



CITY OF WILLIAMSBURG

Planning Department

January 15, 2009

Ms. Tamara A.M. Rosario, Principal Planner
James City County Planning Department
101 Mounts Bay Road
Williamsburg, VA 23185

Re: Proposed Land Use Designations for Treyburn Drive
Staff 8-2008 Carriage Road

Dear Tammy:

The City has reviewed the proposed land use designation change to Neighborhood Commercial for its 3.11 acre parcel, and the adjacent 11.65 acre parcel, both fronting on Treyburn Drive south of the High Street development. These are designated as JCC Tax Map Nos. 3910100055 and 3910100133B.

Because of the variety of uses in this area both in the City and the County, we feel that Mixed Use would be a better land use designation than Neighborhood Commercial, particularly since it would allow a residential component to any new development. This, we feel, would be a better fit with High Street, particularly since its residential component is located adjacent to Treyburn Drive. The County portion of Treyburn Drive is located adjacent to William and Mary's new School of Education, and the possibility residential uses along Treyburn Drive could be a good fit with the College's expansion plans. Alternately, a Moderate Density Residential designation would also be acceptable, and would be a good fit with the 12 units/net acre allowed for High Street and the 14 units/net acre allowed for the Mount Vernon area. In summary, our concern with the Neighborhood Commercial designation is the fact that it does not allow the flexibility of having a residential use component, which is a good option to have in the close in area. We do agree that Low Density Residential is not an appropriate land use designation.

Thanks for giving us the opportunity to comment. For your information, I include on the following pages information relating this area to the adjacent areas in the City.

Reed T. Nester, AICP
Planning Director

MONTICELLO AVENUE AREA

The Monticello Avenue area near Treyburn Drive is designated General Commercial land use on the northwest side, and William and Mary land use on the southeast side (new School of Education, now under construction). The Plan describes these uses as follows:

General Commercial

General Commercial ... includes the City's two largest shopping centers, and many commercial buildings located close to the street. The area includes a mix of retail, office and service businesses, as well as hotels and timeshares.

Residential should continue to be allowed in the General Commercial areas, primarily as multifamily combined with non-residential uses in a mixed-use format. Because this area includes shopping centers with a full range of commercial uses, and is located close to the downtown areas, it can also be a suitable location for multifamily dwellings uses as housing for older citizens. All residential uses should require a special use permit to ensure compatibility with commercial uses.

William and Mary

The College of William and Mary classification identifies the major land holdings of the College of William and Mary. It is recognized that the City cannot regulate the use of land owned by the College, yet these lands are an integral part of the City's character and future development and are critical to successful corridor planning and environmental preservation goals. Together, the City and College must be committed to cooperative planning for the development and redevelopment of the College's property.

This area is currently zoned WM William and Mary District and B-3 General Business District. The B-3 District allows a variety of commercial uses by right and with a special use permit, and which allows a residential density of 14 dwelling units/net acre. With a special use permit, up to 0.67% of the new floor area on a lot can be used for residential purposes.