City Council  
Agenda Item Summary

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**Agenda Item Wording**

PCR#19-010 Request of BAJRANG, LLC to rezone 0.885 acres at 216 Parkway Drive (Econo Lodge) from Corridor Business District B-2 to Planned Development Housing District PDH for the conversion of the hotel into apartments - Carolyn Murphy, Planning Director

**Background Information**

BAJRANG, LLC is proposing to rezone 0.885 acres at 216 Parkway Drive from B-2 Corridor Business District to PDH Planned Development Housing District in order to convert 48 existing motel rooms into 42 adaptive housing units. The proposal also includes a leasing office, lounge, laundry, exercise room and pool. The 42 proposed adaptive housing units would consist of 34 efficiency and eight one-bedroom units.

**Previous Relevant Action**

Planning Commission held a public hearing on May 15, 2019. The applicant’s attorney and 12 citizens spoke at the hearing. Staff received no emails or letters on the request.

Planning Commission recommended to City Council by a vote of 5-0, to approve the request to rezone 0.885 acres at 216 Parkway Drive from Corridor Business District B-2 to Planned Development Housing PDH as outlined in Proposed Ordinance #19-11.

**Staff Recommendation**

Staff and the Planning Commission recommend to City Council that the request to rezone 0.885 acres at 216 Parkway Drive from B-2 to PDH be approved because the proposal is consistent with the Comprehensive Plan and the additional 42 units helps to fill affordable housing needs in the City, as detailed in the attached ordinance. The PDH rezoning will approve the conversion of 48 hotel rooms to 42 adaptive housing units (34 efficiency and eight one-bedroom units) a leasing office/lounge, laundry facilities and a fitness room as shown on the submitted conceptual plans.

This recommendation approves the following:

1. Approval of the conversion of 48 hotel rooms into 42 adaptive housing units (34 efficiency units and eight one-bedroom units) and various support facilities (leasing office/lounge, laundry room, fitness room).
2. Approval of the conceptual site plan titled “Schematic Alteration to 216 Parkway Drive” revised May 3, 2019 for the layout and landscape improvements.
3. Approval of the “Management Plan” for the upkeep and maintenance of “Parkway Landing at Williamsburg” dated March 20, 2019.

Sample Motion

I move that City Council approve Proposed Ordinance #19-11 to rezone 0.885 acres at 216 Parkway Drive from Corridor Business District B-2 to Planned Development Housing PDH.

Attachments

Memo
Applicant’s Statement
Conceptual Site Plan
Proposed Ordinance #19-11
Revised Management Plan
Original Management Plan
Floor Plans
Survey - 216 Parkway Drive
Star Report - Econo Lodge
PC Draft Minutes
Presentation
TO: City Council

DATE: June 3, 2019

SUBJECT: PCR#19-010

Request of BAJRANG, LLC to rezone 0.885 acres at 216 Parkway Drive (Econo Lodge) from Corridor Business District B-2 to Planned Development Housing District PDH for the conversion of the hotel into apartments. The proposal is to convert the 48 room hotel into 42 adaptive housing units.

BAJRANG, LLC is proposing to rezone 0.885 acres at 216 Parkway Drive from B-2 Corridor Business District to PDH Planned Development Housing District in order to convert 48 existing motel rooms into 42 adaptive housing units. The proposal also includes a leasing office, lounge, laundry, exercise room and pool. The 42 proposed adaptive housing units would consist of 34 efficiency and eight one-bedroom units. The applicant’s statement, management plan and schematic plans are attached.
COMPREHENSIVE PLAN

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

This land use category designates land on the City’s heavily traveled entrance corridors for commercial and service uses primarily oriented to the automobile. This category applies to local shopping areas, hotels, restaurants and other tourism retail uses, as well as automobile-oriented commercial uses. Substantial sections of Richmond Road, Capitol Landing Road, York Street, Second Street and the small portion of Mooretown Road located within the City limits are currently developed in this land use pattern. To ensure high quality development, the more intensive commercial uses should require special use permits. Corridor Commercial land use is intended to promote the City’s economic development policy for its limited, remaining high-visibility commercial sites.

Residential uses are allowed in Corridor Commercial areas but only as townhouse or multifamily residential combined with non-residential uses in a mixed-use format. Residential density is up to 14 dwelling units/net acre. No more than 67% of the floor area on an individual lot should be devoted to residential use, which ensures that valuable commercial land is not completely used for residential purposes. All residential uses (apartments, condominiums and townhouses) should be in conjunction with new development or major redevelopment, should be located in new buildings specifically designed for residential use and should require a special use permit to ensure compatibility with corridor commercial uses. This category is implemented by the B-2 zoning district.

Land to the south (Parkway Building) and (Colonial Equipment & Supply/Cyphers Heating and Plumbing), east (Auto Haus) and west (Second Street Restaurant) are designed as Corridor Commercial land use. The land to the north (Parkway Towns at Williamsburg) is designated High Density Multifamily Residential.

EXISTING ZONING

This property along with the properties to the south, east and west are zoned Corridor Business District B-2. The land to the north is zoned Multi-Family Dwelling District RM-2 conditional.

PROPOSED ZONING

The property at 216 Parkway Drive is proposed to be rezoned to proposed Planned Development Housing District PDH (PCR#19-010). The intent of the PDH District reads:
The PDH District is established to encourage adaptive housing by allowing conversion of a limited number of existing hotel/motel rooms located in the B-2 zoning district into affordable housing for individuals and families, and thereby fulfilling a housing need not addressed by the City’s existing housing inventory. The PDH district should be located so as to take advantage of proximity to existing transit routes and pedestrian and bicycle facilities, and should not be located on sites that have significant redevelopment potential.

The PDH District allows “adaptive housing,” which is defined as “primarily efficiency and one-bedroom units with adequate cooking facilities created from all or part of an existing hotel/motel, and used for the purpose of providing non-permanent, affordable and flexible-term housing for individuals and families who may not have access to traditional housing alternatives existing in the City of Williamsburg but who are not visitors as defined in Sec. 21-2. The PDH District allows no more than 150 adaptive housing units in the City, and no more than 100 in an individual facility.
DETAILS OF THE PROPOSAL

The proposal is to convert 48 existing hotel units into 42 adaptive housing units, a leasing office, lounge, laundry, exercise room and pool. The 42 proposed adaptive housing units will consist of 34 efficiency and eight one-bedroom units which will result in a residential density of 47.5 dwelling units permit net acre. The density allowed for a PDH District is determined by City Council as a part of the rezoning, and City Council is required to consider 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.

The applicant proposes rents in the range of $695.00 to $995.00 per month, depending on the size and layout of the unit and the number of individuals occupying the unit. Flexible lease terms and deposits are proposed with trash and water being included in the monthly rent. Individual electrical meters and heating and cooling units are proposed for each apartment. Each apartment will also be wired for internet and phone service should the tenant choose to contract with a provider for those services. The applicant also proposes to install a new fire suppression sprinkler system and on-site closed circuit security camera system for the complex.

The site currently contains 50 parking spaces and 42 parking spaces are required for the project. The applicant proposes 42 parking spaces with the current parking spaces in front of the hotel and pool area being removed and replaced with landscaping as shown on the conceptual site plan. Landscaped open space required for the site is 20% and the applicant proposes 21% for the site.

HISTORY OF ADAPTIVE HOUSING IN THE CITY

In 2015, City Council adopted a PDH District (PCR#15-006) to allow “adaptive housing” which is defined as “primarily efficiency and one-bedroom units with adequate cooking facilities created from all or part of an existing hotel/motel, and used for the purpose of providing non-permanent, affordable and flexible-term housing for individuals and families who may not have access to traditional housing alternatives existing in the City of Williamsburg. The 2015 ordinance allowed no more than 100 adaptive housing units in the City, with no more than 50 in an individual facility. The Flats at Williamsburg (PCR#15-008) submitted a request to convert 60 of the existing 128 hotel units into 47 adaptive housing units resulting in a density of 16.3 dwelling units per net acre. The proposal was approved with conditions in May of 2015.

In May of 2017, the text was changed to allow up to 150 adaptive housing units in the City with no more than 100 in an individual facility. The Flats at Williamsburg (PCR#17-009) submitted a request to have a total of 100 units on the property with a density of 35 units per net acre which was approved in May 2017. Based on the previous approvals, 50 units are available in the City for adaptive housing.
SITE PLAN REVIEW COMMITTEE

The Site Plan Review Committee met on April 17 to review this proposal. The Committee was supportive of the proposal and conceptual design and asked the applicant to investigate additional bike racks, a dog waste station, picnic area and recycling container. The applicant has added an additional bike rack station at the south side of the building, a dog waste station in the landscaped island in the back parking lot and outdoor cooking and dining adjacent to the pool. They are investigating the feasibility of recycling but have not found a good location without losing parking which is problematic.

ANALYSIS

This adaptive housing project is located in an area that is designated by the 2013 Comprehensive Plan as Corridor Commercial land use. The proposal is to convert 48 hotel units into 42 adaptive housing units. The intent statement for the PDH district states that it is “…established to encourage adaptive housing by allowing conversion of a limited number of existing hotel/motel rooms located in the B-2 zoning district into affordable housing for individuals and families, and thereby fulfilling a housing need not addressed by the City’s existing housing inventory. The PDH district should be located so as to take advantage of proximity to existing transit routes and pedestrian and bicycle facilities, and should not be located on sites that have significant redevelopment potential.”

The PDH District lists a number of review criteria for the evaluation of a proposed PDH project:

- **The location of the hotel/motel.** This project is located on Parkway Drive one lot from the intersection of Second Street and Parkway Drive. Parkway Drive has a mixture of residential and commercial uses with Parkway Townhomes and Wyndham Plantation to the east and Parkway Warehouses with commercial uses fronting Second Street.

- **The potential of the site for significant redevelopment.** This site has a low potential for significant redevelopment at the present time. The lot size is such that it limits its potential for redevelopment because of the amount of parking and landscaping required for redevelopment.

- **The history of property maintenance and fire code violations for the proposed site.** There have been no property maintenance complaints or fire code violations for the property in the last five years.

- **The proximity of the site to existing transit routes.** No bus service exists on Parkway Drive or Second Street. Two WATA routes are located within easy walking or biking distance. There is the Merrimac Trail Route which is accessible from Capitol Landing Road and Merrimac Trail and the Lee Hall Route which is accessible from York Street. The applicant also notes in their application the
Transportation Center is 1.6 miles by foot and 1.7 miles by bike which can connect tenants to all parts of the area.

- **The proximity of the site to pedestrian and bicycle facilities.** This site abuts sidewalks on Parkway Drive and sidewalks and new bike lanes on Second Street.

- **The inclusion of housing is suitable for seniors and for persons with disabilities when it is appropriate as part of the adaptive housing facility.** There are 20 ground-floor units with one unit required to be improved as an accessible unit to meet ADA requirements. These ground floor units will provide opportunities for housing seniors and persons with disabilities.

- **The suitability of the proposed management plan.** This project will be subject to the “Management Plan for the Upkeep and Maintenance of Parkway Landing at Williamsburg”. The project will be professionally managed by an accredited apartment and management company. An on-site manager will staff the premises on a part-time basis as outlined in the management plan. The on-site manager will respond to resident concerns, coordinate move in and move outs, maintain the complex to make sure any maintenance or upkeep issues are properly attended to.

The project will contain an area where information on important community events and services may be posted, including, but not limited to the Hands Together Historic Triangle event held each year, information about local free and low cost clinics like Olde Town Medical and Dental Center and Lackey Free Clinic. An internet café, communal computer and internet connection will have a link to the City’s Human Services page for residents to use as an online access point to location services. Additional details are provided in the Management Plan.

An on-site closed circuit security camera system is proposed to provide surveillance of the complex and parking areas. The entire complex will be renovated and sprinkler systems will be installed along with other amenities as outlined in the “Management Plan”

- **The compatibility of the adaptive housing facility with existing residential and commercial development in the vicinity of the proposed location.** This property is located on Parkway Drive which is a side street from Second Street. The property is adjacent to the Parkway Building, Colonial Equipment & Cypher’s Plumbing along the left side with Second Street Bistro along the rear which are zoned Corridor Commercial Business District B-2. An undedicated right-of-way is located to the right of the property and to the right of the right-of-way on Parkway Drive is Parkway Townhomes which contains 30 townhouses.

The scale and intensity of the proposed 42 adaptive housing units are compatible with the existing residential and commercial development in the vicinity.
The amount of parking required for 42 adaptive housing units is 42 parking spaces based on one space for efficiency and one-bedroom units and the applicant proposes to meet the 42 space requirement on-site.

There is a demand for affordable housing units in the City. The rezoning request will provide a housing product that will help to address this need since the project will open with rents ranging from $695 to $995 per month including water and trash service based on the size and number of individuals occupying a unit. The applicant proposes flexible lease terms and small deposits ranging from $300 to $600 depending on each tenant’s individual circumstances as outlined in the summary. The applicant states “this apartment complex has been designed for and will be marketed to the Greater Williamsburg workforce, both permanent and temporary as well as to students and seniors”.

This project takes advantage of the City’s PDH Planned Development Housing District by converting 48 underutilized hotel rooms into 42 affordable adaptive housing units, which helps to fulfill housing needs in the City. The project also meets the basic criteria of the PDH District for this type of housing.

**STAFF RECOMMENDATION**

Staff recommends that Planning Commission recommend to City Council that the request to rezone 0.885 acres at 216 Parkway Drive from B-2 to PDH be approved because the proposal is consistent with the Comprehensive Plan and the additional 42 units helps to fill affordable housing needs in the City, as detailed in the attached ordinance. The PDH rezoning will approve the conversion of 48 hotel rooms to 42 adaptive housing units (34 efficiency and eight one-bedroom units) a leasing office/lounge, laundry facilities and a fitness room as shown on the submitted conceptual plans.

This recommendation approves the following:

1. Approval of the conversion of 48 hotel rooms into 42 adaptive housing units (34 efficiency units and eight one-bedroom units) and various support facilities (leasing office/lounge, laundry room, fitness room).
2. Approval of the conceptual site plan titled “Schematic Alteration to 216 Parkway Drive” revised May 3, 2019 for the layout and landscape improvements.
3. Approval of the “Management Plan” for the upkeep and maintenance of “Parkway Landing at Williamsburg” dated March 20, 2019.

**PLANNING COMMISSION**

Planning Commission held a public hearing on May 15, 2019. The applicant’s attorney and 12 citizens spoke at the hearing. Staff received no emails or letters on the request.

Planning Commission recommended to City Council by a vote of 5-0, to approve the request to rezone 0.885 acres at 216 Parkway Drive from Corridor Business District B-2 to Planned Development Housing PDH as outlined in Proposed Ordinance #19-11.
REVISED MANAGEMENT PLAN

Since the Planning Commission meeting, the applicant has revised their Management Plan for the development, to address parking concerns raised during the public hearing. The applicant proposes to administer a “parking program” to maximize on-site parking and minimize the impact of any off-street parking generated by the project. The “parking program” proposes that each apartment unit be assigned one parking space, memorialized with a parking permit to be placed on the occupant’s vehicle. If a resident does not have a car the space allotted for that unit will become a provisional parking space which will be revoked if that unit is occupied with a resident that needs the parking space. They note the lease terms will address on-site parking and the limitation of one car per unit, absent other arrangement with management.

SUGGESTED ACTION BASED ON THE COMMISSION’S RECOMMENDATION

Approve Proposed Ordinance #19-11 to rezone 0.885 acres at 216 Parkway Drive from Corridor Business District B-2 to Planned Development Housing PDH.

Carolyn A. Murphy, AICP
Planning & Codes Compliance Director
March 20, 2019

Carolyn Murphy, Planning Director
City of Williamsburg
401 Lafayette Street
Williamsburg, Virginia 23185

Re: Rezoning of 216 Parkway Drive, Williamsburg, Virginia 23185

This letter supplements and outlines the application for rezoning of 216 Parkway Drive from B-2 to a Planned Development Housing District pursuant to Section 21-483.1 of the Code for the City of Williamsburg (the “City”). This property is currently a forty-eight (48) room Econo Lodge owned and operated by Ajit “AJ” Patel and his family. The property is held by BAJRANG, LLC, who serves as the applicant for this rezoning. Once converted, the property would contain forty-two efficiency and one bedroom apartment rental units and be known as “Parkway Landing.”

The Planned Development Housing District (“PDH”) was created to encourage the conversion of a limited number of hotel and motel room in the B-2 district into “adaptive housing”¹ in response to demand for lower cost housing product that was not otherwise being met in the City. Additionally, the PDH district provided an opportunity for older, underperforming hotels to be improved and repurposed in ways not otherwise supported by traditional overnight visitation. One other project has utilized this zoning district, creating a total of one hundred affordable units. That project has proved to be a success for its occupants, owner and the City, providing affordable rents in a renovated facility, drastically improving a major City corridor. With this application, Mr. Patel presents an opportunity for the City to build on that success.

Project Summary

Mr. Patel proposes converting this forty-eight room motel into forty-two efficiency and one bedroom apartment units. Eight units will be traditional “one bedroom” units, with the bedroom and bathroom separate from the cooking and living areas, and the remainder will be efficiency style apartments, consisting of one large room with cooking, living and sleeping space and a

¹ Section 21-483.1(e)(1)a. “Adaptive Housing” is defined for the purpose of this section as primarily efficiency and one bedroom units with adequate cooking facilities created from all or part of an existing hotel/motel, and used for the purpose of providing non-permanent, affordable and flexible-term housing for individuals and families who may not have access to traditional housing alternatives existing in the City of Williamsburg but who are not visitors defined in section 21-2.
bathroom. Due to the layout of the property, there will be several different floor plans and unit sizes, as shown on the enclosed renderings. The first floor will have one “Type A” handicapped accessible unit, with lower counter tops and larger showers to accommodate a wheelchair bound resident, complying with the relevant section of the Uniform Statewide Building Code.

Upon opening, rents will range from $695.00 to $995.00 per month, depending on the size and layout of the unit and the number of people occupying the space. Lease terms will be flexible, with the minimum lease term being ninety (90) days. Small deposits ranging from $300 to $600.00 may be required depending upon each tenant’s individual circumstances. This rent structure is inclusive of water and trash service. All apartments will have individual electric meters and will have the option of either contracting directly with Dominion or entering into a service plan with the apartment complex for a flat monthly rate. Each apartment will be equipped with energy efficient independent heating and cooling systems and will be wired for internet and land line telephone, should a resident choose to contract with a provider for those services. Each kitchen will be equipped with an energy efficient refrigerator, a cooktop and a stove. If it is determined that demand exists for furnished or partially furnished units, that amenity may be added at a later date. Pets will be permitted, subject to applicable rules and restrictions.

Communal amenities will include a renovated pool area, a common space serving as an “internet café” where residents can gather, work, study, etc., and access a communal computer and internet connection. A small exercise facility will be adjacent to this space. With the renovated facility, additional green space will be available for an outdoor picnic area and pergola. On-site coin laundry facilities will be accommodated on site. Resident mailboxes will be provided on-site, affording residents an additional level of privacy and function of a true home. A limited amount of resident storage will also be provided on a first-come, first-served basis. The project will be staffed by professional management who will handle leasing of apartments, attend to resident issues, respond to requests for service twenty-four (24) hours per day and monitor the maintenance and upkeep of the property in accordance with the enclosed Management Plan. Resident and management parking will be provided on site in accordance with the City’s zoning requirements. By eliminating curb cuts, several on street parking spaces will be created as part of the renovation. Additionally, the entire complex will be equipped with a new fire suppression sprinkler system and an on-site closed circuit security camera system will be installed to provide surveillance of the complex and parking areas.

This apartment complex has been designed for and will be marketed to the Greater Williamsburg workforce, both permanent and temporary as well as to students and seniors. This target demographic is reflective of the residents of the adjacent town homes, and the target demographic shared by the Flats of Williamsburg when it applied for rezoning under the PDH district. As we will be discussed later in this application, the demand for housing among this population is strong.

The Property

Condition and Location of the Property: Mr. Patel and his family have been exceptionally diligent in maintaining their motel as a safe, clean and affordable place to stay. This property
stands out among the City's older hotel and motel properties and as the Codes Compliance and the Fire and Police Department data indicates, it has always been a safe, quiet and well kept property. In spite of efforts to maintain his property and its associated reputation, the economic viability of this older motel has continued to decline, paralleling the experiences of similarly situated hotels and motels throughout the City.²

The location and layout of the parcel is an ideal fit for the PDH District. It is located on a side street adjacent to Second Street, a main entrance corridor, which allows for easy access while still providing adequate privacy. The parcel has limited road frontage and adjoins property zoned B-2 on two sides and on the third side is adjacent to an undedicated right-of-way that had at one point been slated for use as a street, but was never developed. Adjacent to that right-of-way is a new development also zoned multifamily. With the current layout of the property, nearly all parking will be in the rear of the building, which improves the "curb appeal" of the property and contributes to the Parkway Drive/Second Street streetscape. Given this location and layout, rezoning the parcel to the PHD district provides for a natural transition between a commercial corridor and a residential area.

It is important to point out that the characteristics that make this property a great fit for the PDH district also make it very difficult, if not impossible, to redevelop it into some other use within the B-2 district. With a lot size of just .885 acres, if the current structure were to be razed and a new motel, restaurant or other commercial building were built in accordance with today's zoning requirements, the building would have to be much smaller and space for on-site parking would be greatly reduced in favor of additional green space. Furthermore, the commercial viability of a parcel with this type of secluded side street location is limited. Given these circumstances, it is clear that converting this property to apartments within the PHD district is the highest and best use for this property.

Due to the current layout of WATA bus routes, no bus service exists on Second Street, but two different lines are available a short walk away, the Merrimac Trail Route, accessible on both Capitol Landing Road and Merrimac Trail, and the Lee Hall Route, accessible on York Street. It is 1.6 miles (33 minutes) by foot to the City's Transportation Center, and 1.7 miles (10 minutes) by bike. The property is served by significant bicycle and pedestrian infrastructure in all directions from this property through both bicycle lanes and sidewalks, several of which are newly completed. With the proposed improvements to Capitol Landing Road, this pedestrian and bicycle connectivity will only increase. Furthermore, with the central location, this property is close to a variety of clusters of employment at Colonial Williamsburg and William and Mary, in addition to various other hospitality and commercial businesses located within the City.

² Smith Travel Reports indicate this property consistently underperforms its comparative set and the remainder of the Greater Williamsburg market. The Smith Travel Report for this property is enclosed for further reference.
Demand

Demand for affordable rental units within the City and greater Williamsburg is clear. The "Housing Assessment for the City of Williamsburg" ("Housing Assessment") completed by Sarah Stafford and presented to the City in May of 2018 contains a variety of conclusions that support the approval of this project.

A significant portion of the City's population is "cost burdened," meaning they spend greater than thirty percent of their income on housing. This cost burdened status extends across all income and age groups. For example the Housing Assessment found that "in the very low income group", 100 percent are cost burdened and in the Low Income group, 80 percent. Even for the moderate income group, over fifty percent are cost burdened.

This rezoning will bring a housing product to market that addresses this need. With a total monthly cost, inclusive of utilities, of approximately $750 to $1050 per month, as will be the case with this project, households in the low to moderate income groups have additional housing options that allow them to not be cost burdened. Furthermore, housing product in this price range is particularly impactful for dual income households making as little as $17,100.00 per earner, which aligns with the median salary of food preparation and service workers in the Greater Peninsula area. At this price range, it is clear that this project will help decrease the number of Greater Williamsburg households that are currently cost burdened.

The housing assessment also clearly noted that the City’s demand for multifamily housing outpaces supply and the overall demand for housing is going to increase over the next twelve years. While it is important to note that the data set used in the housing assessment does not

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3 "Housing affordability is typically measured by computing the fraction of a household’s income that must be expended to provide the household with housing. Housing is deemed to be affordable if the household spends 30 percent or less of their income on housing costs. For renters, housing costs include rent and utilities and we can look at gross monthly rent to determine whether a rental unit is affordable." Page 21, City of Williamsburg Housing Assessment, May 2018.

4 "Very Low Income" households making less than $21,160.00.

5 "Low Income Group" households making between $21,160.00 and $35,270.00.

6 Page 23, City of Williamsburg Housing Assessment, May 2018.

7 Page 23, City of Williamsburg Housing Assessment, May 2018.

8 See Chart, Page 24, City of Williamsburg Housing Assessment, May 2018.

9 Id.

10 Page 14, City of Williamsburg Housing Assessment, May 2018.

11 Page 26, City of Williamsburg Housing Assessment, May 2018.
include projects such as the additional town homes at Quarterpath, the Flats of Williamsburg or Village Green on Capitol Landing Road, of the new housing that has come on the market since that data was collected, only the Flats of Williamsburg is of a price point and layout that compares to this project. This indicates that the demand data found in the 2018 Housing Assessment remains a good indicator of the local housing market and should be relied on in analyzing the need for this project.

Conclusion

It is clear that converting this aging motel property into apartment use under the PDH district is the correct decision for this parcel, the City, the future residents and Mr. Patel. When the City created the PDH district, it provided an opportunity for the private market to respond to two different public needs: safe and affordable housing and renovation and reinvestment in aging hotel and motel properties. This project is an ideal response to that opportunity. I look forward to working with City staff and others throughout the application process. If you have any questions or would like to discuss this project directly, please do not hesitate to contact me.

Sincerely,

TARLEY ROBINSON, PLC

D. Scott Foster, Jr.

DSF:tm
fire apparatus turning radius

bike rack

option for dog waste station

bike rack

pergola and expanded pool deck

infill existing parking w/ landscaping; planting bed

separation from public way & adjacent property

dog waste station

front perspective - siding

front perspective - metal roof (alternate)

pergola

eexisting brick

metal fascia

siding & trim

metal roofing

canopy

existing brick

SCHEMATIC ALTERATIONS TO

H & A 360 S 5

216 PARKWAY DRIVE

CITY OF WILLIAMSBURG

revised 03 MAY 2019

parking: 42 9x18 spaces

site slopes: 10%

AREA CALCULATIONS:

gross lot area: 36,550 sf

net lot area: 29,510 sf

total dwelling units: 42

area of structure: 10,734 sf / flr (26%)

total floor area: 20,618 sf (dwelling units)

800 sf (office / amenities)

landscaped open space: 8,227 sf (21%)

note: see existing survey by Landtech Resources Inc for additional information

note: perspective images for conceptual purposes only
AN ORDINANCE TO REZONE 0.885 ACRES AT
216 PARKWAY DRIVE FROM B-2 TO PDH
(PCR#19-010)

WHEREAS, it has been determined by City Council that the general welfare of
the City of Williamsburg would be served by rezoning the property located at 216
Parkway Drive from B-2 Corridor Business District to PDH Planned Development
Housing District.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of
Williamsburg that the Official Zoning Map of the City of Williamsburg, Virginia be
amended by rezoning 0.885 acres located at 216 Parkway Drive from B-2 Corridor
Business District to PDH Planned Development Housing District. This property is listed
as Williamsburg Tax Map Number 468-12-00-A, and is further described by the
attached Exhibit A.

BE IT FURTHER ORDAINED that the rezoning approves the following:

1. Approval of the conversion of 48 hotel rooms into 42 adaptive housing units (34
efficiency units and eight one-bedroom units) and various support facilities (leasing
office/lounge, laundry room, fitness room).
2. Approval of the conceptual site plan titled “Schematic Alteration to 216 Parkway
Drive” revised May 3, 2019 for the layout and landscape improvements is approved.
3. Approval of the “Management Plan” for the upkeep and maintenance of “Parkway
Landing at Williamsburg” dated May 28, 2019 is approved.

Adopted:

_______________________________
Paul Freiling, Mayor

Debi Burcham, Clerk

[PC/PCR/2019/19-010/ORDINANCE]
Management Plan for Parkway Landing at Williamsburg

Updated May 28, 2019

This Management Plan provides general guidelines for the upkeep and maintenance of the apartment complex at 216 Parkway Drive, known as “Parkway Landing at Williamsburg.” It is being submitted as a supplement to the application for rezoning of 216 Parkway Drive by BAJORANG, LLC, which is owned and operated by Mr. Ajit Patel, to the PDH District pursuant to the Zoning Ordinance of the City of Williamsburg.

As an adaptive housing community, Parkway Landing at Williamsburg (“Parkway Landing”) will provide a safe, affordable and welcoming home for its residents. This Management Plan outlines the proposed plan for operation, maintenance, and upkeep of Parkway Landing. Parkway Landing is committed to being a safe, affordable and welcoming place to live and this Management Plan may be amended from time to time in order to keep that commitment.

Management and Staffing

Parkway Landing will be professionally managed by an accredited apartment and multifamily management company who is certified by the National Apartment Association (“NAA”). Pursuant to this management arrangement, the apartment complex will administered according to industry standards with staff trained by management who are “Certified Apartment Manager” (“CAM”) certified through the NAA. This professional management team will ensure that residents are served by a responsive, consistent and efficient management process.

In our contract with the management company we will require an on-site manager, who will staff the premises on a part-time basis, responding directly to resident concerns, ensuring the complex is maintained in an orderly fashion and that any maintenance and upkeep issues are properly attended to. The on-site manager will also coordinate the move in walk through and documentation process as well as the check-out process. The on-site Manager will support the work of the leasing agent, who will coordinate the leasing process, apartment tours, and handling leasing administration. The on-site manager will oversee and manage the work of a property manager, who will be responsible for the maintenance and upkeep of all improvements, equipment, and grounds. This property manager will be the main service provider for general service calls, inspections etc. and will schedule all maintenance activities through the on-site manager.

In or adjacent to the on-site manager’s office will be an area where information on important community events and services may be posted, including, but not limited to the Hands Together Historic Triangle event held each year, information about local free and low cost clinics like Olde Town Medical and Dental Center and Lackey Free Clinic. In addition, in the “internet café,” the communal computer and internet connection will have a link to the City’s Human Services page for residents to use as an online access point to local services.
Maintenance

An in depth maintenance schedule will be completed upon renovation of the property in accordance with the materials and products used in the renovation. As information becomes available, the capital budget for the property will be updated based on those manufacturer and industry requirements. Presently, a capital budget has been created for routine maintenance, painting, regular cleaning, amenity upkeep, utilities and grounds maintenance. Upon renovation, the parking lot will be re-paved and re-striped, and a maintenance line item for that infrastructure will be included as well.

Corrective repairs and maintenance will be conducted on an as-needed basis. Procedures for residents to submit work orders will be included in the Resident Handbook. The management company will staff a twenty-four hour hotline for emergency repairs such as water leaks, septic backups, etc.

Security

The management company will be required to maintain and administer the on-site closed circuit security camera system will be installed to provide surveillance of the complex and parking areas. This system, coupled with enhanced exterior lighting installed during the renovation will ensure a safe and visible setting. Additionally, the entire complex will be equipped with a sprinkler system during the renovation. Each apartment will be equipped with tamper proof smoke detectors. Portable fire extinguishers will be located in the kitchen area of each apartment or as required by code.

Parking

The management company will administer a “parking program” for Parkway Landing in order to maximize onsite parking and minimize the impact of any off-street parking generated by this project. Each Apartment Unit will be assigned one parking spot, memorialized with a parking permit to be placed on the occupant’s vehicle. In the event a resident does not have a car, the space allotted to their unit will become a provisional parking spot for use by a different unit that may require two spots. If that unit later requires a parking spot, the provisional permit will be revoked. Lease terms will address on-site parking and the limitation of one car per unit, absent other arrangement with management.

Resident Handbook

In coordination with the professional management staff, we will create a comprehensive resident handbook which will be issued to residents during the leasing process. The compliance with the terms of the handbook will be required in the lease. The handbook will establish a resident code of conduct, rules of use for the amenities, security protocols, maintenance requests and emergency service information. In addition, local community services will be outlined in the handbook, including, but not limited to, important contacts with the City’s Human Services Department, United Way, the Salvation Army and other local service and non-profit organizations. The resident handbook will also be available online and in the management office.
Summary

Parkway Landing is committed to being a safe, affordable and welcoming place to live and its professional staff will strive to uphold that commitment. As necessary, we will adapt to changing circumstances and new information with updated practices, processes and procedures.
Management Plan for Parkway Landing at Williamsburg

This Management Plan provides general guidelines for the upkeep and maintenance of the apartment complex at 216 Parkway Drive, known as “Parkway Landing at Williamsburg.” It is being submitted as a supplement to the application for rezoning of 216 Parkway Drive by BAJRANG, LLC, which is owned and operated by Mr. Ajit Patel, to the PDH District pursuant to the Zoning Ordinance of the City of Williamsburg.

As an adaptive housing community, Parkway Landing at Williamsburg (“Parkway Landing”) will provide a safe, affordable and welcoming home for its residents. This Management Plan outlines the proposed plan for operation, maintenance, and upkeep of Parkway Landing. Parkway Landing is committed to being a safe, affordable and welcoming place to live and this Management Plan may be amended from time to time in order to keep that commitment.

Management and Staffing

Parkway Landing will be professionally managed by an accredited apartment and multifamily management company who is certified by the National Apartment Association (“NAA”). Pursuant to this management arrangement, the apartment complex will administered according to industry standards with staff trained by management who are “Certified Apartment Manager” (“CAM”) certified through the NAA. This professional management team will ensure that residents are served by a responsive, consistent and efficient management process.

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Summary

Parkway Landing is committed to being a safe, affordable and welcoming place to live and its professional staff will strive to uphold that commitment. As necessary, we will adapt to changing circumstances and new information with updated practices, processes and procedures.
Section 21-484 (c)(10) of the Zoning Ordinance requires a statement regarding the relationship of the proposed development and the current comprehensive plan:

The 2013 Comprehensive Plan designates this parcel as “Corridor Commercial” land use, defined as follows:

“This land use category designates land on the City’s heavily traveled entrance corridors for commercial and service uses primarily oriented to the automobile. This category applies to local shopping areas, hotels, restaurants and other tourism retail uses, as well as automobile-oriented commercial uses. Substantial sections of Richmond Road, Capitol Landing Road, York Street, Second Street and the small portion of Mooretown Road located within the City limits are currently developed in this land use pattern. To ensure high quality development, the more intensive commercial uses should require special use permits. Corridor Commercial land use is intended to promote the City’s economic development policy for its limited, remaining high visibility commercial sites.

Residential are allowed in Corridor Commercial areas but only as townhouse or multifamily residential combined with non-residential uses in a mixed-use format. Residential density is up to 14 dwelling units/net acre. To allow more flexibility, the current prohibition of rental housing should be eliminated. No more than 67% of the floor area on an individual lot should be devoted to residential use, which ensures that valuable commercial land is not completely used for residential purposes. All residential uses (apartments, condominiums and townhouses) should require a special use permit to ensure compatibility with corridor commercial uses. This category is implemented by the B-2 zoning district.”

The proposed use under the PDH district was not anticipated by the 2013 Comprehensive Plan, but was adopted in April of 2015 (PCR#15-006). Nevertheless, the use of this parcel as multifamily is consistent with the adjacent land use designation of “high density multi-family” as anticipated by the 2013 Comprehensive Plan. The adjacent parcel now contains town homes, fulfilling the intended use found in the Comprehensive Plan. Conversion of this parcel to multifamily would be consistent with that adjacent land use.
1 BEDROOM SCHEMATIC PLAN
8 UNITS OF THIS TYPE

TYPE A UNIT SCHEMATIC PLAN
1 UNITS OF THIS TYPE

ECONO LODGE COLONIAL
### Tab 2 - Monthly Performance at a Glance - My Property vs. Competitive Set

**Econo Lodge Colonial Williamsburg**  
216 Parkway Dr  
Williamsburg, VA 23185-4534  
Phone: (757) 253-6450  
STR # 21072  
ChainID: VA064  
MgtCo: None  
Owner: None  
For the Month of: December 2018  
Date Created: January 17, 2019  
Monthly Competitive Set Data Excludes Subject Property

#### December 2018

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<thead>
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<th>Occupancy (%)</th>
<th>ADR</th>
<th>RevPAR</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>My Prop</td>
<td>Comp Set</td>
<td>Index (MPI)</td>
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<td><strong>Current Month</strong></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>15.4</td>
<td>23.7</td>
<td>65.2</td>
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<tr>
<td><strong>Year To Date</strong></td>
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<tr>
<td></td>
<td>24.4</td>
<td>35.3</td>
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<td>20.3</td>
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<td></td>
<td>24.4</td>
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#### December 2018 vs. 2017 Percent Change (%)

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<th>Occupancy</th>
<th>ADR</th>
<th>RevPAR</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>My Prop</td>
<td>Comp Set</td>
<td>Index (MPI)</td>
</tr>
<tr>
<td><strong>Current Month</strong></td>
<td></td>
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<tr>
<td></td>
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<td><strong>Year To Date</strong></td>
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<td>-3.5</td>
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<tr>
<td><strong>Running 3 Month</strong></td>
<td></td>
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<tr>
<td></td>
<td>33.6</td>
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<td>35.6</td>
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<tr>
<td><strong>Running 12 Month</strong></td>
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</tr>
<tr>
<td></td>
<td>-3.5</td>
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## Tab 3 - STAR Summary - My Property vs. Comp Set and Industry Segments

**Econo Lodge Colonial Williamsburg**  
216 Parkway Dr  
Williamsburg, VA 23185-4554  
Phone: (757) 253-6450

STR # 21072  
ChainID: VA064  
MgtCo: None  
Owner: None

For the Month of: December 2018  
Data Created: January 17, 2019  
Monthly Competitive Set Data Excludes Subject Property

### Occupancy (%)

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Current Month</th>
<th>% Chg</th>
<th>Year to Date</th>
<th>% Chg</th>
<th>Running 3 Month</th>
<th>% Chg</th>
<th>Running 12 Month</th>
<th>% Chg</th>
</tr>
</thead>
<tbody>
<tr>
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<td>27.2</td>
<td>24.4</td>
<td>-3.5</td>
<td>20.3</td>
<td>33.6</td>
<td>24.4</td>
<td>-3.5</td>
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<tr>
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### Average Daily Rate

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<th>% Chg</th>
<th>Running 3 Month</th>
<th>% Chg</th>
<th>Running 12 Month</th>
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### RevPAR

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<th>Year to Date</th>
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<th>Running 3 Month</th>
<th>% Chg</th>
<th>Running 12 Month</th>
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<tbody>
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### Pipeline

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### Census Sample - Properties & Rooms

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### Tab 5 - Response Report

**Econo Lodge Colonial Williamsburg**  
216 Parkway Dr  
Williamsburg, VA 23185-4534  
Phone: (757) 253-6450

**STR # 21072**  
ChainID: VA064  
MgtCo: None  
Owner: None

For the Month of: December 2018  
Data Created: January 17, 2019

#### This Year

- **Dec 3rd** - First Day of Hanukkah
- **Dec 24th** - Christmas Eve
- **Dec 25th** - Christmas
- **Dec 26th** - First Day of Kwanzaa
- **Dec 31st** - New Year's Eve

#### Last Year

- **Dec 13th** - First Day of Hanukkah
- **Dec 24th** - Christmas Eve
- **Dec 25th** - Christmas
- **Dec 26th** - First Day of Kwanzaa
- **Dec 31st** - New Year's Eve

#### December 2018 (This Year)

<table>
<thead>
<tr>
<th>Sun</th>
<th>Mon</th>
<th>Tue</th>
<th>Wed</th>
<th>Thu</th>
<th>Fri</th>
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#### December 2017 (Last Year)

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<th>Tue</th>
<th>Wed</th>
<th>Thu</th>
<th>Fri</th>
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**STR#**  
**Name**  
**City, State**  
**Zip**  
**Phone**  
**Rooms**  
**Open Date**

| 21072 | Econo Lodge Colonial Williamsburg | Williamsburg, VA 23185-4534 | (757) 253-6450 | 48 | 1975056 |
| 55069 | Days Inn & Suites Williamsburg Colonial | Williamsburg, VA 23185-2918 | (757) 790-4010 | 109 | 1986111 |
| 23051 | Rodeway Inn Historic Williamsburg | Williamsburg, VA 23185-4508 | (757) 229-1855 | 51 | 1961111 |
| 35159 | Motel 6 Williamsburg | Williamsburg, VA 23185-2001 | (757) 565-3433 | 167 | 1986006 |
| 23052 | Econo Lodge Historic Area Williamsburg | Williamsburg, VA 23185-4346 | (757) 229-7564 | 47 | 1987006 |
| 33462 | Travelodge Williamsburg Colonial Area | Williamsburg, VA 23185-4340 | (757) 585-4544 | 68 | 1985056 |
| 21058 | Closed - Super 8 Williamsburg Colonial Area | Williamsburg, VA 23185-2825 | 0 | 1964009 |
| 23049 | Super 8 Williamsburg Historic Area | Williamsburg, VA 23185-4529 | (757) 229-0500 | 107 | 1988001 |
| 63068 | Red Roof Inn Williamsburg | Williamsburg, VA 23185-4325 | (757) 259-1948 | 44 | 2013007 |

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Data received:

- O = Monthly Only
- ● = Monthly & Daily

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### Current Month Occupancy

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The Planning Commission held its regular monthly meeting on Wednesday, May 15, 2019 at 3:30 p.m. in the Council Chamber in the Stryker Center, 412 North Boundary Street, Williamsburg, Virginia.

### CALL TO ORDER AND ROLL CALL

Vice-Chair Jeffrey Klee called the meeting to order. Present in addition to Vice-Chair Klee were Second Vice-Chair Andrew Edwards, Commissioners Greg Granger, James Boswell and Justin Shawler. Chair Elaine McBeth and Commissioner Caleb Rogers were absent. Also present were Planning & Codes Compliance Director Carolyn Murphy, City Attorney Christine Shelton and Principal Planner Erin Burke.

### APPROVAL OF MINUTES

Regular Meeting – April 17, 2019
Comp Plan Work Session #11 – April 24, 2019

Mr. Boswell moved to approve minutes as presented. Mr. Shawler seconded the motion which passed a roll call vote of 5-0.

**Recorded vote on the motion:**
- **Aye:** Granger, Boswell, Klee, Edwards, Shawler
- **Nay:** None
- **Abstain:** None
- **Absent:** McBeth, Rogers

### CONSENT AGENDA

None

### PUBLIC HEARING

PCR#19-010: Request of BAJRANG, LLC to rezone 0.885 acres at 216 Parkway Drive (Econo Lodge) from Corridor Business District B-2 to Planned Development Housing District PDH for the conversion of the hotel into apartments. The proposal is to convert the 48 room hotel into 42 adaptive housing units.

Director Murphy presented the case stating the owners of the Econo Lodge Motel are proposing to rezone 0.885 acres at 216 Parkway Drive from B-2 Corridor Business District to PDH Planned Development Housing District in order to convert 48 existing motel rooms into 42 adaptive housing units. Director Murphy reviewed the Comprehensive Plan and existing zoning designations for the request and those surrounding the property.

Director Murphy also reviewed the statement of intent for the Planned Development Housing District, the definition of “adaptive housing” as defined in the Zoning Ordinance and noted the District allows no more than 150 adaptive housing units in the City, and no more than 100 in an individual facility.
Director Murphy reviewed the details of the proposal to include the types of units, proposed rents, the density, flexibility of lease terms, deposits and utilities. Director Murphy stated the applicant proposes to install a new fire suppression sprinkler system and on-site closed circuit security camera system for the complex.

Director Murphy stated 42 parking spaces are required for the project and the project will meet the 20% landscape open space required for the project. Director Murphy stated in staff’s memo she provided the history of adaptive housing in the City noting that of the 150 units allowed in the City, 100 of those units have been approved for the Flats at Williamsburg with 50 units remaining.

Director Murphy stated the Site Plan Review Committee was supportive of the proposal and conceptual design and asked the applicant to investigate additional bike racks, a dog waste station, picnic area and recycling container. Director Murphy stated the applicant has added an additional bike rack station at the south side of the building, a dog waste station in the landscaped island in the back parking lot and outdoor cooking and dining adjacent to the pool and are investigating the feasibility of recycling but have not found a good location without losing parking.

Director Murphy stated this adaptive housing project is located in an area that is designated by the 2013 Comprehensive Plan as Corridor Commercial land use. The proposal is to convert 48 hotel units into 42 adaptive housing units. The intent statement for the PDH district states that it is “…established to encourage adaptive housing by allowing conversion of a limited number of existing hotel/motel rooms located in the B-2 zoning district into affordable housing for individuals and families, and thereby fulfilling a housing need not addressed by the City’s existing housing inventory. The PDH district should be located so as to take advantage of proximity to existing transit routes and pedestrian and bicycle facilities, and should not be located on sites that have significant redevelopment potential.” She reviewed the criteria for evaluation.

Director Murphy stated the following:

- The scale and intensity of the proposed 42 adaptive housing units are compatible with the existing residential and commercial development in the vicinity and that there is a demand for affordable housing units in the City.
- The rezoning request will provide a housing product that will help to address this need since the project will open with rents ranging from $695 to $995 per month including water and trash service based on the size and number of individuals occupying a unit. The applicant proposes flexible lease terms and small deposits ranging from $300 to $600 depending on each tenant’s individual circumstances as outlined in the summary.
- The applicant states “this apartment complex has been designed for and will be marketed to the Greater Williamsburg workforce, both permanent and temporary as well as to students and seniors”.
- This project takes advantage of the City’s PDH Planned Development Housing District by converting 48 underutilized hotel rooms into 42 affordable adaptive housing units, which helps to fulfill housing needs in the City and the project also meets the basic criteria of the PDH District for this type of housing.
Therefore, staff recommends that Planning Commission recommend to City Council approval of the request to rezone 0.885 acres at 216 Parkway Drive from B-2 to PDH because the proposal is consistent with the Comprehensive Plan and the additional 42 units will help to fill affordable housing needs in the City, as detailed in the revised ordinance. She noted the revised ordinance approves the conversion of 48 hotel rooms into 42 adaptive housing units, the conceptual site plan and the management plan.

First-Vice Chair Klee opened the public hearing.

Scott Foster, Attorney for the applicant spoke in favor of the request stating they believe adaptive housing is the highest and best use for this parcel and that it would benefit not only the City but the economy of the Northeast Triangle Area, Mr. Patel and future residents of the complex. Attorney Foster stated the following:

- The PDH District was approved to allow for the conversion of a controlled number of motel rooms into affordable housing responding to a demand that is not currently being met by the City’s current housing stock.
- The proposal is close to existing transit routes and bicycle facilities.
- This parcel lacks other significant redevelopment potential given the small size of the parcel which is 0.885 acres, limited road frontage, setback requirements and the parcel has very limited commercial redevelopment potential.
- The same factors that make it a poor fit for commercial redevelopment make it a great fit for adaptive housing such as limited road frontage, parking in the rear and privacy and security for its residents since it is located off Second Street.
- It is located between two major WATA bus transit routes and it is a short walk or bike ride to the Transportation Center where tenants can have access up and down the Peninsula.
- The property is very convenient to centers of employment such as the College and Colonial Williamsburg.
- It would be hard to find another parcel in the City that is better suited for this use.
- He noted the 42 rooms would consist of 34 efficiencies and 8 one-bedroom units and reviewed the proposed room configurations.
- The apartments will be real apartments with all the functionality one expects from apartment living. All units will have individual meters with tenants having the option to pay by usage to Dominion or a flat fee to the complex. Each unit will have new high efficiency heating and cooling systems and kitchens.
- Amenities will include renovated pool and adjacent picnic area, internet café, small exercise facility, coin laundry, storage and on-site mail facility.
- Pets will be permitted subject to reasonable rules and regulations.
- Management will be handled by an accredited professional management company with a part-time manager with a 24-hour hot line.
- Safety features for the site will include a close circuit security camera system and fire suppression system.
- Affordable housing of this type is in high demand in the City as noted in the 2018 Comprehensive Housing Study prepared by Dr. Sarah Stafford. The study points out that demand out paces supply for housing at this price point and that a significant number of City residents are cost burden. This project will meet a
portion of that demand and offer an opportunity for low to moderate income to rent safe and attractive housing without being cost burden.

- The proposed apartments will fulfill the City’s and Mr. Patel’s goal to provide housing for Williamsburg’s workforce, students and seniors.
- Mr. Patel and his family have owned this property for 17 years and have been solid corporate citizens of Williamsburg. He continues to invest in the property and make improvements to ensure that it is an attractive development. Despite these efforts, this property is significantly underperforming as noted in the Smith Travel numbers which were provided with the application.

Attorney Foster finished by stating if this proposal is approved the owner is committed to maintain this property as an attractive, well-kept and a safe place just as he does today. Converting this underperforming will be a win for the City, Mr. Patel and most importantly for future residents of the complex and respectfully ask favorable recommendation to City Council on this request.

Commissioner Boswell noted the request mentions students and will these units be rented to students? The goal of this housing is for workforce housing.

Attorney Foster stated they have a large definition of students. For the purpose of this application the student reference was towards students who come over the summer and fall for a short time period to work in local businesses. He stated that the demand for college student housing on this side of town is not great. The units will be open to the general population.

Vice-Chair Klee asked if there would be a minimum lease term.

Attorney Foster stated the minimum lease term is three months.

Deborah Delosreyes, 120 Parkway Court spoke against the request noting her unit does not back up to the hotel but is located on the other side of Parkway Court and that she purchased her townhome in 2016 in the 280’s. She expressed the following concerns:

- The garages for the townhomes are not sufficient in size, the driveways are not sufficient to hold two cars and no parking is allowed on Parkway Court because of the road width and they have limited overflow parking in their neighborhood.
- Parking is the number one issue for those living in Parkway Townhomes. For owners with more than three vehicles and for those who do not park in their garage they have to park on Parkway Drive including families with children and the elderly.
- Speeding on Parkway Drive and the number of cars parked on Parkway Drive including employees of adjacent businesses.
- Because of the parking on Parkway Drive it is difficult to pull out of Parkway Court onto Parkway Drive.
- Increased traffic on Second Street and Parkway Drive.
- Does not think one parking space is sufficient for the proposed use.
- Mr. Patel does take care of the hotel.
- She believes the need for the City is really for families and with efficiencies and one-bedroom units. How many people will live in these units? Will five children live in one-bedroom? That is not how she wants to see children raised in Williamsburg.

Kimberly Harris-McBride, 104 Parkway Court spoke against the request expressing the following concerns:
- Loss of investment in their townhomes.
- The types of people who would live in the apartments such as college students.
- Noise from the apartments.
- Who will protect townhome residents?

Tom Ulrich, 117 Parkway Court spoke against the request noting the following concerns:
- Left a community with similar type housing and has experience with these types of units.
- Mr. Patel is an excellent neighbor.
- The density is too much.
- Disagrees that apartments and townhomes are multi-family.
- How many people are allowed in each unit? People will sneak-in and have more people than allowed.
- If more people live there he is concerned with noise, trash and security.
- On-site manager needs to be full-time and not part-time to maintain rules.
- Who monitors security cameras?
- Recommends the density be reduced, constant monitoring of security cameras and full time on-site manager.

Mary Ulrich, 117 Parkway Court expressed concern with additional security lighting and its brightness to their property, the density and one parking space.

Gayle Liakos, 112 Zelkova Road spoke against the request noting the following concerns:
- Wyndham Plantation consists of 100 units of which 84 are owner-occupied with 16 rentals.
- Concerned with PDH being located on Parkway Drive.
- Concerned with property values, safety issues due to the increase of traffic including pedestrian and bicycles.
- Looking at several reports she has concluded they show affordable housing does not negatively impact housing.
- Concerned with the concentration of affordable housing which could affect values.
- Concerned with the facility and its proximity to the Flats of Williamsburg with 100 units with both facilities being located in this area.
- The International Housing Village is located at the other end of Parkway Drive which is also a converted motel into housing units.
• Other hotels and motels on Capitol Landing Road are also functioning as affordable housing units.
• The three existing housing complexes (Wyndham Plantation, Wyndham West and Parkway Townhomes) will be sandwiched between affordable housing units.
• She and her neighbors in Wyndham Plantation are vested in the care and maintenance of their units and community and are invested in the City.
• The occupants of the Flats at Williamsburg have stated that tenants thought they are still part of a motel diminishing their sense of home and permanency. Home should be more than a place that provides a roof over your head.

R. Wayne Johnson, 425 Zelkova Road spoke against the request stating the following:
• Chose Wyndham Plantation because it was convenient to the Historic Area and businesses on Second Street and you could walk and feel safe.
• Came from an area that was going to be affected similar to what is proposed. They built senior housing in rear with affordable housing in the front. After construction of the housing in the front it was hard to sell the homes in the back.
• Concerned with traffic on Parkway Drive.
• How many kids can sleep in a one-bedroom apartment? Once they move in it is hard to get them out.

Jim Hamblett, 437 Zelkova Road main concern with the project is economic. Will the low end older hotels on Capitol Landing Road turn to affordable housing also. Concerned with the density and what effects on his property value and who will pay the additional taxes for these kids to go to school.

Diana Kregiel, 120 Zelkova Road spoke against the request stating the following:
• Williamsburg needs significantly more low cost housing.
• The property is in a good location for access to bus routes and grocery stores.
• Concerned with the cost of the units, density and size of the units.
• Units are the size of a motel room and are small but the cost is geared to two incomes.
• Concerned with accessing Second Street since the lanes were reduced. It is harder to make a left turn onto Second Street and with additional units it will be harder.
• Concerned with the proximity to the Flats of Williamsburg on York Street and the concentrated number of units in one area of the City.
• With the International Housing Village their condominiums will be bracketed by low cost housing which could have a significant economic impact on their subdivision. Would it be better to locate PDH units in another area of the City?

Russ Lipscome, Wyndham on the Parkway expressed a concern that this side of town gets low cost housing and Midtown Row wasn't required to provide low cost housing.

Melody Loftheim, 111 Adams Street stated she was concerned with property values but understands the need for affordable housing. How will property be re-envisioned and be a good quality building so the property values in general would be kept safe.
Brad Bonney, 223 Tyler Brooks Drive supported the request as presented. At this rent one would need to make $34,000 a year which he considers middle class. It seems to fit the mold of what is needed in the City. When he moved to the City he found a one-bedroom condo for $1,300 which he and his wife were fortunate to be able to afford. There are plenty of people who cannot afford $1,300 rent. Workers should be able to live close to where they work and not live in New Kent and Newport News. It is a viable reuse of this property and he would support it even if it was in his backyard.

Adrianne McKinney, 108 Parkway Court, spoke against the request noting the following:
- Concerned with the density issue and parking.
- Traffic is terrible at Second Street/Parkway and Capitol Landing Road/Parkway Drive.
- Too concentrated maybe ½ the density would still be too big.
- Concerned with parties and lighting for the project.
- Left turns are a problem.

Scott Foster, attorney for the applicant spoke to address the following concerns raised:
- There are 42 parking spots on site. By eliminating one curb cut on Parkway Drive five parking spaces are available in front of the property on Parkway Drive.
- Based on the experience of the Flats at Williamsburg, not everyone has a car. Tenants would also bike or ride the bus. The anticipated parking would not be the same for instance at High Street.
- The anticipated tenant mix would be similar to the Flats at Williamsburg which is primarily workforce housing with some senior and students.
- It is not their intention to intrude on neighbors with lighting. The applicant will meet the City’s lighting requirements for this project.

Vice-Chair Klee asked if there is a regulation on the number of people for each unit. City Attorney Shelton stated the ordinance limits the number to no more than three for efficiency and one-bedroom units and five for two-bedroom or three bedroom units.

Seeing no other speakers, Vice-Chair Klee closed the public hearing.

Commissioner Granger asked if zoning or building code restricts the number of persons who can occupy a unit.

Director Murphy stated the building code restricts the number based on size of the unit and the zoning ordinance restricts the number of individuals for PDH to no more than three for efficiency and one-bedroom units.

Commissioner Granger asked if the owner has the right to restrict the number of cars per unit.

City Attorney Shelton stated yes the owner can restrict the number of cars per unit.

Commissioner Granger stated we live in a great community that has a number of issues with diversity of housing. Having units in the $695.00 to $995.00 is really a very important thing for our community. There are a wealth of people who work in
Williamsburg Planning Commission Minutes  
May 15, 2019  
Page 8

Williamsburg everyday who live outside of the community who don’t get the opportunity to get this price range because they are not on the market very long. For a community to be balanced having a spectrum of housing is very important. This motel has been well maintained. Allowing this to convert to apartments is important; they have the opportunity to restrict the number of cars, and the zoning ordinance restricts the number of people. He understands the concerns and appreciates the speakers who took the time to come out today, but he will support the request.

Commissioner Boswell stated he supports the request because in the past this motel had a higher occupancy, was relatively full and is now underperforming. We have a property owner who is highly motivated to continue his practice of maintaining his property. The tenant situation will be better because instead of one night rentals tenants will occupy the property for at least three months. We need this type of unit in the City and this is a solid proposal.

Commissioner Edwards agreed with his colleagues that it is important for the City. Low cost housing is needed. It is consistent with the Comprehensive Plan and it will be an asset that allows workers to live closer to work.

Commissioner Shawler agreed these units are needed; it has taken him two years to find affordable housing in the City. He lived on Merrimac Trail and understands the traffic concerns, but believes the applicant is addressing those concerns. The Commission has spent a lot of time on issues in the Northeast Triangle. Issues have been addressed such as making Second Street more bike and pedestrian friendly. Reducing the lanes on Second Street has improved when making the left turn from Parkway Drive onto Second Street because you do not have to cross four lanes of traffic. He supports the request because it helps to address the affordable housing need in the community and benefits Second Street by allowing more residents to frequent or work at those businesses.

Vice-Chair Klee stated units would be affordable for individuals who make between $14-20 dollars an hour. We are talking about front line interpreters where there is a huge demand for housing in town which is not currently met in town. There is an oversupply of hotel beds in town for a number of reasons. Concerns should be taken seriously with two concerns being parking and traffic and how we can mitigate those. He asked what triggers the installation of a traffic light at Second Street and Parkway Drive.

Director Murphy stated it is based on traffic counts. The last time they were performed the counts did not support the installation of a traffic light. One project that would trigger the light was the Bluegreen project which has not been constructed on Penniman Road. This project did not require a traffic study because apartments general less traffic than a hotel use.

Vice-Chair Klee asked if we could restrict parking.

Director Murphy stated that this is a rezoning request therefore conditions cannot be attached to the request.
City Attorney Shelton stated no proffers have been offered for this request so you are basing this request subject to existing requirements.

Staff reviewed by right and special uses allowed in the B-2 zoning district. Other B-2 zoning districts are Second Street, Penniman, Page, York area and Richmond Road from ByPass Road to the City line.

Mr. Boswell motioned to approve PCR#19-010 to rezone 0.885 acres at 216 Parkway Drive from Corridor Business District B-2 to Planned Development Housing PDH as outlined in the Proposed Ordinance. Mr. Granger seconded the motion which carried by a vote of 5-0.

Recorded vote on the motion:
Aye: Granger, Boswell, Klee, Edwards, Shawler  
Nay: None  
Abstain: None  
Absent: McBeth, Rogers

SITE PLANS AND SUBDIVISIONS
None

OLD BUSINESS
None

UNFINISHED BUSINESS
None

NEW BUSINESS
None

OTHER
None

INFORMATION ITEMS
A. City Council Report  
B. Planning Department Monthly Report  
C. Monthly Financial Statement  
D. Annual Report 2018

SCHEDULED WORK SESSION MEETINGS
Work Session on Wednesday, May 22, 2019 at 4:00 p.m. in the Council Chambers of the Stryker Center, 412 North Boundary Street  
Comprehensive Plan – Chapter 4 Community Character Draft & Chapter 13 Environmental Management Draft  

Work Session on Wednesday, June 26, 2019 at 4:00 p.m. in the Council Chambers of the Stryker Center, 412 North Boundary Street  
Public Forum – Business/Economy
There being no additional business, the meeting adjourned at 4:45 p.m.

Jeffrey Klee, First-Vice Chair
Williamsburg Planning Commission
PCR#19-010 Comp Plan

B-2 to PDH

Second Street
PCR#19-010 Zoning

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FIRST FLOOR SCHEMATIC PLAN

LEGEND

TYPE A UNIT
EFFICIENCY A
EFFICIENCY B
EFFICIENCY C
1 BEDROOM
FITNESS
OFFICE/LOUNGE

FIRST FLOOR
SECOND FLOOR
TOTAL

20 UNITS
20 UNITS
40 UNITS

ECONO LODGE COLONIAL
SECOND FLOOR SCHEMATIC PLAN

ECONO LODGE COLONIAL

LEGEND
TYPE A UNIT
EFFICIENCY A
EFFICIENCY B
EFFICIENCY C
1 BEDROOM
FITNESS
OFFICE/LOUNGE

FIRST FLOOR
20 UNITS
SECOND FLOOR
22 UNITS
TOTAL
42 UNITS

PCR#19-010 Second Floor
PCR#19-010 One-Bedroom & Type A