



**PUBLIC NOTICE
WILLIAMSBURG CITY COUNCIL**

The Williamsburg City Council will hold a public hearing on Thursday, July 8, 2010, 2:00 p.m. in the Stryker Building, 412 North Boundary Street, to consider the following:

PCR #10-007: Request of L&B Quarterpath, LLC, to amend the text of the RM-2 Multifamily Dwelling District modify the lot width requirements for duplex dwellings to allow a minimum lot width of 25 feet, with a total lot width of 60 feet for both duplex lots. The existing ordinance requires a minimum lot with of 30 feet, and a total lot width of 60 feet for both duplex lots. This change will allow duplexes to have one 25 foot wide lot and one 35 foot wide lot, instead of two 30 foot wide lots. The allowable density of 14 dwelling units per net acre will not be increased. This change is proposed to allow the developer of The Village of Quarterpath on Quarterpath Road to have more flexibility in the design of duplex dwellings.

Additional information is available at www.williamsburgva.gov/Index.aspx?page=483; at the Planning Department [(757) 220-6130], 401 Lafayette Street; or at the Williamsburg Regional Library. Interested citizens are invited to attend this hearing and present their comments to the Council.

If you are disabled and need accommodation in order to participate in the public hearing, please call the City Manager's office at (757) 220-6100, (TTY) 220-6108, no later than 12:00 noon, Thursday, July 1, 2010.

Donna F. Scott
City Council Clerk



CITY OF WILLIAMSBURG
MEMORANDUM

DATE: June 17, 2010

SUBJECT: PCR #10-007
Request of L&B Quarterpath, LLC, to modify the lot width requirements for duplex dwellings in the RM-2 District

L&B Quarterpath, LLC, is requesting a zoning text amendment for the RM-2 Multifamily Dwelling District. It is proposed to modify the lot width requirements for duplex dwellings to allow a minimum lot width of 25 feet, with a total lot width of 60 feet for both duplex lots. The existing ordinance requires a minimum lot width of 30 feet, and a total lot width of 60 feet for both duplex lots. This change will allow duplexes to have one 25 foot wide lot and one 35 foot wide lot, instead of two 30 foot wide lots, and will apply to all RM-2 Districts. The allowable density of 14 dwelling units per net acre in the RM-2 District will not be increased.

The applicant states that “The purpose for this request is to provide a variety of features and pricing in the duplex homes to be constructed. The current 30’ minimum does not allow for a home to be offered with a downstairs master bedroom. If this request is approved, the downstairs master bedroom home will be constructed on one side of the duplex lot while a more affordable home will be constructed on the smaller 25’ wide lot.”



ANALYSIS

Duplex dwellings in the RM-2 District can be built either on a single lot, or with an individual lot for each dwelling unit. The current regulations require a 60 foot wide lot for the duplex. If there are individual lots for each dwelling unit, each lot must be 30 feet wide. The proposed change to this regulation would keep the requirement for a 60 foot total lot width, but allow a minimum lot width of 25 feet – this would result in one 25 foot lot and one 35 foot lot. This change would allow additional design flexibility, but would not change the allowable density nor the total lot width required for the duplex pair of lots.

The Village at Quarterpath has 11 duplex buildings (22 dwelling units) that would take advantage of the proposed text change, and the conceptual design for this duplex is illustrated on the previous page. All of these duplex units will have parking in the rear, with access from the private alleys in the development. The seven duplex building (14 dwelling units) with front loading garages will continue to use the 30 foot lot width for both sides.

STAFF RECOMMENDATION

Staff recommends that Planning Commission recommend to City Council that the zoning text amendment be approved to allow a 25 foot minimum lot width for a duplex dwelling, as detailed in the attached ordinance.

PLANNING COMMISSION RECOMMENDATION

Planning Commission held a public hearing on June 16, and no one spoke for or against the proposal. Planning Commission recommended to City Council, by a vote of 4-0, that the zoning text amendment be approved to allow a 25 foot minimum lot width for a duplex dwelling, as detailed in the attached ordinance.

CITY COUNCIL PUBLIC HEARING

The City Council public hearing is scheduled for July 8 at 2:00 p.m. in the Council Chamber at the Stryker Building, 412 North Boundary Street.



Reed T. Nester, AICP
Planning Director

L&B Quarterpath LLC

April 19, 2010

Mr. Reed Nester
Director of Planning
CITY OF WILLIAMSBURG
Williamsburg, Virginia

RE: Proposed modification to the City Zoning Ordinance

Dear Mr. Nester:

This is to formally request a change in zoning text for RM-2 as it relates to the minimum width for duplex dwellings.

Specifically, the current text states that the minimum lot width at the building line for duplex dwellings shall be 60 feet; however, when each dwelling unit is located on a separate lot the minimum lot width at the building line is 30'.

L&B Quarterpath respectfully requests that the RM-2 zoning text be amended to allow a minimum lot width at the building line of 25', while the total lot width for the two dwelling units remains a minimum of 60'.

The purpose for this request is to provide a variety of features and pricing in the duplex homes to be constructed. The current 30' minimum does not allow for a home to be offered with a downstairs master bedroom. If this request is approved, the downstairs master bedroom home will be constructed on one side of the duplex lot while a more affordable home will be constructed on the smaller 25' wide lot.

The Village at Quarterpath continues to have momentum in a challenging real estate market. Since the Spring of 2009 over 29 new homes have been sold. We wish to express our appreciation to the City for the cooperation extended to L&B Quarterpath in the past. We pledge to continue to provide a quality subdivision for the future residents of the City of Williamsburg.

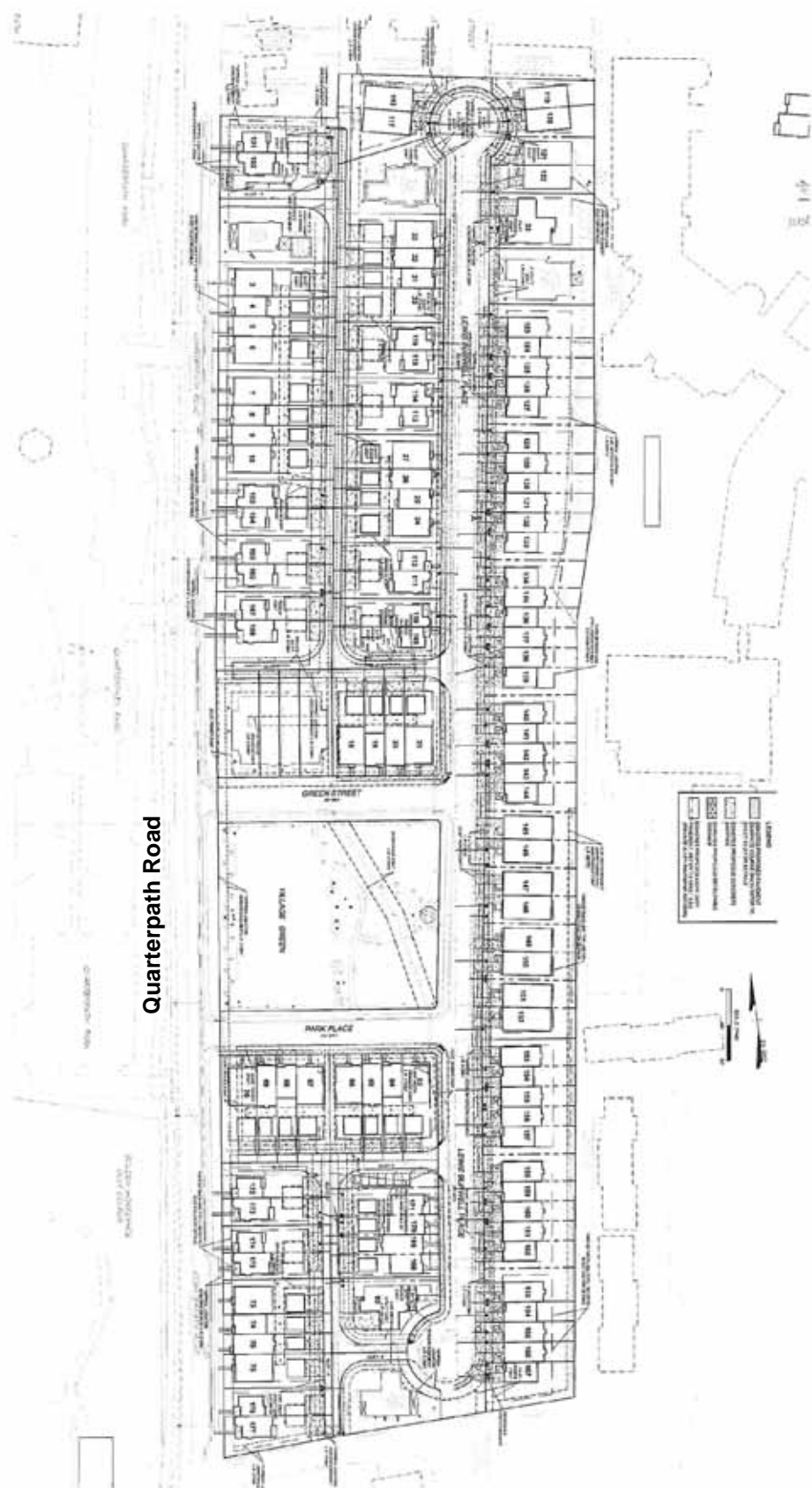
Sincerely
L&B Quarterpath, LLC
BY: Duval, Inc., Co-Manager

BY: Barry E. DuVal

cc. Wermers Development, LLC

P O Box 62757, Virginia Beach VA 23466
Phone: 757.227.6912 Fax: 757.233.4086

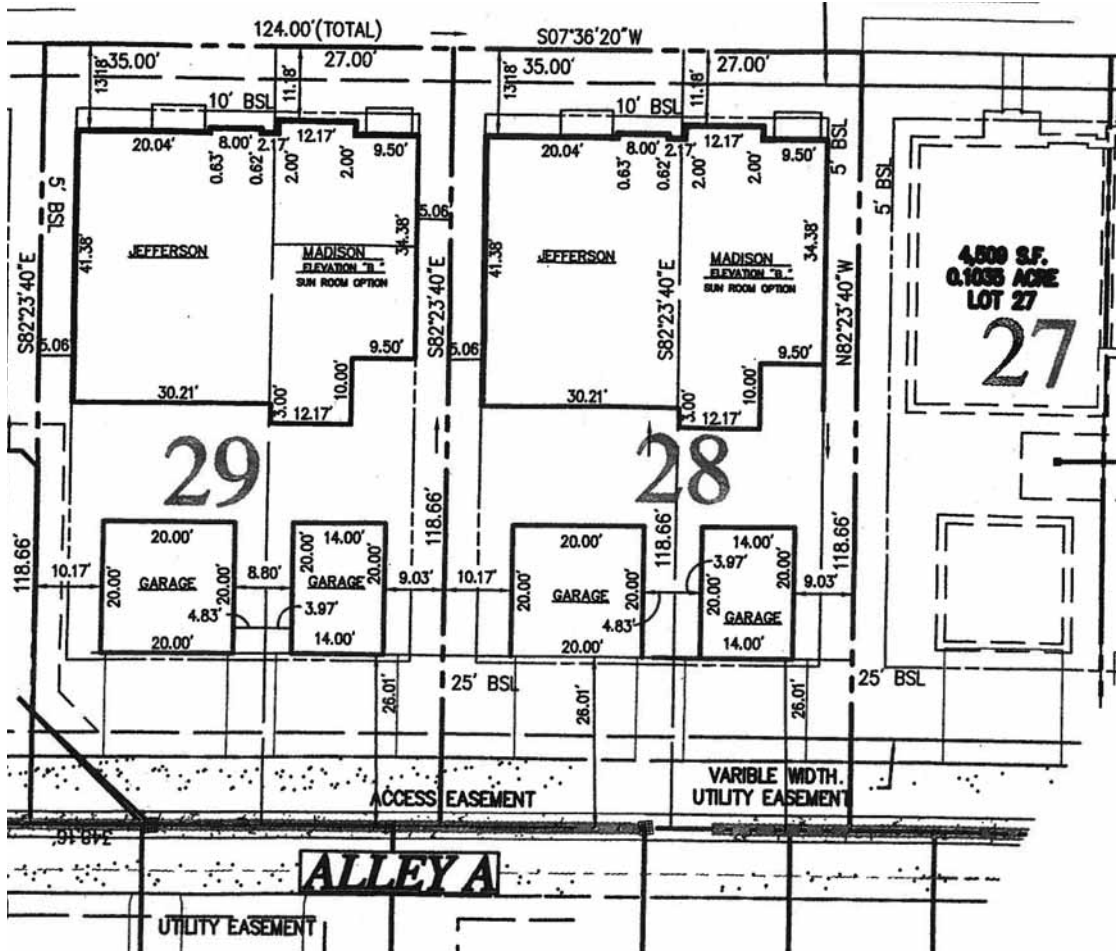
Existing Lot Layout



Proposed Lot Layout



Typical duplex lot layout



ORDINANCE #10-__
PROPOSED ORDINANCE #10-13

**AN ORDINANCE AMENDING CHAPTER 21, ZONING,
ARTICLE III, DIVISION 5, MULTIFAMILY DWELLING DISTRICT RM-2,
SEC. 21-216(2), PERTAINING TO LOT WIDTH REQUIREMENTS
FOR DUPLEX DWELLINGS
(PCR #10-007)**

BE IT ORDAINED that Chapter 21, Zoning, of the Code of the City of Williamsburg, Virginia is hereby amended by revising Article III. District Regulations, Division 5, Multifamily Dwelling District RM-2, Sec. 21-216(2), which shall read as follows:

DIVISION 5. MULTIFAMILY DWELLING DISTRICT RM-2

Sec. 21-216. Lot width.

The lot width requirements in the multifamily dwelling district RM-2 are as follows:

- (1) Single-family detached dwellings: The minimum lot width at the building line for a single-family detached dwelling shall be 50 feet and the lot width shall not be less than 25 feet at the street line.
- (2) Duplex dwellings: The minimum lot width at the building line for duplex dwellings shall be 60 feet; however, when each dwelling unit is located on a separate lot the minimum lot width at the building line shall be ~~30~~ 25 feet, and the total lot width ~~for each lot~~ for the two dwelling units shall be 60 feet. The lot width shall not be less than 25 feet at the street line.
- (3) Multifamily dwellings: The minimum lot width at the building line for multifamily dwellings shall be 80 feet and the lot width shall not be less than 25 feet at the street line.
- (4) Other uses: The minimum lot width at the building line for other uses shall be 100 feet and the lot width shall not be less than 25 feet at the street line.
- (5) Lot width for townhouses shall be regulated by section 21-220.

This ordinance shall become effective on the tenth day following its passage.

Adopted: _____

Jeanne Zeidler, Mayor

Donna Scott, City Council Clerk