and restriping to include

relocating wheel stops. The site changes proposed by the applicant will reduce the number of parking spaces to 100.

- The existing brick planters at the front of the building will be repaired. Landscaping along Richmond Road will be enhanced where possible.
- The existing fabric canopy over the front entrance will be replaced with a permanent roof structure sheathed in asphalt shingles to match the building roof.
- The existing buildings create a three-sided court with an existing in-ground swimming pool. The swimming pool and adjacent below-grade equipment room will be demolished and filled. The existing pool deck paving will be removed and the courtyard will be redeveloped into a landscaped court without a pool.
- The existing asphalt shingle roofing and the EPDM roofing will be removed and replaced with the same type materials.
- It is anticipated that two existing exterior stairs will require significant structural repairs, two existing exterior stairs will be removed, and three new exterior stairs will be constructed. The new stairs will match the existing stairs in appearance and materials and will include concrete steps on brick walls with open guardrails and a roof structure to match the existing stairs.
- The first floor awning and supporting structure in courtyard will be removed. The patio area below this awning will remain.

The College will provide both trash and recycling collection. The applicant has submitted a conceptual site plan for the project prepared by Guernsey Tingle Architects showing the site changes and improvements proposed.

The Days Inn will be included in the inventory of on-campus housing spaces available for selection through the College's annual Room Selection Process. Students who plan to participate in the annual process must pay a non-refundable \$200 deposit by an established deadline. Students are then assigned time blocks, done randomly by academic class, to select their rooms. The best time blocks are assigned to rising seniors followed by rising juniors and sophomores. The Days Inn rooms will be able to be selected by all three academic classes, with rising seniors making their selections first followed by rising juniors then rising sophomores. Although the College cannot predict who will select these rooms, it anticipates a mix of the three academic classes. Rising seniors may find the single rooms attractive and select them. Otherwise the College expects there will be a mix of rising juniors and sophomores in the double occupancy rooms. Except under special circumstances, sophomores are not permitted to have vehicles on campus.

All students living in on-campus housing are bound by the regulations noted in the Student Handbook, so the Student Code of Conduct will apply to residents of the Days Inn

property. Residents Assistants (RAs) are trained to confront and document violations of policy and conduct that does not meet the university's standards.

The College will staff the Days Inn with five RAs and one Head Resident. The RAs will be located throughout the facility on both first and second floors, facing both inward to the courtyard and outward to the parking lots. These student staff members will rotate nightly duty from 6:00 p.m. and 10:00 p.m. and then in their rooms until 7:30 a.m. with the duty office phone being transferred to their room phone. This makes them onsite and available from 6:00 p.m. until 7:30 a.m. when they are released to get to their classes. Duty includes two sets of rounds, one at the start of their duty and again at the end. They will "sit" duty in the Duty Office located in the central building where they will be available for lockouts and to assist residents. RAs will also be responsible for regular "hall" meetings with their residents and for planning events and activities for them. At their first hall meetings RAs talk about **all** the rules, regulations and policies related to the university and to being a campus resident. This includes adhering to City of Williamsburg noise ordinances, and complying with state and federal laws on alcohol and drugs. Because of the location of Days Inn they will also be provided information about being a good neighbor. Below is a sample of information the College provides students who live off-campus and it will use this information in the orientation of students to life at Days Inn.

## **Off-Campus Living at W&M**

### **Tips for a Successful Partnership**

#### **Become a Partner with Your Community**

Living off campus has its rewards and responsibilities. When you sign that lease, you've taken a major step as an independent adult. W&M encourages you to be a good neighbor, and would like to offer a few tips to help in this transition. Maintaining good relations with your neighborhood will help ensure a positive reputation with the greater Williamsburg community.

#### **Tips for Good Neighbor Relationships**

- **Introduce yourself**---community begins with relationships, and this is how trust and respect are gained. Exchange names and phone numbers.
- **Visual appeal**---keep your yard, porch, and surroundings clean. Maintaining a clean looking yard and home will go a long way towards impressing your neighbors. Clean up bottles, cups and debris. Keep furniture inside. Follow garage and recycling collection schedules and rules.
- **Assist one another**---offering to rake an elderly neighbors leaves, shovel snow, or help weed their garden, will go a long way towards building community.
- **Loud music and parties**---maintain a reasonable level on the volume control, and avoid parties that become too large. Slamming doors, chanting, yelling, and honking cars, partying, etc. can be disruptive to your neighbors. Be discreet and considerate. Keep the party inside where sound

and commotion can be controlled more closely.

- **Be friendly**---a quick hello and a wave can really make a difference. Stop and talk on occasion and learn something about each other. Let them know that you are always available if they are in a pinch, or if an emergency situation arises.
- **Parking and traffic**---know the local ordinances and follow them. Maintain safe speeds, keep your vehicles relatively clean, and be aware of parking in others spaces.
- **Handle issues politely**---there is nothing better than handling a problem calmly and with total respect. Don't let issues fester, hit them head-on in order to avoid bigger problems in the future.
- **Guests**---remember that you are responsible for the actions of your guests. If they cause problems in the neighborhood, ultimately those are your problems! In conclusion, respect your neighbors and their right to a relatively quiet, clean and peaceful neighborhood. It's all about communication and building relationships!

Students with cars residing at the Days Inn will have the ability to purchase general residential parking decals from the College and such decal holders will have access to the controlled parking spaces using their College identification card. Parking spaces along the front of the building outside the fenced area will be controlled by signage indicating parking by permit only and certain of those spaces will be reserved for Residence Life staff, service vehicles and housekeeping. All parking will be monitored by College Parking Services and cars without the proper decal will be ticketed.

Upon purchase and lease back to the College, the William & Mary Police Department will have police jurisdiction over the Days Inn property. William & Mary police officers have the same training and police authority, including powers of arrest, as do all other police officers in Virginia. WMPD provides police, security, and emergency communications services to all William & Mary owned or controlled property 24 hours-a-day, 7 days-a-week.

In keeping with WMPD's community policing approach, William & Mary police will assign a specific officer to the new residence hall at the current Days Inn location. This officer will work directly with the residents and the Student Affairs staff to keep the students safe, prevent problems, and hold anyone accountable that engages in inappropriate or illegal behavior at the site. Patrol units will provide routine patrol around the area on a continuous basis and respond to any reports of immediate issues at that location. The police liaison will be assigned to process any community questions or concerns. Additionally, the Chief of Police will monitor the activities of this residence hall, assist the police liaison with addressing any concerns, and be available to talk with community members. Any immediate issue can be reported directly to the William & Mary Police Communications Center 24 hours-a-day at 757-221-4596.

There are currently three WATA bus stops along Richmond Road from Zable Stadium to the Williamsburg Shopping Center, a Blue and Green line stop at Richmond Road and Bacon Avenue, a Blue and Trolley line stop across the street at Richmond Road in front of Food Lion and a Green line stop at the Sadler Center/Zable Stadium. If the City determines that it would be

desirable to have a WATA stop closer to the Days Inn, the College would be willing to entertain a City proposal to share costs for a WATA Green Line and Trolley bus stop and shelter located on the City's property at the intersection of Richmond Road and Matoaka Court. This location would provide service to not only the Days Inn but to Matoaka Court and nearby businesses and would not create a stop adjacent to Brooks Street/College Terrace that would encourage pedestrian traffic through those neighborhoods between the stop and campus.

This project continues the College's commitment to provide additional College operated student housing on or in close proximity to campus, removing students from the single family detached residential neighborhoods in the City and helping meet the goal of the City's Housing Plan of preserving and protecting the City's single-family neighborhoods. The City notes in the Housing Trends section of the Comprehensive Plan that the growth in student enrollment at the College has exceeded the number of new on-campus beds. The Housing Plan recognizes the need for additional student housing both on-campus and in suitable off-campus locations. The applicant submits this site is a suitable off-campus location given its commercial zoning and proximity to campus. This project also places up to 180 students/customers in close proximity to the businesses in the Arts District and the Williamsburg Shopping Center. The applicant submits this project will benefit both the College and the City and the benefits of the project more than offset any loss of tax revenue to the City.



Richmond Road

William & Mary Days Inn Conversion/Renovation

Site Plan

January 24, 2017

Artist Rendering - Image Subject To Change



**ORDINANCE #17-\_\_**  
**PROPOSED ORDINANCE #17-**

**AN ORDINANCE AMENDING CHAPTER 21, ZONING,  
ARTICLE I. IN GENERAL, SEC. 21-2 DEFINITIONS;  
ARTICLE III. DISTRICT REGULATIONS, DIVISION 6.2. LIMITED BUSINESS  
NEIGHBORHOOD DISTRICT LB-2, SEC 21-255.4 USES PERMITTED WITH A  
SPECIAL USE PERMIT AND SEC. 21-255.5 LOT AREA/DENSITY FOR THE  
PURPOSE OF ADDING STUDENT DORMITORY AS A SPECIAL USE PERMIT IN  
THE LB-2 DISTRICT  
(PCR #17-001)**

These revisions to Chapter 21, Zoning, are intended to promote the health, safety and general welfare of the public, and to carry out the purpose and intent of Chapter 21 as stated in Sec. 21-1.

**BE IT ORDAINED** that Chapter 21, Zoning, Article I. In General, Section 21-2. Definitions; Article III. District Regulations, Division 6.2, Limited Business Neighborhood District LB-2, Sec. 21-255.4 and 21-255.5 be amended by the addition of the following:

**ARTICLE I. IN GENERAL**

**Sec. 21-2. Definitions**

*Student dormitory means a residential space operated or leased by the College of William and Mary where persons attending the College of William and Mary are housed, communally, by assignment of the College of William and Mary, and which may have shared facilities, such as bathrooms, activity rooms or kitchens.*

**ARTICLE III. DISTRICT REGULATIONS**

**DIVISION 6.2. LIMITED BUSINESS NEIGHBORHOOD DISTRICT LB-2**

**Sec. 21-255.4. Uses permitted with a special use permit.**

Uses permitted in the limited business neighborhood district LB-2 with a special use permit approved by the city council in accordance with article II, division 2, are as follows:

- (1) Multifamily dwellings.
- (2) *Student dormitory.*
- ~~(3)(2)~~ Townhouses in accordance with section 21-255.10.
- ~~(4)(3)~~ Churches and other buildings used for religious worship.
- ~~(5)(4)~~ Day care centers located in the same building as a church or public or private school.
- ~~(6)(5)~~ Hotels/motels and timeshare units, and associated meeting facilities with more than ten bedrooms.

- (7)(6) Laundry and dry cleaning establishments.
- (8)(7) Lighted athletic fields owned and/or operated by the City of Williamsburg.
- (9)(8) Public or private elementary, middle or high schools, colleges and universities, and including temporary classroom facilities when accessory to and on the same lot as a school located in a permanent building.
- (10)(9) Radio and television broadcasting stations, studios and offices, but excluding onsite towers.
- (11)(10) Restaurants without drive-thru windows and with a gross floor area exceeding 2,500 square feet.
- (12)(11) Retail sales establishments with a gross floor area exceeding 5,000 square feet.
- (13)(12) Uses in buildings with a gross floor area exceeding 10,000 square feet per building:
  - a. Bake shops.
  - b. Banks and financial establishments.
  - c. Convenience service establishments, limited to barbershops, beauty parlors, tailors, and shoe repair shops.
  - d. Medical and dental offices and clinics.
  - e. Museums and art galleries.
  - f. Offices.
  - g. Printing and photocopying shops.
  - h. Restaurants without drive-thru windows and with a gross floor area exceeding 2,500 square feet.
  - i. Retail sales establishments with a gross floor area exceeding 5,000 square feet.

**Sec. 21-255.5 Lot area/density.**

The density requirements in the limited business neighborhood district LB-2 are as follows:

- (1) *Dwelling units: There shall be a maximum density of eight dwelling units per net acre, except that the maximum density may be increased up to 14 dwelling units per net acre with a special use permit approved by the city council in accordance with article II, division 4. Net acreage shall be based on existing land conditions, as specified in the following chart:*

<u>Physical Land Unit</u>	<u>Percent Credited Toward Net Acreage</u>
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,	0%

drainage channels, streams, etc.)	
Above ground high voltage electric transmission line easements (69 kv or greater)	0%

(2) Student dormitory. For student dormitories in the LB-2 district, the maximum number of rooms permitted shall be determined as a part of the special use permit process. In deciding on the maximum number of rooms to be allowed, city council shall consider the proximity of the property to the College of William and Mary, the unique characteristics of the property, the reuse of existing buildings and structures on the property, 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 and to the Planning Area in which it is located as a whole.

(3) ~~(2)~~ Other uses: For all other uses, there shall be no minimum lot area required.

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

Adopted:

\_\_\_\_\_  
Paul T. Freiling, Mayor

Attest: \_\_\_\_\_  
Gerry S. Walton, Clerk of Council



**CITY OF WILLIAMSBURG**  
MEMORANDUM

**TO: Planning Commission**

**DATE: January 12, 2017**

**SUBJECT: PCR#17-005**

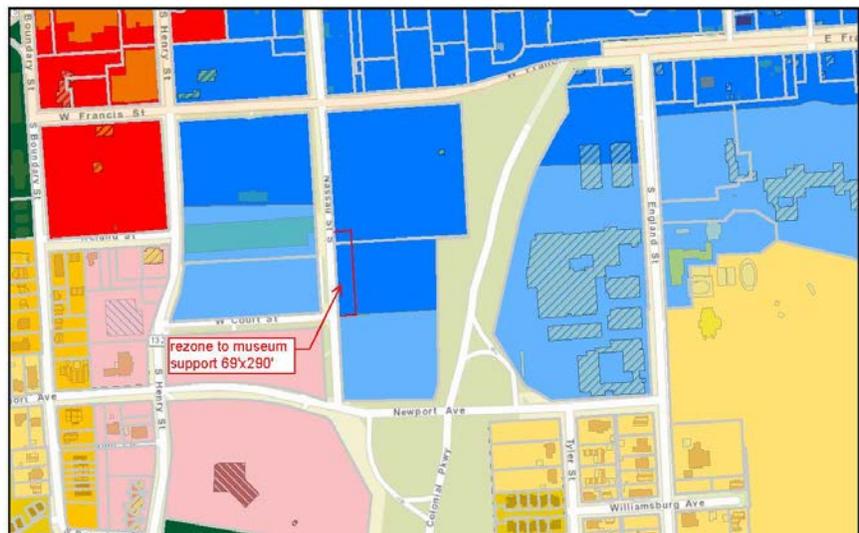
**Request of the Colonial Williamsburg Foundation to rezone approximately 20,300 square feet (70'x290') from Colonial Williamsburg Historic Area CW to Museum Support MS at 400 South Nassau Street**

**PCR#17-006**

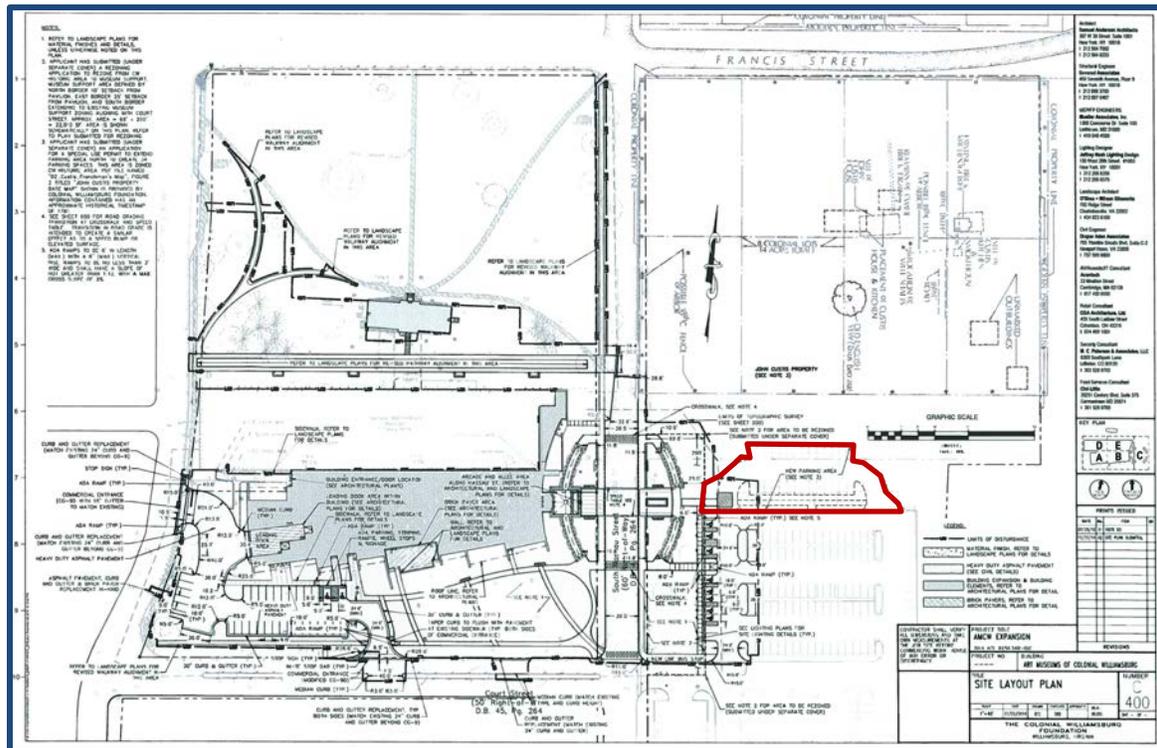
**Request of the Colonial Williamsburg Foundation for a special use permit to extend the parking area at 400 South Nassau Street associated with the new entrance to the Art Museums of Colonial Williamsburg.**

The Colonial Williamsburg Foundation is proposing to rezone a portion (approximately 20,300 square feet) of the property at 400 South Nassau Street which is across the street from the proposed expansion of the Art Museums of Colonial Williamsburg from Colonial Williamsburg Historic Area CW to Museum Support MS to accommodate a new entrance pavilion to the Art Museums.

The applicant states “that a major feature of the museum expansion is to increase the visibility and accessibility of the museum entrance from the historic area. This will be achieved by changing the location of the entrance from the Public Hospital fronting on Francis Street, to a new entrance on Nassau Street”. A new entrance on Nassau Street is proposed that includes an entry pavilion on the museum side and across the street as shown on the enclosed drawing.



The second part of the request is for a special use permit for an expansion of the parking area at 400 South Nassau Street to construct 34 parking spaces in the Colonial Williamsburg Historic Area CW as shown on the enclosed drawing. The applicant states “these spaces would help offset those spaces lost on the west side of this lot by the reconfiguration”.



### COMPREHENSIVE PLAN

The 2013 Comprehensive Plan designates this parcel as Colonial Williamsburg Historic Area and Colonial Williamsburg Support, which is defined by the Plan as follows:

#### **Colonial Williamsburg Historic Area**

*This district encompasses the Colonial Williamsburg Historic Area and is established to preserve, protect and maintain the distinctive character and historic importance of the restored area. This category is implemented by the CW zoning district.*

#### **Colonial Williamsburg Support**

*The Colonial Williamsburg Support uses include a variety of commercial and industrial facilities that support the functioning of the Colonial Williamsburg Historic District. The Visitor Center, Bruton Heights Education Campus and the Colonial Williamsburg Nursery fall under this category. This category is implemented by the MS zoning district.*

This property is surrounded by Colonial Williamsburg Historic Area, Colonial Williamsburg Support and Parks, Parkway and Recreation in the 2013 Comprehensive Plan.

## **ZONING**

This property is located in the two zoning districts, the Colonial Williamsburg Historic Area CW and the Museum Support District MS.

The statement of intent for the Colonial Williamsburg Historic Area District CW reads:

*This district is established to preserve, protect and maintain the unique character and historic importance of the Colonial Williamsburg Historic Area.*

The statement of intent for the Museum Support District MS reads:

*This district is established to allow uses that are related to and support the functioning of the Colonial Williamsburg historic area. The most intensive uses may be allowed with special permits, to ensure compatibility with the Colonial Williamsburg historic area and surrounding residential neighborhoods.*

This property is surrounded by the Colonial National Parkway, Museum Support District MS, Limited Business Downtown District LB-1 and Colonial Williamsburg Historic District CW.

## **SPECIAL USE PERMIT**

The special use permit section of the Zoning Ordinance (Sec. 21-42) establishes the following criteria for special use permits:

- (a) *The proposed use shall be:*
  - (1) *In harmony with the adopted comprehensive plan;*
  - (2) *In harmony with the intent and purpose of the zoning district in which the use is proposed to be located;*
  - (3) *In harmony with the character of adjacent properties and the surrounding neighborhoods, and with existing and proposed development.*
- (b) *The proposed use shall be adequately served by essential public services such as streets, drainage facilities, fire protection and public water and sewer facilities.*
- (c) *The proposed use shall not result in the destruction, loss or damage of any feature determined to be of significant ecological, scenic or historic importance.*
- (d) *The proposed use shall be designed, sited and landscaped so that the use will not hinder or discourage the appropriate development or use of adjacent properties and surrounding neighborhoods.*

Additional reasonable standards as deemed necessary to protect the public interest and welfare may be imposed, including: more restrictive sign standards; additional open space, landscaping or screening requirements; additional yard requirements; special lighting requirements; limitation on hours of operation; and additional off-street parking and loading requirements.

The Planning Director or Planning Commission may require the following additional information:

- (1) A traffic impact analysis, showing the effect of traffic generated by this project on surrounding streets and neighborhoods.
- (2) A public utility analysis, showing the effect of this project on public water, sewer and/or storm drainage facilities.
- (3) A fiscal impact analysis. The Planning Director or the Planning Commission may request the City Council to provide funds for the preparation of this study by the City.

Staff does not feel that any additional studies are needed in order to make a decision on this request.

### **PUBLIC HEARING DATE**

A public hearing is scheduled for the regular Planning Commission meeting on February 15, 2017.



Carolyn A. Murphy, AICP  
Planning and Codes Compliance Director



# *The Colonial Williamsburg Foundation*

“ THAT THE FUTURE MAY LEARN FROM THE PAST ”

December 21, 2016

City of Williamsburg Planning Department  
City of Williamsburg Planning Commission  
City of Williamsburg City Council

## Rezoning Application Art Museums of Colonial Williamsburg Expansion 301 South Nassau Street

The Colonial Williamsburg Foundation kindly requests your consideration of this rezoning application to accommodate the new entrance to the Art Museums of Colonial Williamsburg.

A major feature of the museum expansion is to increase the visibility and accessibility of the museum entrance from the historic area. This will be achieved by changing the location of the entrance from the Public Hospital fronting Francis Street, to a new main entrance on Nassau Street.

There are two drawings included with this application. The first, Site Plan C400, identifies the area requested for rezoning on the east side of Nassau Street at the new museum entrance. The area is designated by a dashed line and called out by Note 2 on the drawing. Also included is a color coded sketch created from the City Property Information System that illustrates this area as well. The request is to rezone this area from CW Historic Area to Museum Support.

The second drawing, Sheet A-211, shows the elevations of the proposed entrance, including Detail 3 which illustrates the elevation of the entry pavilion on the east side of Nassau Street. Construction of this entry pavilion is contingent on gaining approval of this rezoning request.

This rezoning request has focused on minimizing the extent of CW Historic Area under consideration for rezoning. As shown on the site plan, the north border is determined by a 10' setback and the east border by a 25' setback to meet zoning ordinance. The south border was extended to join with the existing museum support zoning to the south. The 18<sup>th</sup> Century John Custis Property has been included on Site Plan C400 to show proximity, and good separation distance to the museum entrance.

We appreciate your consideration to approve this rezoning request in support of the new museum entrance at Nassau Street.

Sincerely,  


Neil K. Ellwein

Director, Architecture & Engineering



# *The Colonial Williamsburg Foundation*

“ THAT THE FUTURE MAY LEARN FROM THE PAST ”

December 21, 2016

City of Williamsburg Planning Department  
City of Williamsburg Planning Commission  
City of Williamsburg City Council

**Special Use Permit Art Museums of Colonial Williamsburg Expansion 301 South Nassau Street**

The Colonial Williamsburg Foundation kindly requests your consideration of this application for a Special Use Permit to extend the parking area associated with the new entrance to the Art Museums of Colonial Williamsburg.

A major feature of the museum expansion is to increase the visibility and accessibility of the museum entrance from the historic area. This will be achieved by changing the location of the entrance from the Public Hospital fronting Francis Street, to a new main entrance on Nassau Street.

The new main entrance is served by the parking area east of Nassau Street. As shown on the attached Site Plan C400, the north section of this parking lot is being reconfigured with a new entrance pavilion, crosswalks, and accessible parking. Also proposed is to extend this parking lot approximately 56' to the north to create 34 parking spaces as shown on C400 by the two rows of dashed parking spaces north of the existing parking, and called out by Note 3 on the drawing. These parking spaces would offset those lost on the west side of this lot by the reconfiguration.

The existing north section of this parking lot and the proposed parking lot extension are located in CW Historic Area zoning. This Special Use Permit is requested to allow extending the parking area to the north.

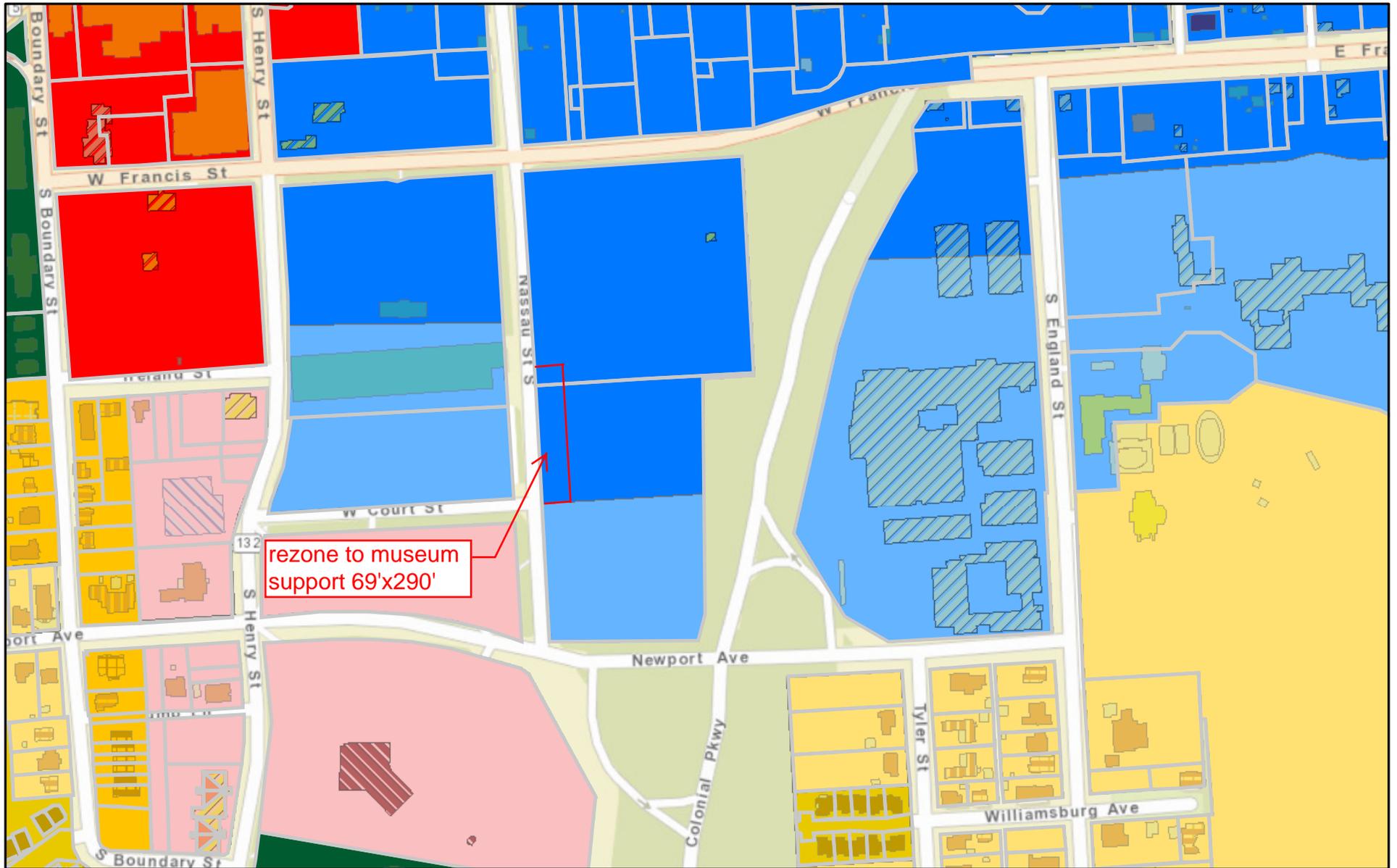
We appreciate your consideration to approve this Special Use Permit request in support of the new museum entrance at Nassau Street.

Sincerely,  


Neil K. Ellwein

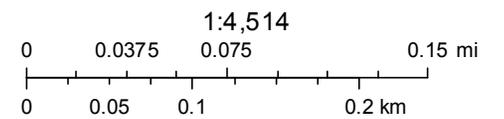
Director, Architecture & Engineering





December 17, 2016

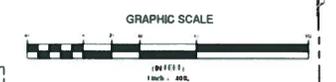
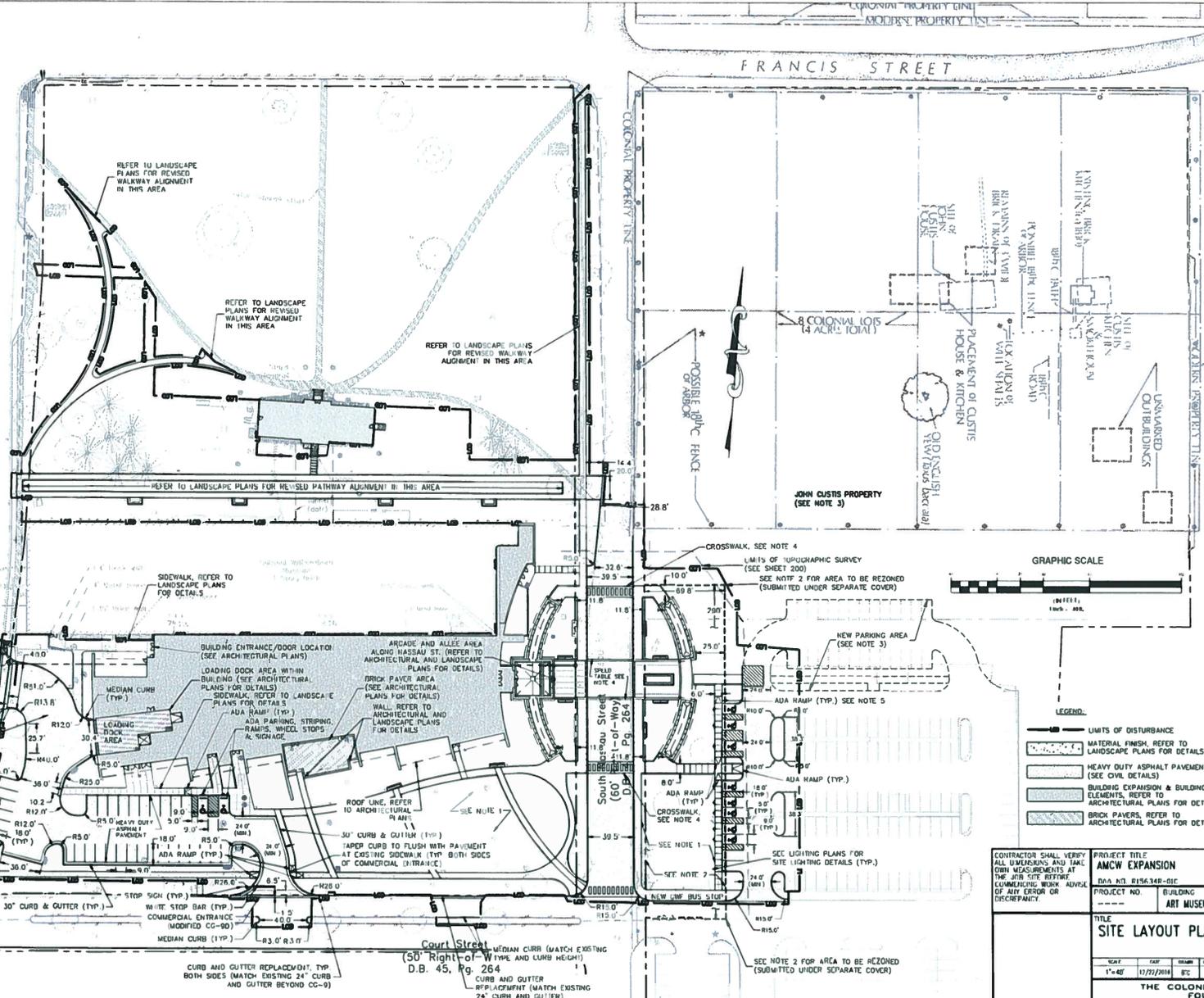
Property Information System  
 Museum Support Rezoning Sketch  
 12-21-2016



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

**NOTES:**

1. REFER TO LANDSCAPE PLANS FOR MATERIAL FINISHES AND DETAILS, UNLESS OTHERWISE NOTED ON THIS PLAN.
2. APPLICANT HAS SUBMITTED UNDER SEPARATE COVER) A REZONING APPLICATION TO REZONE FROM C-2 HISTORIC AREA TO MUSEUM SUPPORT, MUSEUM SUPPORT AREA DEFINED BY NORTH BORDER 10' SETBACK FROM PAVILION, EAST BORDER 25' SETBACK FROM PAVILION, AND SOUTH BORDER EXTENDING TO EXISTING MUSEUM SUPPORT ZONING ALIGNED WITH COURT STREET APPROX. AREA = 60' x 200' = 22,010 SF. AREA IS SHOWN SCHEMATICALLY ON THIS PLAN. REFER TO PLAN SUBMITTED FOR REZONING.
3. APPLICANT HAS SUBMITTED UNDER SEPARATE COVER) AN APPLICATION FOR A SPECIAL USE PERMIT TO EXTEND PARKING AREA NORTH TO CHALK 24' PARKING SPACES THIS AREA IS ZONED C-2 HISTORIC AREA. FOR FEE HANDED "02, Curtis, Frenchman's Map", FIGURE 2 TITLED "JOHN CUSTIS PROPERTY BAYE MAP" SHOWN IS PROVIDED BY COLONIAL WILLIAMSBURG FOUNDATION. INFORMATION CONTAINED HAS AN APPROXIMATE HISTORICAL TIMEFRAME OF 1781.
4. SEE SHEET 600 FOR ROAD GRADING, TRANSITION AT CROSSWALK AND SPEED TABLE. TRANSITION IN ROAD GRADE IS INTENDED TO CREATE A SLOWLAP EFFECT AS TO A SPEED RAMP OR ELEVATED SURFACE.
5. ADA RAMP TO BE 6" IN LENGTH (MAX) WITH A 6" (MAX) VERTICAL RISE. RAMP TO BE NO LESS THAN 3' WIDE AND SHALL HAVE A SLOPE OF NOT GREATER THAN 1:12, WITH A MAX CROSS SLOPE OF .2%.



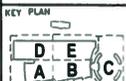
- LEGEND**
- [Symbol] LIMITS OF DISTURBANCE
  - [Symbol] MATERIAL FINISH, REFER TO LANDSCAPE PLANS FOR DETAILS
  - [Symbol] HEAVY DUTY ASPHALT PAVEMENT (SEE CIVIL DETAILS)
  - [Symbol] BUILDING EXPANSION & BUILDING ELEMENTS, REFER TO ARCHITECTURAL PLANS FOR DETAIL
  - [Symbol] BRICK PAVERS, REFER TO ARCHITECTURAL PLANS FOR DETAIL

CONTRACTOR SHALL VERIFY ALL UNDERLAYS AND TAKE OWN MEASUREMENTS AT THE JOB SITE BEFORE COMMENCING WORK. ADVISE OF ANY ERROR OR DISCREPANCY.

<b>PROJECT TITLE</b>	
AMCW EXPANSION	
<b>PROJECT NO.</b>	ART MUSEUMS OF COLONIAL WILLIAMSBURG

<b>TITLE</b>		<b>NUMBER</b>	
SITE LAYOUT PLAN		C 400	
<b>SCALE</b>	<b>DATE</b>	<b>REV.</b>	<b>BY</b>
1"=40'	11/21/2018	02	DB
<b>THE COLONIAL WILLIAMSBURG FOUNDATION</b> WILLIAMSBURG, VIRGINIA			

- Architect**  
Samuel Anderson Architects  
307 W 58 Street, Suite 100  
New York, NY 10018  
1 212 564 7022  
1 212 564 8253
- Structural Engineer**  
Severud Associates  
409 Seventh Avenue, Floor 9  
New York, NY 10018  
1 212 697 3702  
1 212 697 6467
- MERFP ENGINEERS**  
Merrifield Associates, Inc.  
1325 Conover Dr. Suite 100  
Lynchburg, VA 24502  
1 434 942 6200
- Lighting Designer**  
Jeffrey Wash Lighting Design  
150 West 28th Street, #1003  
New York, NY 10001  
1 212 200 8306  
1 212 200 8375
- Landscape Architect**  
O'Brien + Wilson Architects  
702 Ridge Street  
Charlottesville, VA 22902  
1 434 923 8100
- Civil Engineer**  
Drews & Associates  
702 Flamingo Shores Blvd, Suite C-2  
Hempstead, VA 23086  
1 757 589 9800
- AV/AccessIT Consultant**  
Acadach  
33 Horton Street  
Cambridge, MA 02138  
1 617 499 8000
- Retail Consultant**  
CSA Architecture, Ltd.  
45 South Ludlow Street  
Columbus, OH 43215  
1 614 469 1001
- Security Consultant**  
M. C. Peterson & Associates, LLC  
830 Southpark Lane  
Lafayette, CO 80120  
1 303 528 9700
- Food Services Consultant**  
CMAA  
70251 Century Blvd, Suite 375  
Germantown MD 20874  
1 301 528 9700



**PRINTS ISSUED**

DATE	NO.	ITEM	BY
07/29/16	01	NOTE 03	
11/27/18	02	SITE PLAN SUBMITTAL	

**REVISIONS**

NO.	DESCRIPTION

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