



**PUBLIC NOTICE
WILLIAMSBURG CITY COUNCIL**

The Williamsburg City Council will hold a public hearing on Thursday, January 11, 2018, 3:30 P.M. in the Council Chambers of the Stryker Center, 412 North Boundary Street, to consider the following:

PCR#17-028: Request of HS Apt Land LLC for a special use permit to reduce the required side yard setback from fifteen (15) feet to seven (7) feet for a proposed 96 unit apartment development at High Street. The properties are identified as 1430 to 1445 Manor Boulevard, 150-156 (even) Sterling Manor Drive, 150 to 160 Shadow Lane and 151 thru 161 (odd) and are zoned Economic Development District ED-2.

Additional information is available at 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 City Council.

If you are disabled and need accommodation in order to participate in the public hearings, please call the Planning Department at (757) 220-6130, (TTY) 220-6108, no later than 12:00 noon, Thursday, January 4, 2018.

Andrew Trivette
Clerk of Council



CITY OF WILLIAMSBURG

MEMORANDUM

DATE: December 21, 2017

SUBJECT: PCR#17-028 Request of HS Apt Land LLC for a special use permit to reduce the required side yard setback from fifteen (15) feet to seven (7) feet for a proposed 96 unit development project

APPLICANT'S REQUEST

Steven Middleton with HS Apt Land LC is proposing to reconfigure the previously approved townhouse lots into eight two-story luxury apartment buildings containing 96 units. The lot lines were extinguished by action of City Council at the November 9, 2017 meeting (PCR#17-022). The applicant would like to use the existing roads and utilities that were installed for the townhouse development for the proposed apartment layout. Some of the proposed buildings encroach into the setbacks along the existing private rights-of-way. The applicant is requesting the setback be reduced from fifteen (15) feet to seven (7) feet, which is consistent with the setbacks of the sixteen townhouses that have already been constructed on the adjacent property. This area is bounded by Treyburn Drive on the west, Sterling Manor Drive on the north, Middle Street on the east, and Kings Manor Drive on the south.



CURRENT REGULATIONS

Comprehensive Plan

The High Street Williamsburg area is designated as Economic Development land use by the 2013 Comprehensive Plan. The Plan states:

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.

This category is implemented by the ED and ED-2 zoning districts. To ensure that the majority of the Economic Development land is developed for tax-generating commercial, entertainment, office, and medical uses, areas used exclusively for residential use should be limited to a minority of the land use in each of the Economic Development areas designated by the Plan. Residential density is up to 10 dwelling units/net acre for the ED District, and up to 12 dwelling units/net acre for the ED District.

Zoning

The High Street property is zoned ED-2 Economic Development District. The townhouse subdivision adjoins ED-2 zoning to the north (apartments), east (commercial area), west (Treyburn Drive) and south (condominiums).

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

This district is established to enhance the City's real property tax base and to allow a mixture of tax-generating commercial, entertainment and office 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 Sec. 15.2-2283 (vii), Code of Virginia, 1950, as amended. Residential uses are allowed as a major component of the development, and should be integrated into the overall design. Higher intensity uses such as manufacture or assembly, warehouses and distribution centers may be allowed with the issuance of a special use permit.

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.

Architectural Review

The property is not located in an Architectural Preservation or Corridor Protection District. Therefore, Architectural Review Board approval is not required.

ANALYSIS

The proposed construction is 96 apartments in eight separate buildings. The eight apartment buildings total 105,010 square feet of area and contain a total of 64 one bedroom units and 32 two bedroom units.

The site will be accessed from Treyburn Drive, Kings Manor Drive, and Middle Street. The internal roads, constructed for the previously approved townhouse development, will remain as built and serve the apartments. The Zoning Ordinance requires 152 parking spaces and 166 spaces are provided.

Using the existing streets, buildings 2, 4, 6, 7, & 8 encroach into the setbacks 3.2 feet to eight feet. The proposed setback of seven feet accommodates all of the proposed buildings and preserves the existing streets and utilities. As the applicant noted, the setback in the adjacent townhomes is approximately seven and a half feet. The applicant proposes using the existing utility infrastructure. The original site plan (SPR#05-009) was approved in 2008 for the overall project including the area presently under review. Previous approval for this area was for residential townhouses (PCR#15-017). The site plan (SPR#17-013) proposes using the original layout for roadways but changing from townhouse units to apartments. Setback reductions were previously approved for Sterling Manor garages, the parking terrace, and the cinema ranging from two feet to five feet (PCR#05-015).

STAFF RECOMMENDATION

Staff recommends that Planning Commission recommend to City Council that a special use permit be approved to allow HS Apt Land LC to construct the buildings as proposed with a reduction in the setback from 15 feet to seven feet.

PLANNING COMMISSION RECOMMENDATION

Planning Commission held a public hearing on December 20. Other than the applicant no one spoke at the hearing. Planning Commission recommended to City Council by a vote of 7-0, that a special use permit be approved for the reduction in setback from 15 feet to seven feet.

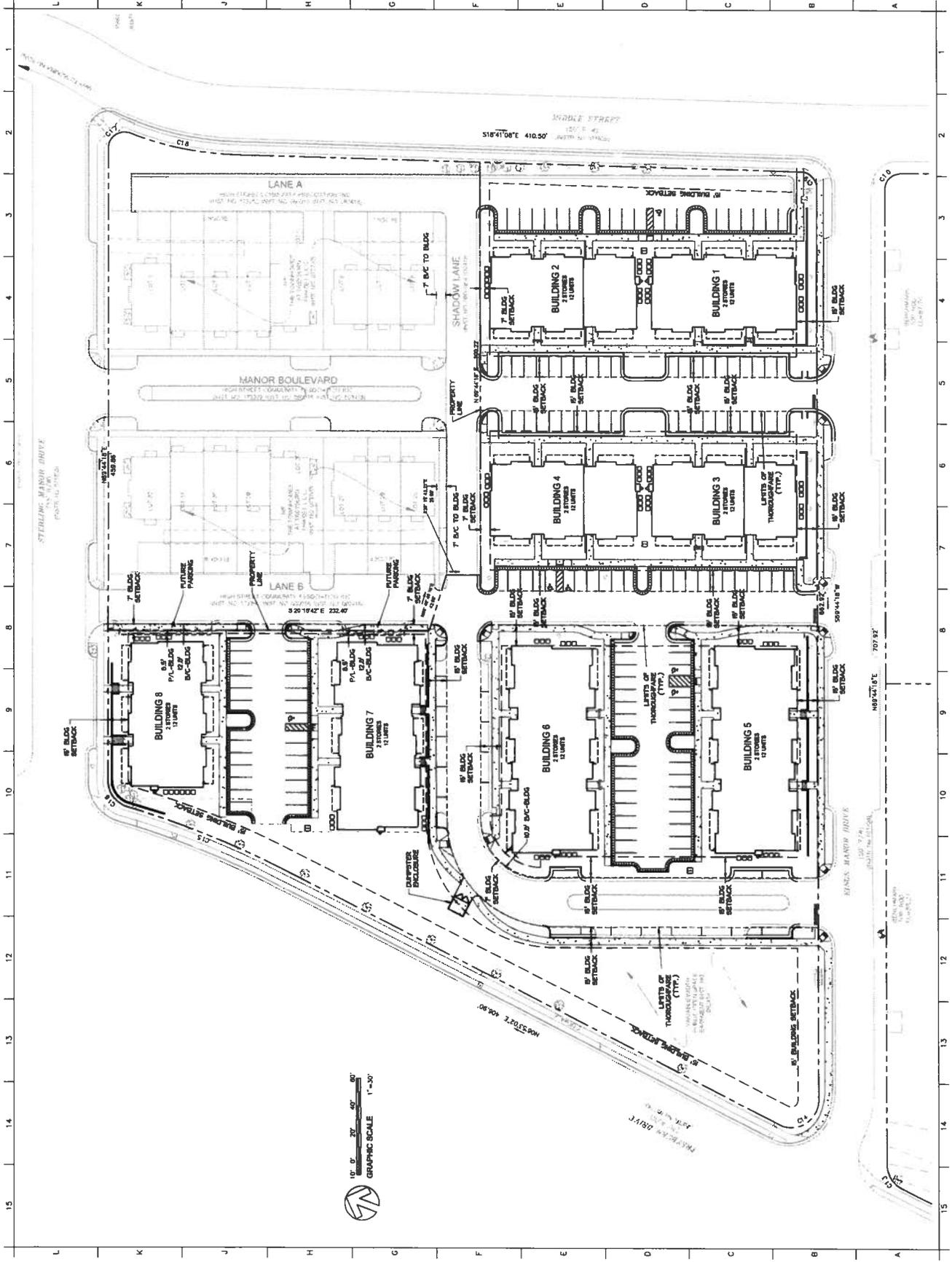
CITY COUNCIL PUBLIC HEARING

A City Council public hearing is scheduled for Thursday, January 11, 2018 at 2:00 p.m. in the Council Chambers of the Stryker Center, 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
Principal Planner

DATE:	11/16/17
BY:	J. W. B. / J. W. B.
CHECKED BY:	J. W. B. / J. W. B.
DESIGNED BY:	J. W. B. / J. W. B.
PROJECT NO.:	17-00000000
SHEET NO.:	C-101
TITLE:	EXCEPTION



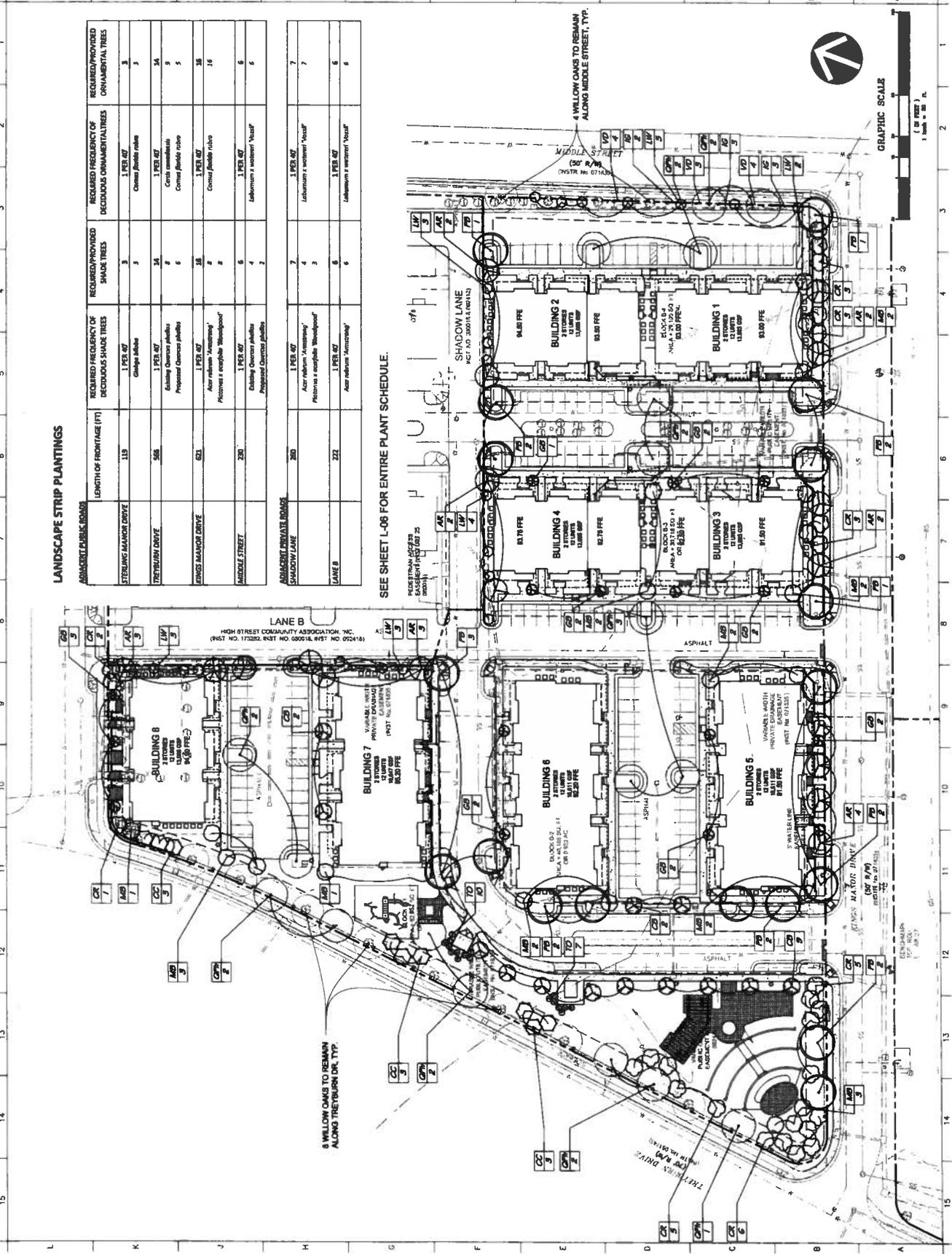
HIGH STREET APARTMENTS
 PARCEL B
 COMMONWEALTH PROPERTIES, LLC
 CITY OF WILLIAMSBURG, VIRGINIA

DESIGNED	12/14/17
CHECKED	11/27/17
RESPONSE	10/24/17
DATE	08/14/17
PROJECT NO.	17000000000000000000
SHEET NO.	001
OVERALL LANDSCAPE PLAN	
SHEET NO. L-01	

LANDSCAPE STRIP PLANTINGS

ADJACENT PUBLIC ROADS	LENGTH OF FRONTAGE (FT)	REQUIRED FREQUENCY OF DECIDUOUS SHADE TREES	REQUIRED FREQUENCY OF SHADE TREES	REQUIRED FREQUENCY OF DECIDUOUS ORNAMENTAL TREES	REQUIRED/PROVIDED ORNAMENTAL TREES
STERLING MANOR DRIVE	113	1 PER 67 Carya alba	3	1 PER 67 Cornus florida rubra	3
TRENTON DRIVE	536	1 PER 67 Schinus molle Propagated Quercus phellos Propagated Quercus prinus	8	1 PER 67 Cornus florida rubra	8
BRIDGE MANOR DRIVE	621	1 PER 67 Acer rubrum 'Sentinel' Platanus x scabra 'Honeydew'	9	1 PER 67 Cornus florida rubra	16
MIDDLE STREET	230	1 PER 67 Schinus molle Propagated Quercus phellos	4	1 PER 67 Lilium 'L' sentiment 'Vase'	6
ADJACENT PRIVATE ROADS					
SHADOW LANE	250	1 PER 67 Acer rubrum 'Sentinel' Platanus x scabra 'Honeydew'	4	1 PER 67 Lilium 'L' sentiment 'Vase'	7
LANE B	222	1 PER 67 Acer rubrum 'Sentinel'	6	1 PER 67 Lilium 'L' sentiment 'Vase'	6

SEE SHEET L-08 FOR ENTIRE PLANT SCHEDULE.

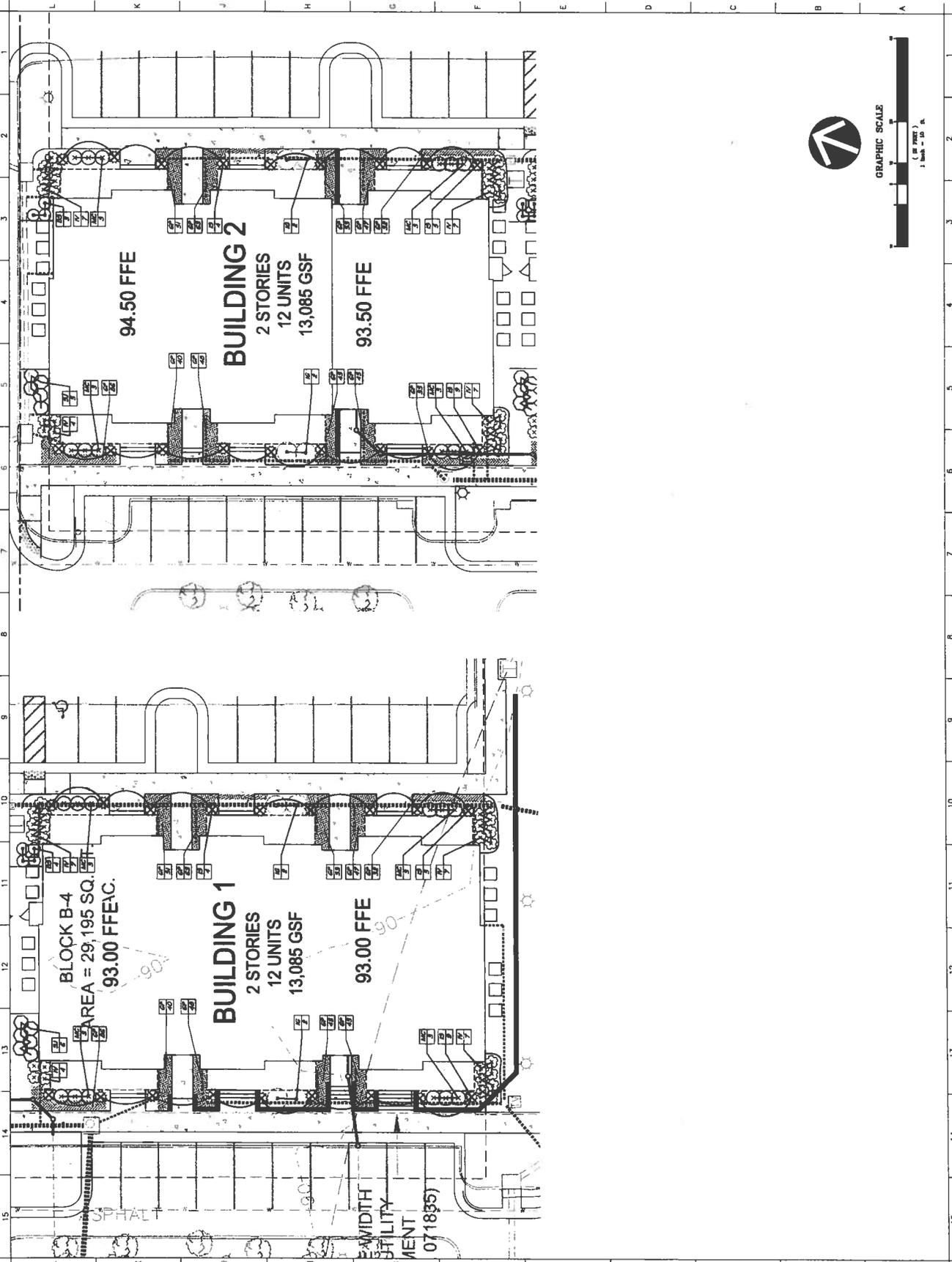


ARCHITECTURE ARCHITECTS & ENGINEERS BY LICENSE NUMBER
 VPK
 1100 COMMONWEALTH DRIVE, SUITE 200, WEST VIRGINIA CENTER
 CHARLOTTE, NC 28202-4229
 WWW.VPKA.COM

HIGH STREET APARTMENTS
PARCEL B
COMMONWEALTH PROPERTIES, LLC
 CITY OF WILLIAMSBURG
 VIRGINIA



DATE:	12/14/17
CHECKED:	11/23/17
DESIGNED:	11/23/17
PROJECT NO.:	16433-17
DATE:	11/23/17
PROJECT NO.:	16433-17
PROJECT NAME:	HIGH STREET APARTMENTS
PROJECT LOCATION:	PARCEL B, COMMONWEALTH PROPERTIES, LLC
SHEET NO.:	L-02

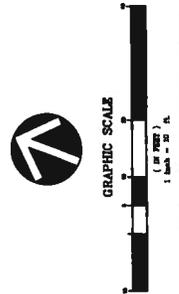
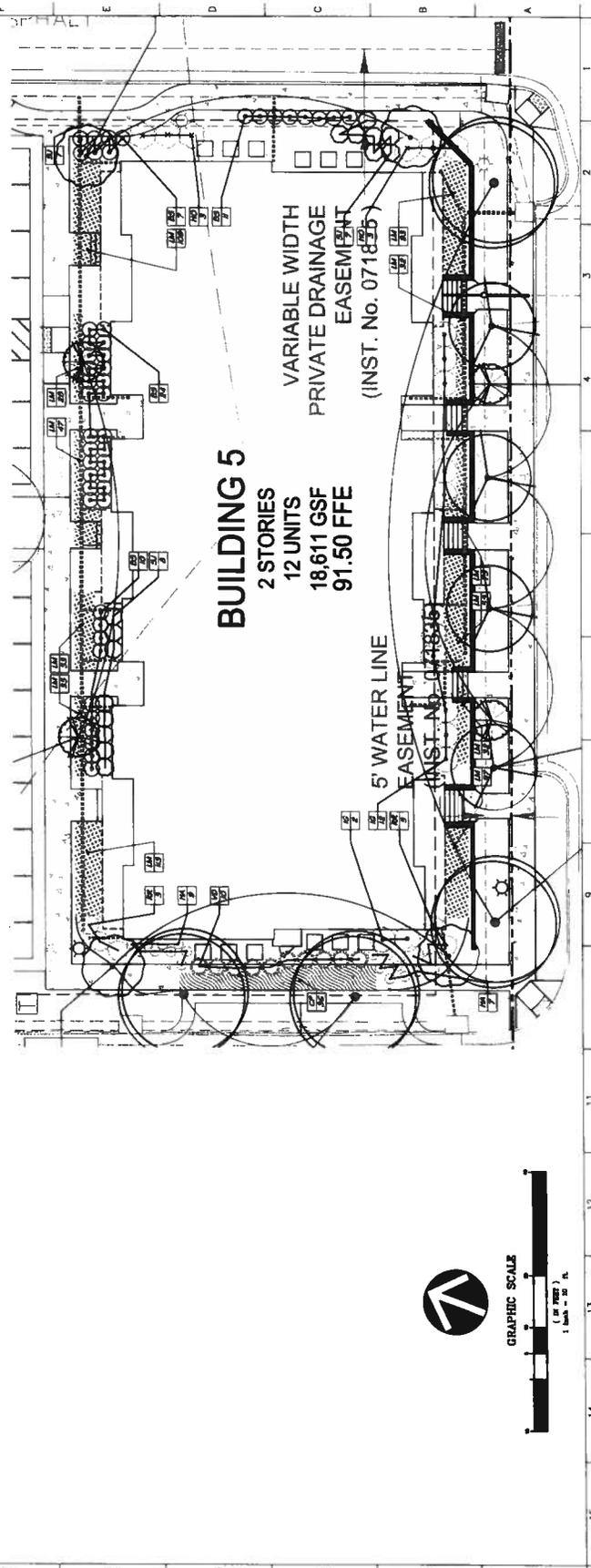
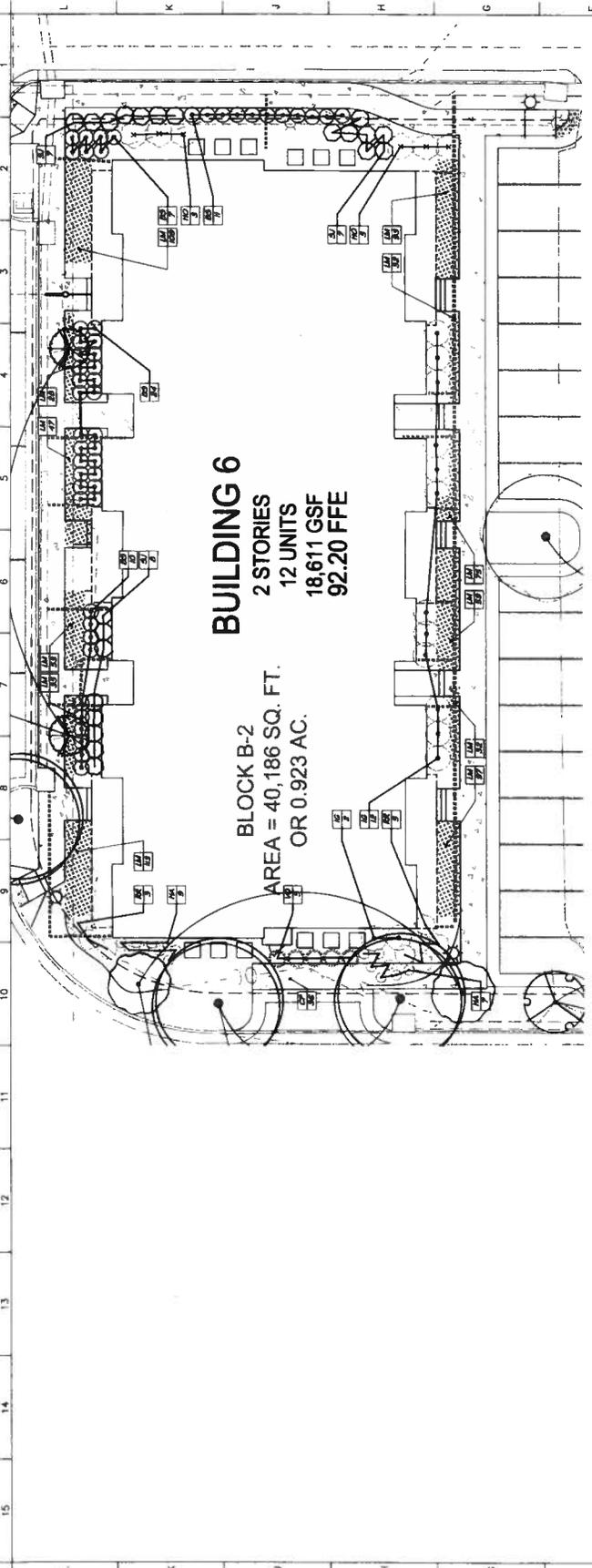


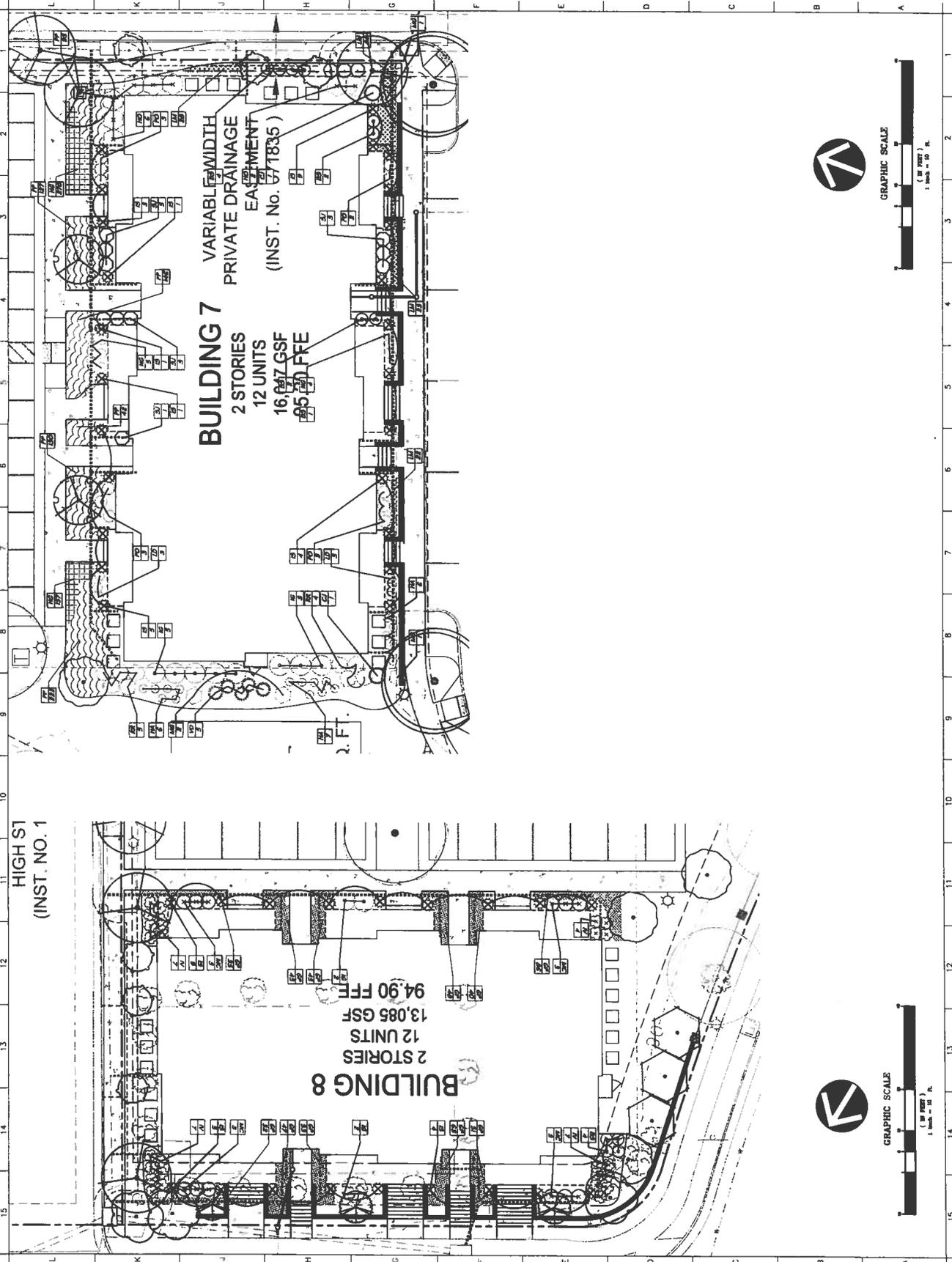
GRAPHIC SCALE
 (IN FEET)
 1 Inch = 10' 0"

HIGH STREET APARTMENTS
 PARCEL B
 COMMONWEALTH PROPERTIES, LLC
 CITY OF WILLIAMSBURG
 VIRGINIA



DATE:	12/14/17
ISSUED:	11/27/17
DESIGNED BY:	10/23/07
CHECKED BY:	10/23/07
PROJECT NO.:	16433-17
DWG. NO.:	
DRAWING TITLE: BUILDING FOUNDATION PLANTINGS	
SHEET NO. L-04	





PROJECT NO.	13/24/17
DATE	11/27/17
BY	10/23/07
DESIGNED BY	10/23/07
CAD NO.	16433-17
PROJECT TITLE	HIGH STREET APARTMENTS
FOUNDATION	FOUNDATION
PLANTINGS	PLANTINGS
SHEET NO.	L-05



HIGH STREET APARTMENTS
PARCEL B
COMMONWEALTH PROPERTIES, LLC
CITY OF WILLIAMSBURG
VIRGINIA

VIA
DESIGNERS & PLANNERS & LANDSCAPE ARCHITECTS & SURVEYORS & CIVIL ENGINEERS
1810 GREENBROOK DRIVE, SUITE 200, WYOMING, VIRGINIA 22122
(703) 442-7800 & FAX (703) 791-2787
WWW.VIAA.COM

LANDSCAPE NOTES:

1. PLANT LIST SELECTIONS ARE SUGGESTIVE AND NOT ALL INCLUSIVE. STREET TREES MAY BE ADJUSTED FOR SIGHT DISTANCE FOR FINAL ENGINEERING.
2. THE LANDSCAPE DESIGN SHOWN IS FOR ILLUSTRATIVE PURPOSES TO REPRESENT TYPICAL PLANTING CONCEPTS THAT PORTRAY THE GENERAL APPEARANCE AND CHARACTER FOR THE PROJECT. THE APPLICANT RESERVES THE OPTION TO MODIFY THE PLAN BASED ON ANY CHANGES TO THE DESIGN AND/OR CONSTRUCTION REQUIREMENTS AND UTILITIES - PROVIDED OVERALL QUALITY AND DESIGN INTENT ARE MAINTAINED.
3. THE PROPOSED LANDSCAPING SHALL MEET THE MINIMUM TREE COVER REQUIREMENTS.
4. ALL TREES TO BE LOCATED A MINIMUM OF 5' OFF PUBLIC UTILITY EASEMENTS, AND A MINIMUM OF 4' FROM ANY RESTRICTIVE BARRIER. THE CLIENT RESERVES THE RIGHT TO ADJUST THE PLANTING DESIGN AT THE TIME OF FINAL SITE PLAN GIVEN THAT THE OVERALL INTENT AND QUALITY REMAIN CONSISTENT WITH WHAT IS SUBMITTED.

30 Year Tree Canopy Calculations High Street Apartments			
Proposed Density	450 DU/AC		
Required 30 Year Canopy Coverage	15%		
Proposed Tree	Quantity	30 Year Canopy Value	Total Canopy Value
Arbutus nutans	13	400	5200
Carolina jessie 'Yankee'	9	175	1575
Cornus canadensis	28	175	4900
Green hollyhock	20	225	4500
Hamamelis virginica	20	225	4500
Laburnum 'vaseyi'	18	400	7200
Albizia julibrissin 'Queen of Pales'	18	400	7200
Prunella 'saxifraga'	11	400	4400
Thalictrum aquilegifolium	17	175	2975
Total:			54400 SF
Site Area:	4,196 AC		
Required 30 Year Canopy Coverage:	0.15		
30 Year Canopy Coverage:	0.39		

Required Landscaping Open Spaces High Street Apartments	
Site Area (SF)	206,402
Subject Property Zoning	ED-2
Proposed Density	450 DU/AC
Required Landscaping Open Spaces (SF)	41,081
Required Landscaping Open Spaces (%)	20%
Proposed Landscaping Open Spaces (SF)	68,877
Proposed Landscaping Open Spaces (%)	33%

Required Landscaping Open Spaces High Street Apartments	
Site Area (SF)	206,402
Subject Property Zoning	ED-2
Proposed Density	450 DU/AC
Required Landscaping Open Spaces (SF)	41,081
Required Landscaping Open Spaces (%)	20%
Proposed Landscaping Open Spaces (SF)	68,877
Proposed Landscaping Open Spaces (%)	33%

PLANT SCHEDULE

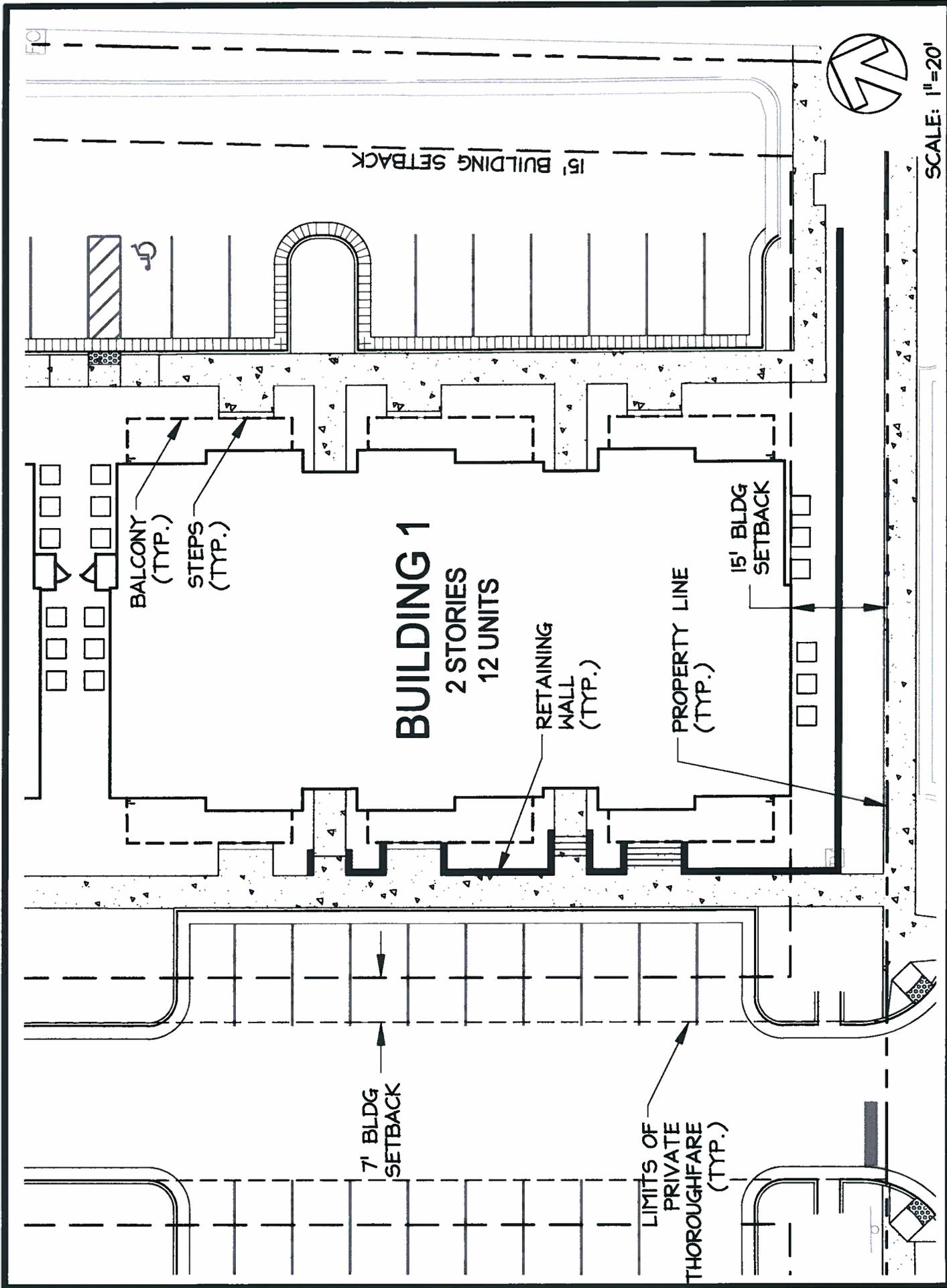
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	CITY DETAIL	REMARKS
	AE	Araucaria 'Araucaria'	Arctostaphylos	2" Cal.	BM	18	
	CB	Carolinian Yellow 'Fragrant'	European Hornbeam	2" Cal.	BM	13	
	CC	Carolinian Yellow	Eastern Redstart	4" Hx.	BM	8	
	CH	Carolinian Yellow	Pink Flowering Dogwood	4" Hx.	BM	8	
	CG	Carolinian Yellow	Flowering Dogwood	2" Cal.	BM	18	Male only
	CU	Carolinian Yellow	Golden Chain Tree	2" Cal.	BM	20	
	CV	Carolinian Yellow	Blackberry	2" Cal.	BM	20	
	CA	Carolinian Yellow	London Plane Tree	2" Cal.	BM	18	
	CB	Carolinian Yellow	White Oak	2" Cal.	BM	18	
	CC	Carolinian Yellow	Emerald Green Arborvitae	6" Hx.	BM	17	
	CD	Carolinian Yellow	Carolinian Yellow	10 gal.	CONTAINER	15B	
	CE	Carolinian Yellow	Carolinian Yellow	4" Hx.	BM	2	
	CF	Carolinian Yellow	Brown Queen Crape Myrtle	4" Hx.	BM	20	
	CG	Carolinian Yellow	Purple-leaf St. Joy	1 gal.	BM	61	
	CH	Carolinian Yellow	Red Flowering Dogwood	2" Hx.	BM	114	
	CI	Carolinian Yellow	Red Flowering Dogwood	10 gal.	BM	84	
	CJ	Carolinian Yellow	Vegeta	6 gal.	BM	154	
	CK	Carolinian Yellow	Drumstick	2" Hx.	BM	8	
	CL	Carolinian Yellow	Manitowish	2 gal.	BM	4	
	CM	Carolinian Yellow	Don't Disturb Myrtle	10 gal.	BM	60	
	CN	Carolinian Yellow	Heavenly Bamboo	2" Hx.	BM	8	
	CO	Carolinian Yellow	Leyland Cypress	2.0" Hx.	BM	11	
	CP	Carolinian Yellow	Flora	7 gal.	BM	28	
	CQ	Carolinian Yellow	Shrimp Plant	7 gal.	BM	75	
	CR	Carolinian Yellow	Downy Woodpecker	10 gal.	BM	21	
	CS	Carolinian Yellow	Sweet Fern	2 gal.	BM	24	24" o.c.
	CT	Carolinian Yellow	Wingnut	2 gal.	BM	215	Male of 12
	CU	Carolinian Yellow	Redwood	2 gal.	BM	280	Male of 12
	CV	Carolinian Yellow	Libby Tree	2 gal.	BM	153	Male of 12
	CW	Carolinian Yellow	Aluminum Plant	2 gal.	BM	67	

CONCRETE & PAVER & LANDSCAPE ARCHITECTS & ENGINEERS, LLC
1000 W. WILSON BLVD., SUITE 200, WILMINGTON, DE 19806
(302) 478-8888

PARCEL B
COMMONWEALTH PROPERTIES, LLC
HIGH STREET APARTMENTS

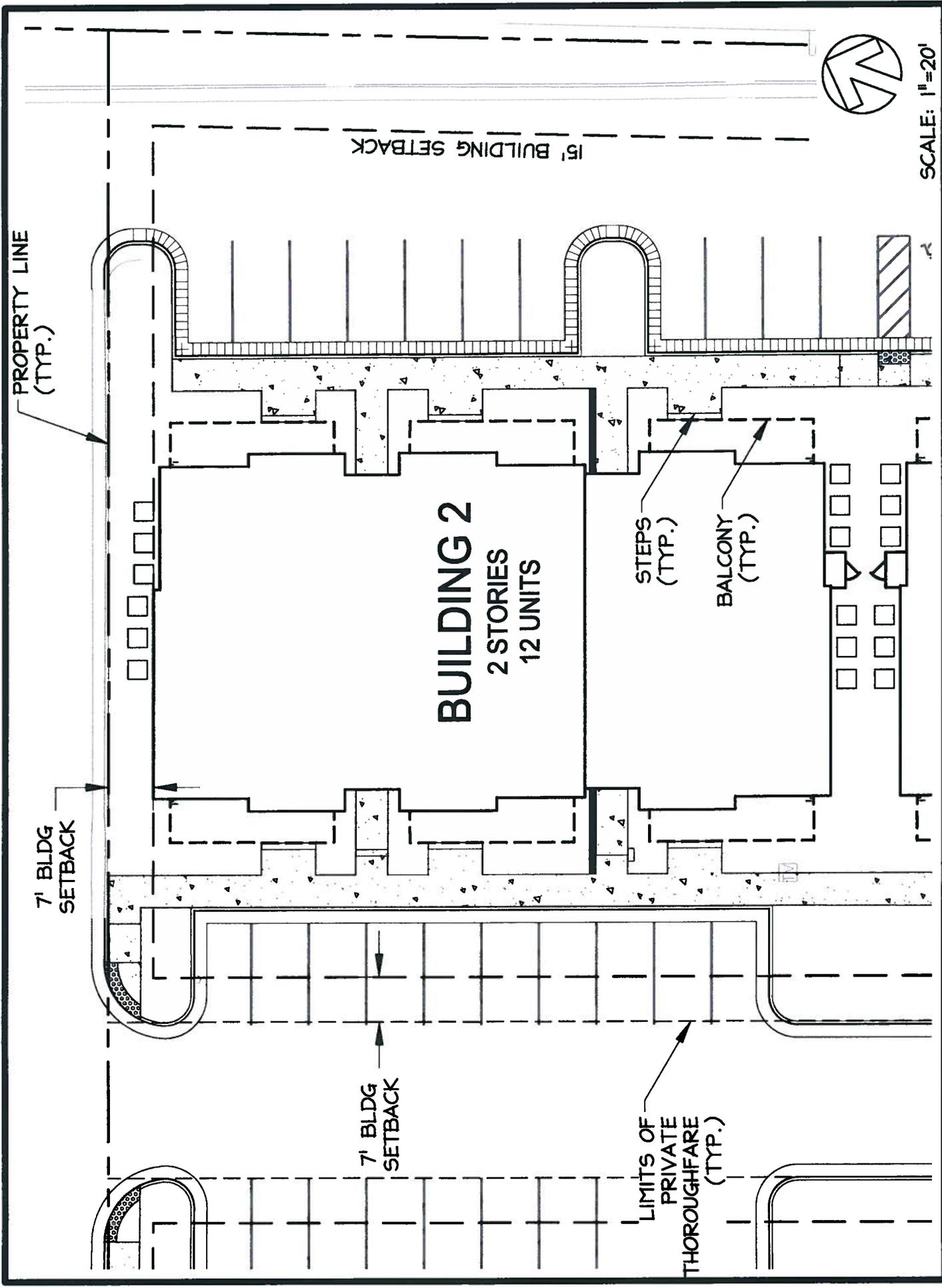
CITY OF WILLIAMSBURG
VIRGINIA

DATE: 10/23/17
JOB NO.: 18433-17
SHEET NO.:
PROJECT TITLE:
NOTES, TABULATIONS & DETAILS
SHEET NO. L-08

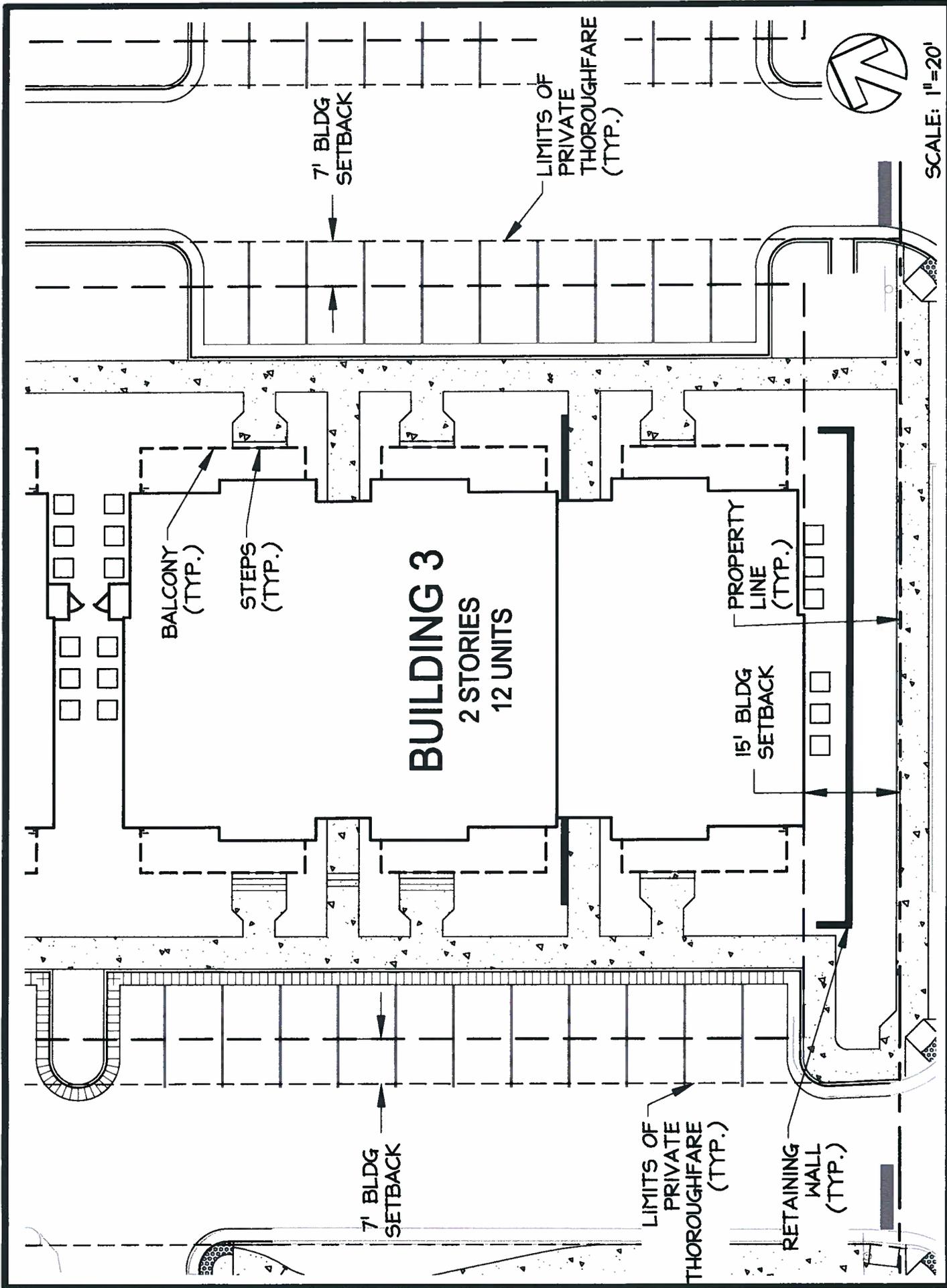


SCALE: 1"=20'

**Building 1 High Street Apartments
Special Use Permit**

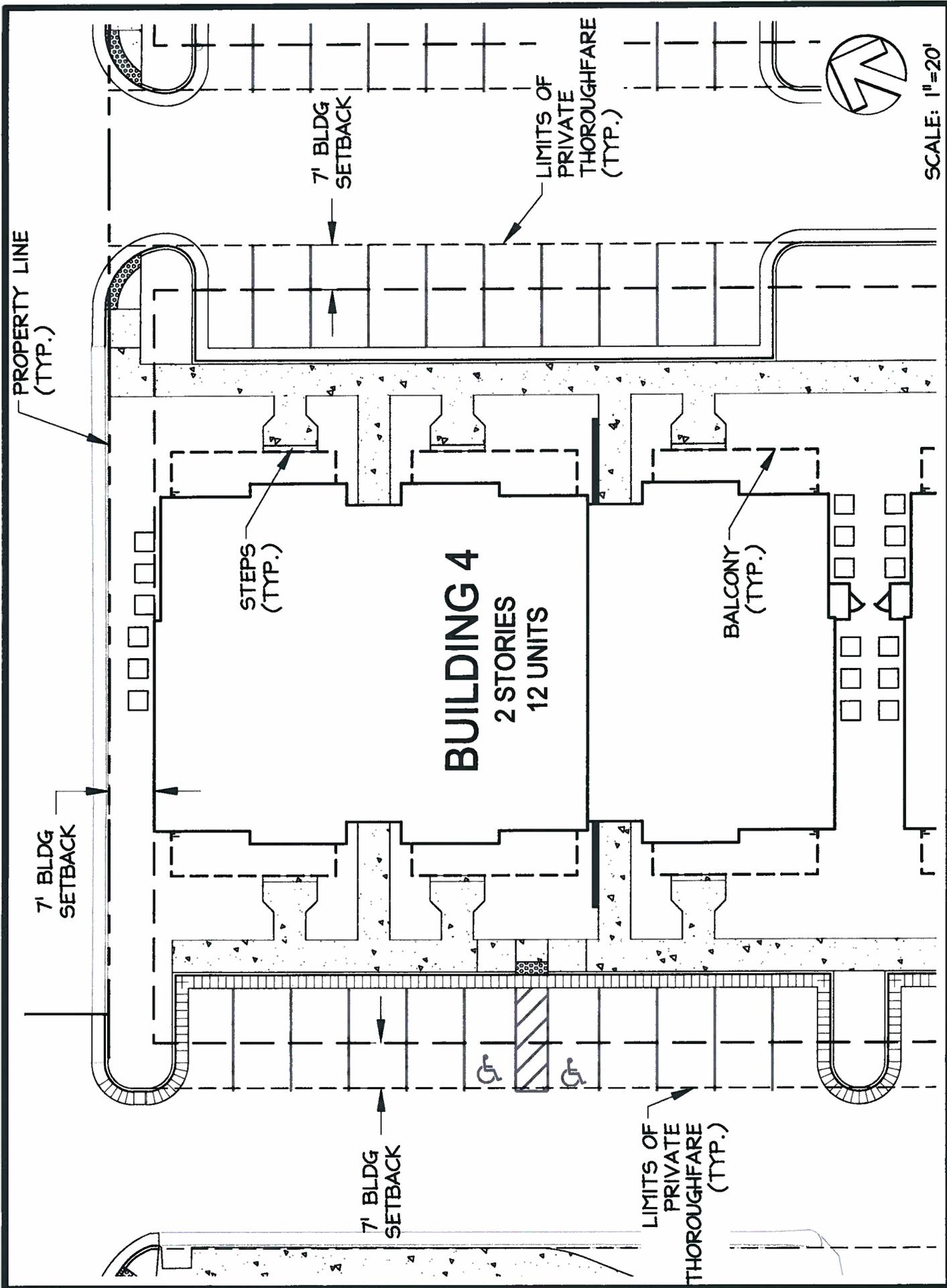


**Building 2 High Street Apartments
Special Use Permit**

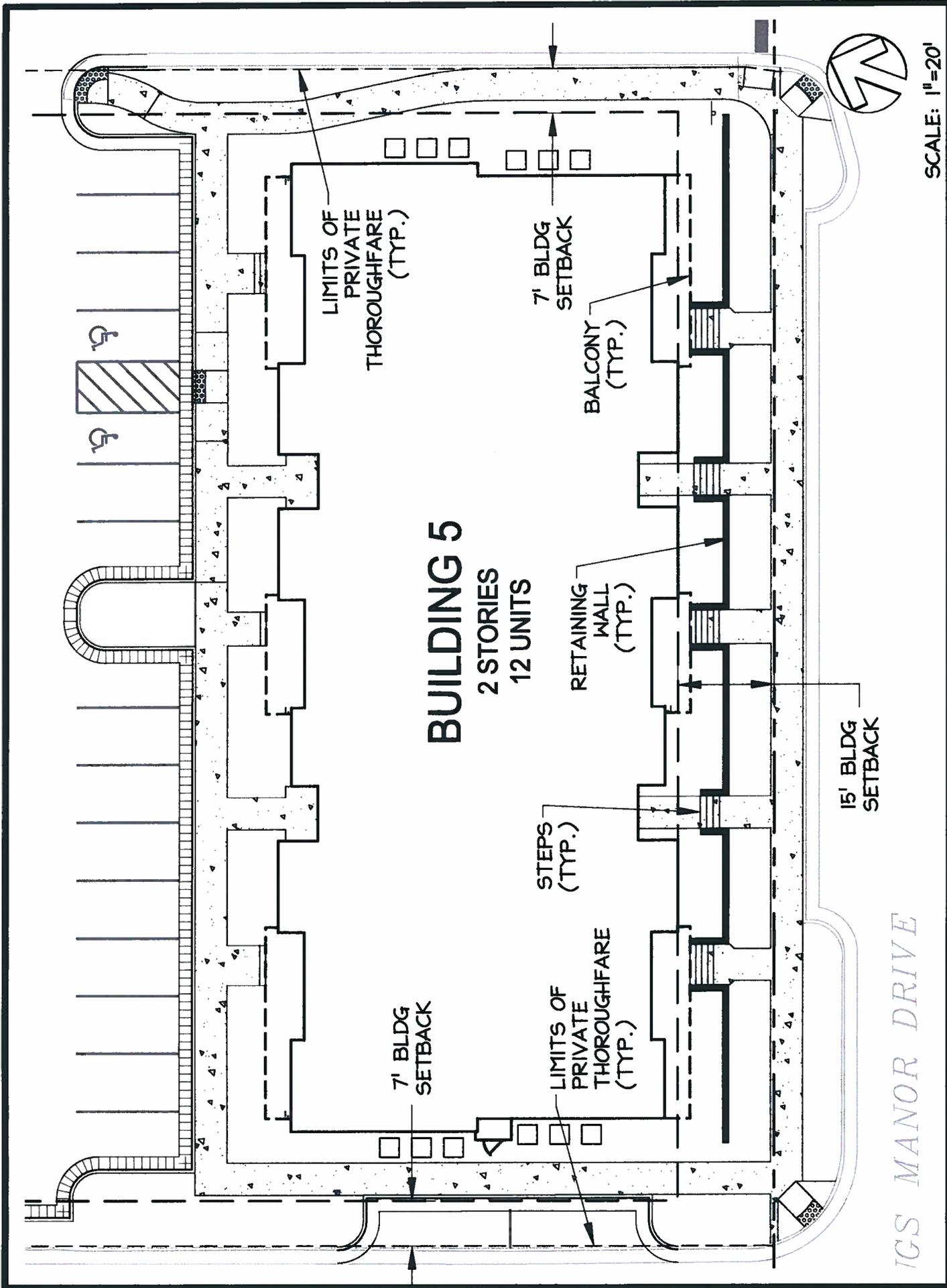


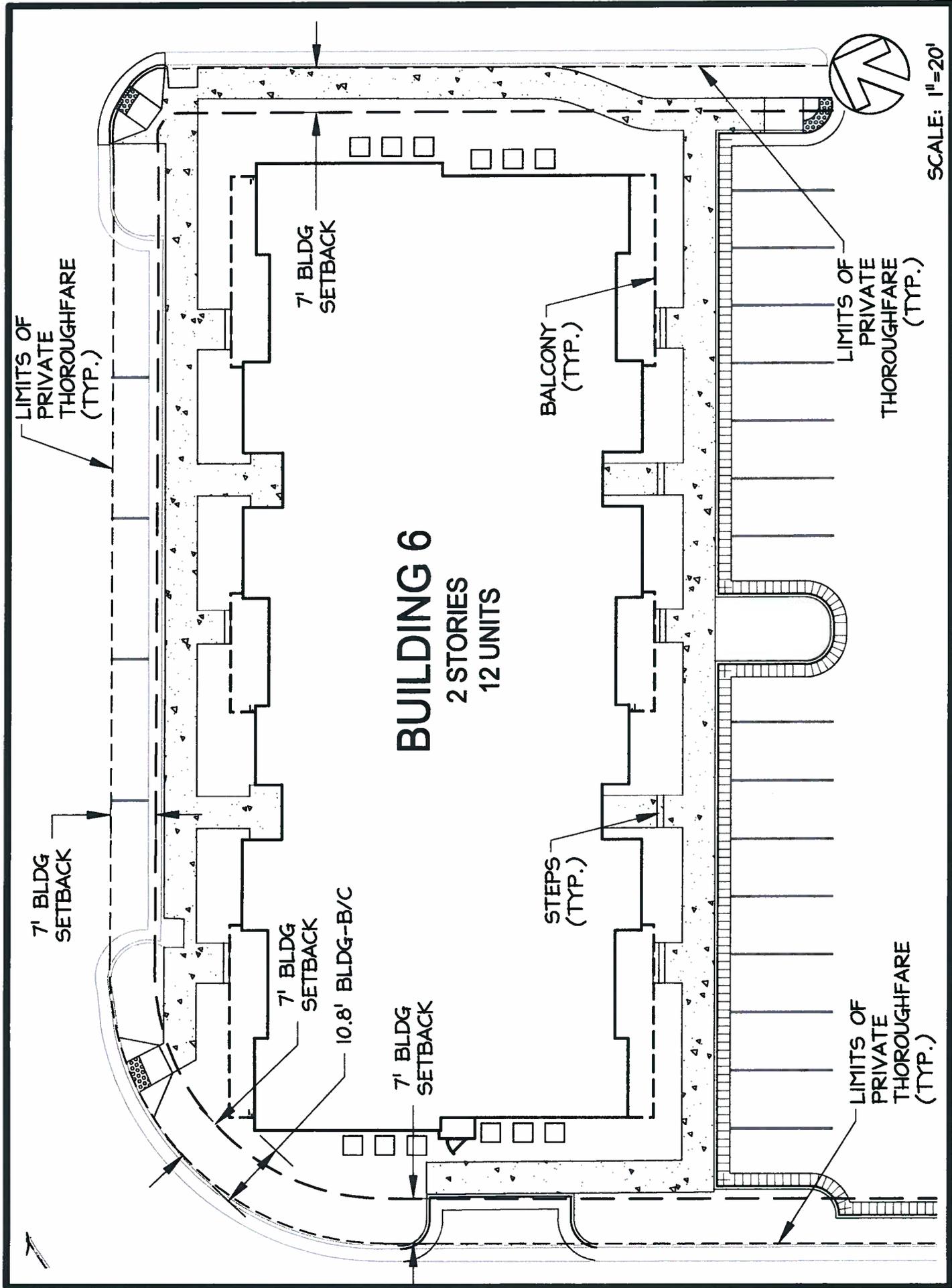
SCALE: 1"=20'

Building 3 High Street Apartments Special Use Permit



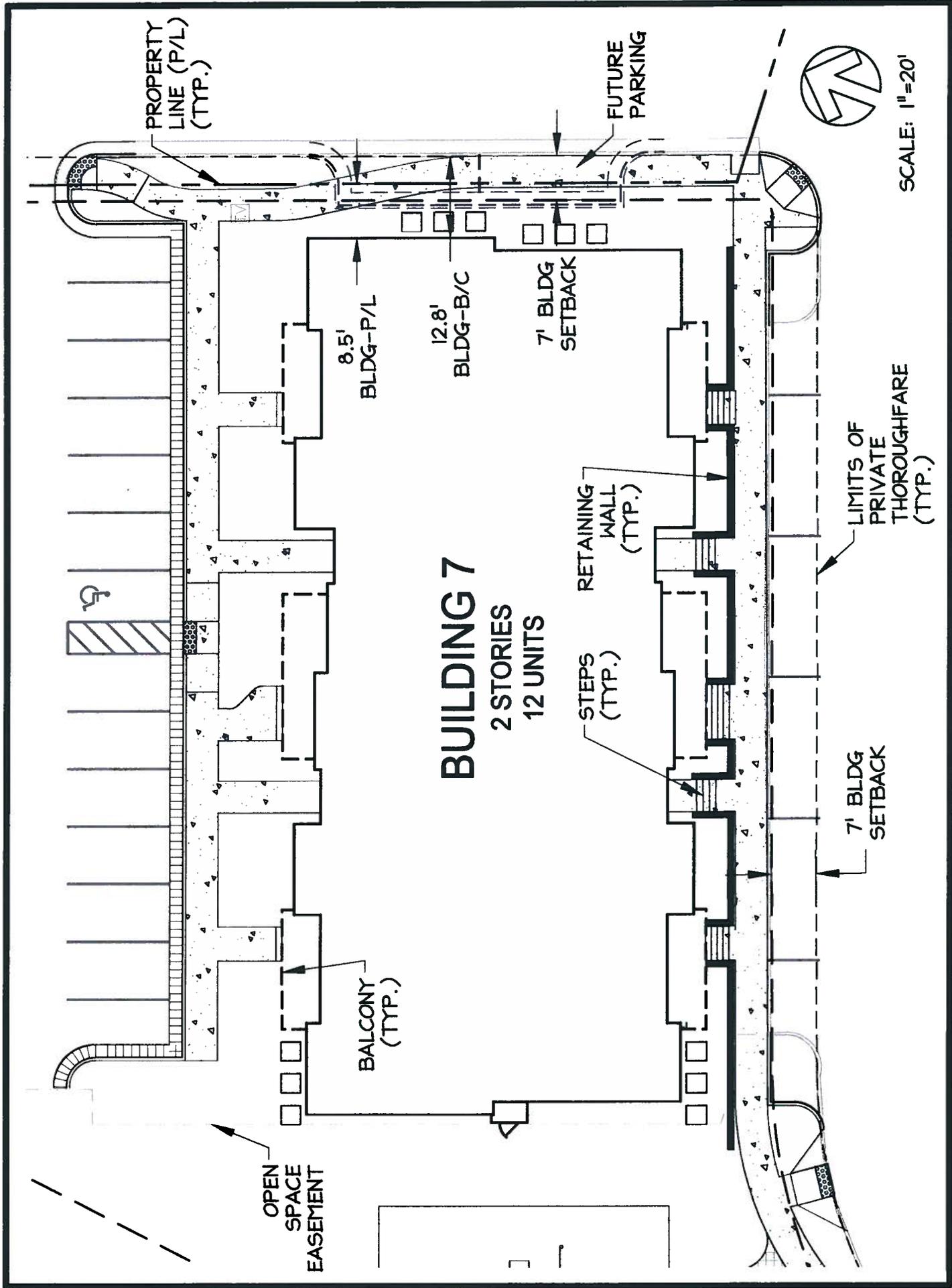
**Building 4 High Street Apartments
Special Use Permit**

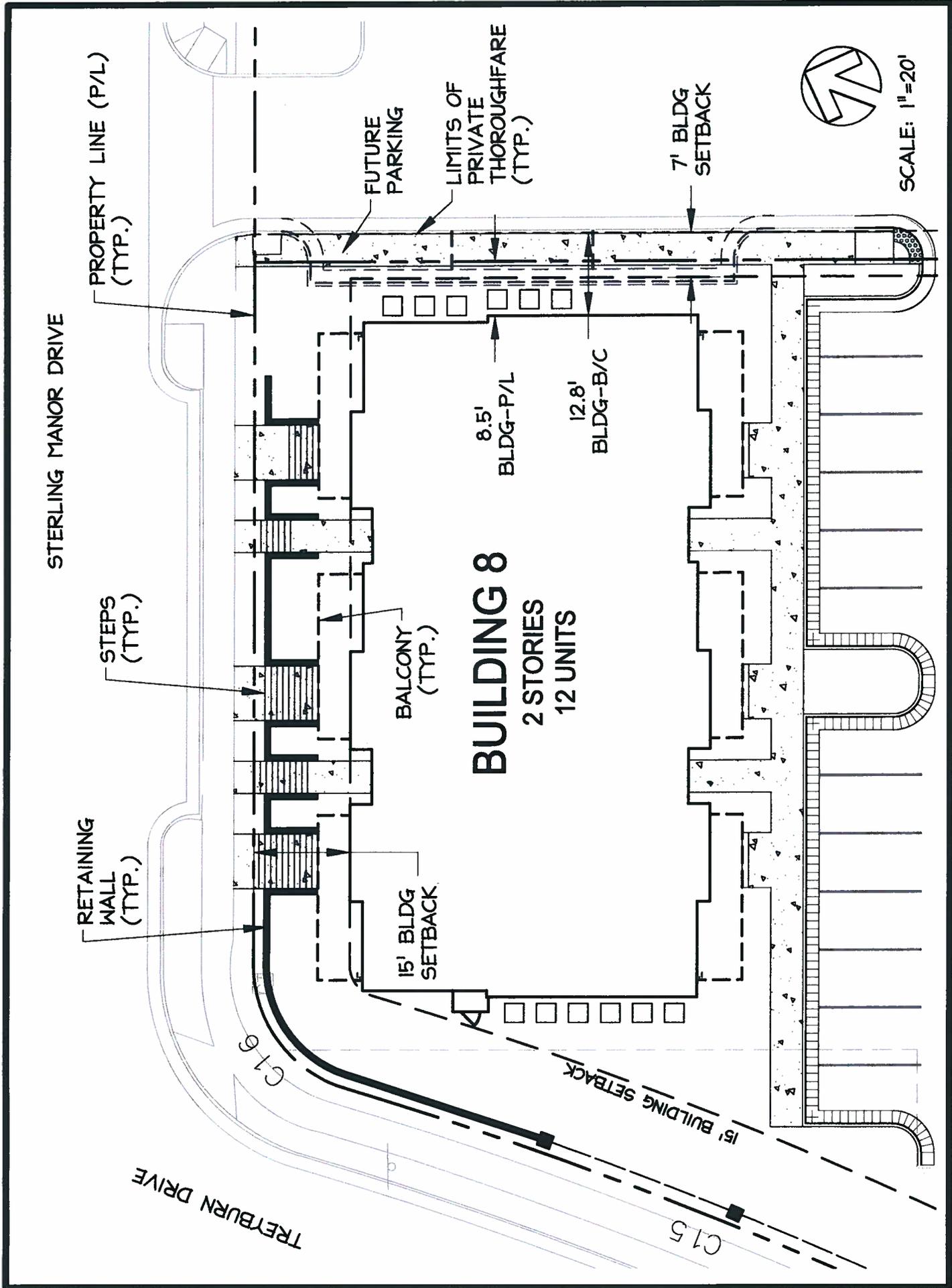




BUILDING 6
 2 STORIES
 12 UNITS

SCALE: 1"=20'





STERLING MANOR DRIVE

RETAINING WALL (TYP.)

STEPS (TYP.)

PROPERTY LINE (P/L) (TYP.)

FUTURE PARKING

LIMITS OF PRIVATE THOROUGHFARE (TYP.)

7' BLDG SETBACK

SCALE: 1"=20'



BUILDING 8

2 STORIES
12 UNITS

BALCONY (TYP.)

8.5' BLDG-P/L

12.8' BLDG-B/C

15' BLDG SETBACK

15' BLDG SETBACK

TREBURN DRIVE

C16

C15