THE CITY OF NORFOLK

MEMORANDUM

TO: City Council

THROUGH: Marcus D. Jones, City Manager

CC TO: City Attorney, City Clerk

FROM: George M. Homewood, FAICP, CFM, Director, City Planning

SUBJECT: June 23, 2016 City Planning Commission Public Hearing Results

DATE: July 8, 2016

Attached are the results from the June 23, 2016 Norfolk City Planning Commission public hearing. This report will be prepared on a monthly basis, following each Planning Commission public hearing, to ensure you are informed of Planning Commission actions. No action is required on this report.

If you have any questions about these items, please contact me.

NORFOLK CITY PLANNING COMMISSION PUBLIC HEARING AGENDA
JUNE 23, 2016
RESULTS

The Norfolk City Planning Commission will hold a public hearing on June 23, 2016 at 2:30 p.m. in the City Council Chamber, 11th Floor, City Hall Building, Civic Center, Norfolk, Virginia to consider the following applications:

DEVELOPMENT CERTIFICATES

DENIAL RECOMMENDED, 5-1

1. **21ST STREET PAVILION SHOPS,** to grant a development waiver for a 21ST Street Pedestrian Commercial Overlay (PCO-21st Street) development certificate to permit a substantial renovation of an existing, nonconforming sign at the *21st Street Pavilion Shops* located at 222 West 21st Street.

   Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

CONTINUED AGENDA

APPROVAL RECOMMENDED, 4-2

1. **NORFOLK CHRISTIAN SCHOOLS,** for the following applications:
   a. Amendment to the Future Land Use Designation in the general plan, *plaNorfolk2030*, from Single-Family Traditional to Institutional at 260 Filbert Street.
   b. Change of zoning from IN-1 (Institutional), conditional IN-1, and R-8 (Single-Family) to conditional IN-1 at 255 Thole Street and 260 Filbert Street.

   The purpose of this request is to modify the site layout of the school campus by adding educational, fine arts, and athletic buildings, a new parking lot, a bus parking area, an athletic field, and additional landscaping.

   Staff contact: Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov

APPROVAL RECOMMENDED, 6-0

2. **CITY PLANNING COMMISSION,** for a zoning text amendment to section 2-3, "Definitions," and Table 4-A, "Residential Districts Table of Land Uses," within the City's *Zoning Ordinance* to amend definitions and regulations pertaining to "Family" and "Group Home" to maintain consistency with the requirement that state-licensed group homes be treated the same as single-family.

   Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

WITHDRAWN

3. **CITY PLANNING COMMISSION,** for a zoning text amendment to Table 7-A, "Industrial Districts Table of Land Uses," within the City's *Zoning Ordinance* to allow "Heavy Equipment Rental, Sales and Service" to be a permitted use within the I-2 (Light Industrial) district.

   Staff contact: Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov

REGULAR AGENDA

APPROVAL RECOMMENDED, 5-0

1. **CITY PLANNING COMMISSION,** general plan amendment to *plaNorfolk2030*, to add new action items to the Wards Corner Area Plan.

   The purpose of this request is to support community efforts to address the need for recreation and open space, property maintenance and to inform land use decisions.

   Staff contact: Paula Shea at (757) 664-4772, paula.shea@norfolk.gov

CONTINUED TO THE JULY 28th, 2016 PUBLIC HEARING

2. **CITY PLANNING COMMISSION,** for a zoning text amendment to section 15-1.2, "Grandfathering of existing motor vehicle parking," of the *Zoning Ordinance* to no longer permit proposed land uses from utilizing the grandfathered parking provision when proposing to increase the parking intensity at a site within the Suburban and Coastal Character Districts.

   Staff contact: Sarah Richards at (757) 664-7470, sarah.richards@norfolk.gov

APPROVAL RECOMMENDED, 5-0

3. **CITY PLANNING COMMISSION,** for a zoning text amendment to section 24-6, "Standards for conditional zoning map amendments" of the *Zoning Ordinance* to modify language applicable to conditional zoning map amendments for residential development as a result of changes to state law.

   Staff contact: Bobby Tajan at (757) 664-4756, robert.tajan@norfolk.gov

APPROVAL RECOMMENDED, 5-0

4. **NORFOLK PREMIUM OUTLETS,** for the following applications:
   a. Zoning text amendment to repeal section 11-54, "Norfolk Premium Outlets Localized Alternative Sign Overlay District (NPO-LASO)," of the *Zoning Ordinance*.
   b. Special exception to permit alternative signage at 6282 Northampton Boulevard.

   The purpose of this request is to allow for the modification of the proposed size and placement of freestanding signage for the Simon Premium Outlets mall.

   Staff contact: Susan Pollock Hart at (757) 664-4765, susan.pollock@norfolk.gov

APPROVAL RECOMMENDED, 5-0

5. **HENRIETTE QUENZA,** for the following applications at 925 W. 21st Street:
   a. Change of zoning from I-1 (Limited Industrial) district to C-2 (Corridor Commercial) district and Pedestrian Commercial Overlay District – 21st Street (PCO-21st).
   b. Special exception for mixed uses.

   The purpose of this request is to allow the existing warehouse building to add a retail and office suite along W. 21st Street and bring the existing nonconforming dwelling unit on the second floor into conformity.

   Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

APPROVAL RECOMMENDED, 5-0

6. **CLAUS IHLEMANN,** for the following applications at 2202 Llewellyn Avenue:
   a. Change of zoning from I-1 (Limited Industrial) district to C-2 (Corridor Commercial) district and Pedestrian Commercial Overlay District – 21st Street (PCO-21st).
   b. Special exception for mixed uses.

   The purpose of this request is to allow the vacant warehouse building to be converted into commercial suites with three dwelling units above on the second story.

   Staff contact: Susan Pollock Hart at (757) 664-4765, susan.pollock@norfolk.gov

APPROVAL RECOMMENDED, 5-0

7. **DSF DEVELOPMENT, LLC,** for a change of zoning from R-6 (Single-Family) district to conditional R-8 (Single-Family) district at 421 Brockwell Avenue.

   The purpose of this request is to allow for the construction of two single-family homes where only one is permitted under the current zoning district.

   Staff contact: Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov

APPROVAL RECOMMENDED, 5-0

8. **TCS LEASING AND BUILDING,** for a change of zoning from C-2 (Corridor Commercial) district to conditional R-7 (Single-Family) district at 3649 Sewells Point Road.

   The purpose of this request is to allow for the construction of one single-family home.

   Staff contact: Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov

APPROVAL RECOMMENDED, 5-0

9. **THE HERTZ CORPORATION,** for a special exception to operate an automobile and truck rental facility at 700 Monticello Avenue.

   Staff contact: Susan Pollock Hart at (757) 664-4765, susan.pollock@norfolk.gov

APPROVAL RECOMMENDED, 5-0

10. **ARISTOCRAT TOWING INC.,** for a special exception to operate an automobile storage yard at 1132-1138 Harmony Road.

    Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

APPROVAL RECOMMENDED, 5-0

11. **ORAPAX INN,** for the following special exceptions:
    a. Eating and drinking establishment at 1300 Redgate Avenue.
    b. Mixed uses at 911 Orapax Street.

    The purpose of this request is to allow the existing restaurant to expand and bring the existing nonconforming dwelling unit on the second floor into conformity.

    Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

APPROVAL RECOMMENDED, 5-0

12. **WING STOP,** for a special exception to operate an eating and drinking establishment at 7750 Tidewater Drive, Bldg 3, Unit 305.

    Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

APPROVAL RECOMMENDED, 5-0

13. **SHIPTOWN SEAFOOD CO.,** for a special exception to operate an eating and drinking establishment at 4314 Colley Avenue.

    Staff contact: Susan Pollock Hart at (757) 664-4765, susan.pollock@norfolk.gov

APPROVAL RECOMMENDED, 5-0

14. **YA YA ASIAN GOURMET HOUSE,** for a special exception to operate an eating and drinking establishment at 109 College Place, suite A.

    The purpose of this request is to allow the existing eating establishment to offer alcoholic beverages to their customers.

    Staff contact: Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov

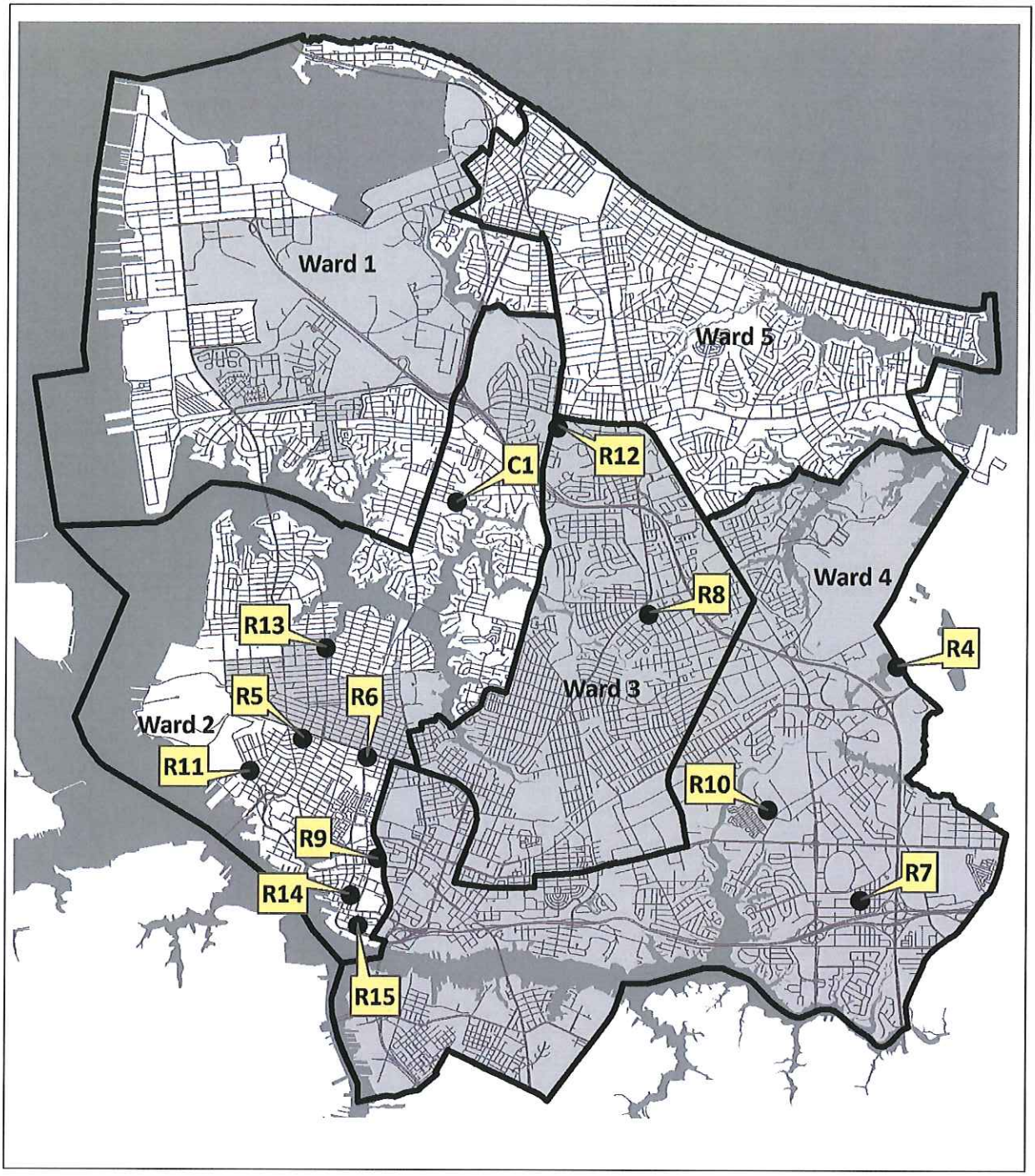
APPROVAL RECOMMENDED, 5-0

15. **CORKS AND CAPS,** for a special exception for the sale of alcoholic beverages for off-premises consumption at 240 E. Main Street.

    Staff contact: Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov

Maps, plats, and other information concerning the above proposals may be seen at the office of the Department of City Planning, Room 508, City Hall Building, Norfolk, Virginia 23510 or you may telephone (757) 664-4752. All interested parties are invited to be present at the time and place noted above. Additional information may be obtained online at: http://www.norfolk.gov/planning/city_planning_commission.asp

George M. Homewood, FAICP, CFM
Executive Secretary



Planning Commission Items
JUNE

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This map is for graphic purposes only.

Map compiled, designed and produced by the Department of City Planning.