



## PUBLIC NOTICE

### 2012 COMPREHENSIVE PLAN PUBLIC HEARING

### WILLIAMSBURG PLANNING COMMISSION

The Williamsburg Planning Commission will hold a public hearing on the 2012 Comprehensive Plan on Wednesday, November 7, 2012, 7:00 P.M. in the Council Chambers of the Stryker Building, 412 North Boundary Street. The Comprehensive Plan is the long-range plan for the physical development of the City, and the list below summarizes the major changes and proposals of the draft 2012 Comprehensive Plan. Complete details are available on the City's web site at [www.williamsburgva.gov/compplan2012](http://www.williamsburgva.gov/compplan2012).

**FUTURE LAND USE RECOMMENDED CHANGES.** **Brookwood Drive** – Medium Density Multifamily Residential for 200 Brookwood Drive (southeast corner of Brookwood Drive and Route 199). **Colonial Williamsburg** – creation of the Colonial Williamsburg Resort category south of the Historic Area to include the Inn, Lodge, Conference Center and Golf Courses. **Downtown Planning Area** – Downtown Residential for the southwest corner of the Blayton Building lot; Mixed Use on the west side of South Henry Street between Ireland Street and South Boundary Street; William and Mary for properties owned by the College. **Ironbound Road** – Medium Density Single Family Detached Residential for 500 to 508 Ironbound Road; Corridor Commercial for the Virginia Gazette at 216 Ironbound Road. **Midtown Planning Area** – Urban Commercial for Monticello Avenue and Richmond Road from the Williamsburg Shopping Center to New Hope Road/Bypass Road; Urban Residential for the Lawson Apartments on Mount Vernon Avenue, and the Sylvia Brown Apartments and City Lofts on New Hope Road; William and Mary for the southeast corner of Monticello Avenue and Mt. Vernon Avenue (old hospital heliport). **Northeast Triangle Planning Area** – Corridor Commercial behind the Alexander Commons office complex at 921/925 Capitol Landing Road; Mixed Use for The Beeches at 1030 Capitol Landing Road and for the property between Penniman Road and the CSX Railroad; Medium Density Single Family Detached Residential for the Capitol Heights area and Pinecrest Subdivision. **Richmond Road** – Corridor Commercial between New Hope Road/Bypass Road and Ironbound Road. **Quarterpath Road** – High Density Multifamily Residential for The Village at Quarterpath.

**RESIDENTIAL DENSITY RECOMMENDED CHANGES.** **Downtown Planning Area** – Downtown Commercial and Downtown Mixed Use: 14 dwelling units/net acre base density, 22 dwelling units/net acre with special use permit; Downtown Residential: 8 dwelling units/net acre base density, 14 dwelling units/net acre with a special use permit, 28 bedrooms/net acre for senior housing with special use permit. **Midtown Planning Area** – Urban Residential: 25 dwelling units/net acre or 50 bedrooms/net acre with rezoning to PDU District; Urban Commercial: 25 dwelling units/net acre, and student dwellings with four person occupancy with a special use permit.

**HOUSING RECOMMENDATIONS.** Preserve and protect the City's single family neighborhoods; enable a greater residential presence in the Downtown Planning Area; build new mixed use neighborhoods; develop more affordable housing; provide more senior housing; develop alternatives for college student housing.

**COMMERCIAL AND ECONOMIC DEVELOPMENT RECOMMENDATIONS.** Maintain the Merchants Square area as a high quality mixed use commercial area serving residents, college students and visitors; encourage businesses to locate adjacent to the College of William and Mary; promote the Midtown Planning Area as a major redevelopment area; maintain the City's Corridor Commercial areas as the primary location for tourist-oriented businesses; support development of High Street and Quarterpath at Williamsburg as the City's primary mixed use developments; provide opportunities for mixed use development on Penniman Road; maintain appropriately located areas for office use throughout the City.

**TRANSPORTATION RECOMMENDATIONS.** **Streets** – widen Ironbound Road to three lanes between Richmond Road and DePue Drive (Longhill Connector); reconstruct Parkway Drive between Capitol Landing Road and Wyndham Plantation; improve Monticello Avenue (if needed) between Richmond Road and Treyburn Drive.

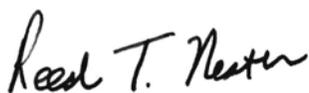
**Intersection improvements** – Ironbound Road/Longhill Road in conjunction with Ironbound Road widening project. **Future traffic signals** (when warranted) - Quarterpath Road/York Street, Second Street/Parkway Drive, Richmond Road/Waltz Farm Drive. **Bikeway improvements** – new Bike Lanes on Jamestown Road between Ukrop Way and Landrum Drive, on Capitol Landing Road between the Colonial Parkway and Merrimac Trail, and on Parkway Drive between Capitol Landing Road and Penniman Road; new Multi-Use Path on Ironbound Road between Longhill Road and DePue Drive (Longhill Connector), extension of Quarterpath Road Multi-Use Path; improved bicycle parking facilities in the downtown area. **Sidewalk improvements** – Prince George Street/Armistead Avenue, Arts District area, York Street, Bypass Road/Parkway Drive, Merrimac Trail, South Henry Street (College Landing Park to The Oaks), Compton Drive/Monticello Avenue (College), Governor Berkeley Road, Richmond Road (Patriot Lane to Waltz Farm Drive).

**PUBLIC FACILITY RECOMMENDATIONS.** **New Passive Parks** – Capitol Landing Park and the College Creek Parks (Papermill Creek/College Creek Nature Area/College Creek Conservation Area). **Active Park Improvements** – Kiwanis Park (4<sup>th</sup> lighted ball field and Multi-Use Path). **Municipal Center** – new Stryker Center; Police Department lower-level expansion. **Fire Station** – site reserved on Ironbound Road for new station if needed. **Transportation Center** – future improvements for expanded rail service.

**IMPLEMENTATION.** A detailed list of the measures needed to implement the recommendations of the 2012 Comprehensive Plan are contained in Chapter 12 – Implementation.

The complete draft of the 2012 Comprehensive Plan is available on the City's web site at [www.williamsburgva.gov/compplan2012](http://www.williamsburgva.gov/compplan2012). Printed copies of the draft 2012 Comprehensive Plan are available for examination at the Williamsburg Library Adult Services Desk and at the Williamsburg Planning Department [(757) 220-6130], 401 Lafayette Street]. Interested citizens are invited to attend this hearing and present their comments to the Commission. The public hearing will be televised on Channel 48.

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, October 31, 2012.



Reed T. Nester  
Planning Director