City of NORFOLK

C: Dir., Department of City Planning

To the Honorable Council
City of Norfolk, Virginia

July 19, 2016

From: George M. Homewood, FAICP, CFM, Planning Director

Subject: **General Plan Amendment from Single-Family Traditional to Institutional at 260 Filbert Street and 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 – Norfolk Christian Schools**

Reviewed: _____ **Ward/Superward: 2/6**
Ronald H. Williams, Jr., Deputy City Manager

Approved: _____ **Item Number:** **PH-4**
Marcus D. Jones, City Manager

I. **Staff Recommendation:** **Approval**.

II. **Commission Action:** By a vote of **4 to 2**, the Planning Commission recommends **Approval**.

III. **Requests:**
- General Plan Amendment from Single-Family Traditional to Institutional – 260 Filbert Street.
- Change of zoning from IN-1 (Institutional), conditional IN-1, and R-8 (Single-Family) to conditional IN-1 – 255 Thole Street and 260 Filbert Street.

IV. **Applicant:** **Norfolk Christian Schools**

V. **Description:**
- This request would allow Norfolk Christian to:
  - Modify the original site plan for the school (255 Thole Street) to allow for a reconfiguration of proposed facilities, including a bus parking area along Thole Street, a new parking lot at the corner of Filbert and Midfield Streets, a new sidewalk along Midfield Street, and an athletic field with a scoreboard and flagpole.
  - Rezone property at 260 Filbert Street in order to demolish the existing, vacant house and construct an academic building in its place.
- The property at 260 Filbert Street includes parcels that will be vacated and combined with the school property at 255 Thole Street.
- The proposed additions and site modifications will undergo the Site Plan Review process, which will require all site development to adhere to the regulations of the *Zoning Ordinance*, including landscaping, vehicular circulation, and stormwater improvements.

- The conceptual site plan includes new landscape plantings along Filbert Street, buffering the parking lot, and along Thole Street to buffer the proposed athletic field.
- The proffered conditions require the following:
    - The existing bus fueling tank at 255 Thole Street shall be removed and no bus fueling tanks shall be located on site in the future.
    - The proposed parking lot to be located at the corner of Filbert Street and Midfield Street as shown on the attached "Exhibit A" shall not be used for overnight bus parking. It may be lit with dark sky, low profile, security lighting. On-site lighting shall be directed and shielded so as not to cast glare onto any adjacent residential properties.
    - The proposed athletic, academic, and fine arts buildings shall maintain a twenty-five (25) foot setback from the property line on Filbert Street.
    - The landscape buffers shown on conceptual site plan shall consist of plants determined by the Department of Recreation, Parks, and Open Space to be sufficient to provide a sound and sight barrier along the fence line.
- A multi-purpose field was approved at the corner of Midfield Street and Thole Street in 2011. This is where the athletic field is proposed under the proposed proffers.
- Since the proposal will create a cleaner line demarcating the boundary between the school and the neighborhood, for a section of Filbert Street, and the site improvements will be made to improve accessibility to the school and to improve the characteristic of its southern boundary, the proposed amendment can be supported by *plaNorfolk2030*.

VI. Historic Resources Impacts

The site is not located within a federal, state, or local historic district.

VII. Public Schools Impacts

N/A

Staff point of contact: Chris Whitney at 823-1253, chris.whitney@norfolk.gov

Attachments:

- Staff Report to CPC dated June 23, 2016 with attachments
- Proponents and Opponents
- Ordinance

THE CITY OF NORFOLK
CITY PLANNING

Planning Commission Public Hearing: June 23, 2016

Executive Secretary: George M. Homewood, FAICP, CFM

Planner: Chris Whitney, CFM

Staff Report	**Item No. C-1**	
Addresses	**255 Thole Street and 260 Filbert Street**	
Applicant	**Norfolk Christian Schools**	
Requests	**Plan Amendment**	**From Single-Family Traditional to Institutional at 260 Filbert Street**
	Conditional Rezoning	**From IN-1 (Institutional), conditional IN-1, and R-8 (Single-Family) to conditional IN-1 at 255 Thole Street and 260 Filbert Street**
Property Owner	Norfolk Christian Holding Corp.	
Site Characteristics	Site/Building Area	11.87 acres/103,000 sq. ft.
	Future Land Use Map	• Institutional (255 Thole Street) • Single-Family Traditional (260 Filbert Street)
	Zoning	IN-1, conditional IN-1, and R-8
	Neighborhood	Bolling Brook
	Character District	Suburban
Surrounding Area	North	R-7 (Single-Family): Single-family homes
	East	R-3 (Single-Family): Single-family homes
	South	R-8: Single-family homes
	West	R-8, IN-1: Single-family homes, Fire Station #9

A. Summary of Request

- The property is bounded by Thole Street to the north, Filbert Street to the south, Midfield Street to the west, and the Lafayette River wetlands to the east.
- This request would allow Norfolk Christian School to:
  - Modify the original site plan for the school (255 Thole Street) to allow for a reconfiguration of proposed facilities, including a bus parking area along Thole Street, a new parking lot at the corner of Filbert and Midfield Streets, a new sidewalk along Midfield Street, and an athletic field with a scoreboard and flagpole.
  - Rezone property at 260 Filbert Street in order to demolish the existing, vacant house and construct an academic building in its place.
- The property at 260 Filbert Street includes parcels that will be vacated and combined with the school property at 255 Thole Street.

B. Plan Consistency

Analysis

Plan Amendment

- *plaNorfolk2030* designates this site as Single-Family Traditional, making the proposed use inconsistent with *plaNorfolk2030*.
  - An amendment to institutional is necessary for the proposed rezoning to be consistent with *plaNorfolk2030*.
- The Identifying Land Use Strategies chapter of *plaNorfolk2030* identifies the Institutional land use category as a location for a wide range of institutional users, including public and private schools and their surrounding recreational fields.
  - It further calls for recognizing the importance of accessibility, infrastructure capacity, and the relationship of non-residential uses with the surrounding neighborhood.
- Since the proposal will create a cleaner line demarcating the boundary between the school and the neighborhood, for a section of Filbert Street, and the site improvements will be made to improve accessibility to the school and to improve the characteristic of its southern boundary, the proposed amendment can be supported by *plaNorfolk2030*.

Change of Zoning

If the plan amendment is approved, the rezoning request would be consistent with *plaNorfolk2030*.

C. Zoning Analysis

i. General

- The site located at 255 Thole Street is currently zoned IN-1 and conditional IN-1 and is being operated as a private school. The existing, principal building is approximately 84,000 square feet and houses the Middle and High School grades, as well as the Administrative Offices.

- The site located at 260 Filbert Street is currently zoned R-8 and includes the vacant house (approx. 2,000 sq. ft.).
    - In order to construct an academic building at this site, it must be rezoned to IN-1.
- The proposed project consists of the following:
    - At 255 Thole Street:
        - Change the uses of portions of the site from the multi-purpose fields previously shown on the rezoning exhibit approved in 2011 to an athletic field and parking lot.
            - The multi-purpose field at the corner of Midfield Street and Filbert Street would change to a parking lot with one ingress and egress driveway on Midfield Street and additional landscaping between the parking lot and the adjacent residential property at 214 Filbert Street.
            - The multi-purpose field at the corner of Midfield Street and Thole Street would change to an athletic field with a scoreboard and flagpole. There will also be additional landscaping along Thole Street.
        - A new bus parking area and parking lot restriping at the northeastern corner of the school site along Thole Street.
        - Educational Building addition (approx. 6,020 sq. ft.) to the southern side of the school facing Filbert Street.
        - Athletic Building addition (approx. 6,910 sq. ft.) also to the southern side of the building facing Filbert Street. This was previously shown on the rezoning exhibit from 2011.
        - New sidewalk along Midfield Street.
    - At 260 Filbert Street:
        - Fine Arts Building addition (approx. 6,050 sq. ft.).

ii. Parking

- The site is located in the Suburban Character District. The parking requirement for educational facilities is determined by the Zoning Administrator.
    - There is sufficient parking on-site. No reductions in parking on-site are proposed.

iii. Flood Zone

- The property is located in the AE (7.6 Base Flood Elevation), X (Shaded), and X (Low to Moderate) Flood Zones.
    - The finished floors of the three proposed additions are required to be elevated three feet above the Base Flood Elevation (BFE), which is 10.6 feet, or flood-proofed to the BFE.

D. Proffered Conditions

- The applicant has voluntarily proffered the following conditions:
    - The site shall be designed generally in accordance with the conceptual site plan prepared by MSA, P.C., dated May 19, 2016, revised June 7, 2016, entitled, "Exhibit for Rezoning," attached hereto and marked as "Exhibit A," subject to any

revisions required by the city to be made during the Site Plan Review and building permit plan review processes.

- The existing bus fueling tank at 255 Thole Street shall be removed and no bus fueling tanks shall be located on site in the future.
- The proposed parking lot to be located at the corner of Filbert Street and Midfield Street as shown on the attached "Exhibit A" shall not be used for overnight bus parking. It may be lit with dark sky, low profile, security lighting. On-site lighting shall be directed and shielded so as not to cast glare onto any adjacent residential properties.
- The proposed athletic, academic, and fine arts buildings shall maintain a twenty-five (25) foot setback from the property line on Filbert Street.
- The landscape buffers shown on the attached "Exhibit A" shall consist of plants determined by the Department of Recreation, Parks, and Open Space to be sufficient to provide a sound and sight barrier along the fence line.
- The structure located at 260 Filbert Street shall be demolished. A demolition permit shall be applied for once the fully satisfied deed of ownership has been recorded.

E. Transportation Impacts

- Institute of Transportation Engineers (ITE) figures estimate that that the proposed school expansion will generate 283 new vehicle trips per day.
- Based upon ITE data, the single family home on this site would be expected to generate 10 weekday trips while the proposed school additions would be expected to generate 293 trips on weekdays.
- Thole Street adjacent to the site is not identified as a severely congested corridor in either the AM or PM peak hours in the current update to regional Hampton Roads Congestion Management analysis.
- Thole Street adjacent to the site is not an identified priority corridor in the City of Norfolk Bicycle and Pedestrian Strategic Plan.

F. Historic Resources Impacts

The site is not located within a federal, state, or local historic district.

G. Public Schools Impacts

N/A

H. Environmental Impacts

- The proposed additions and site modifications will undergo the Site Plan Review process, which will require all site development to adhere to the regulations of the *Zoning Ordinance*, including landscaping, vehicular circulation, and stormwater improvements.
- The conceptual site plan includes new landscape plantings along Filbert Street, buffering the parking lot, and along Thole Street to buffer the proposed athletic field.

- The proffered conditions require the following:
    - The existing bus fueling tank at 255 Thole Street shall be removed and no bus fueling tanks shall be located on site in the future.
    - The proposed parking lot to be located at the corner of Filbert Street and Midfield Street as shown on the attached "Exhibit A" shall not be used for overnight bus parking. It may be lit with dark sky, low profile, security lighting. On-site lighting shall be directed and shielded so as not to cast glare onto any adjacent residential properties.
    - The proposed athletic, academic, and fine arts buildings shall maintain a twenty-five (25) foot setback from the property line on Filbert Street.
    - The landscape buffers shown on conceptual site plan shall consist of plants determined by the Department of Recreation, Parks, and Open Space to be sufficient to provide a sound and sight barrier along the fence line.
- A multi-purpose field was approved at the corner of Midfield Street and Thole Street in 2011. This is where the athletic field is proposed under the proposed proffers.

I. AICUZ Impacts

N/A

J. Surrounding Area/Site Impacts

Over the past year there have been two calls for police service at this site with no arrests made.

K. Payment of Taxes

The owner of the property is current on all real estate taxes.

L. Civic League

- Notice was sent to the Bolling Brook, Suburban Acres, and Cromwell Farm/Ellsworth Civic Leagues on March 16.
- An email of no objection was received from the Cromwell Farm/Ellsworth Civic League on April 28.
- A meeting was held between representatives of Norfolk Christian and the Bolling Brook Civic League on May 16.

M. Communication Outreach/Notification

- Legal notice was posted on the property on March 22.
- Letters were mailed to all property owners within 300 feet of the property on April 15 and June 9.
- Legal notification was placed in *The Virginian-Pilot* on April 14 and April 21.

N. Recommendation

Staff recommends **approval** of the Future Land Use Map amendment and the conditional rezoning request, subject to the proffered conditions.

Attachments

- Location Map
- Future Land Use Map
- Zoning Map
- Application
- Notice to the Civic Leagues
- Email of no objection from the Cromwell Farm/Ellsworth Civic League

Proponents and Opponents

Proponents

Tim Daffron – Representative
255 Thole Street
Norfolk, VA 23505

Nathan Lahy
5033 Rouse Drive
Virginia Beach, VA 23462

Opponents

Ada Blair
119 Filbert Street
Norfolk, VA 23505

James Holmes
214 Filbert Street
Norfolk, VA 23505

04/22/2016 lds

Form and Correctness Approved:

By
Office of the City Attorney

Contents Approved: CW

By
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE TO AMEND THE CITY'S GENERAL PLAN, PLANORFOLK2030, SO AS TO CHANGE THE LAND USE DESIGNATION FOR PROPERTY LOCATED AT 260 FILBERT STREET FROM SINGLE-FAMILY TRADITIONAL TO INSTITUTIONAL.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the land use designation set forth in the City's general plan, plaNorfolk2030, for the property located at 260 Filbert Street is hereby changed from Single-Family Traditional to Institutional. The property which is the subject of this change in land use designation are more fully described as follow:

Property fronting 75 feet, more or less, along the northern line of Filbert Street, beginning 680 feet, more or less, from the eastern line of Midfield Street and extending eastwardly; premises numbered 260 Filbert Street.

Section 2:- The Council hereby finds that this general plan amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 3:- That this ordinance shall be in effect from the date of its adoption.

06/22/2016 lds

Form and Correctness Approved:

By _____
Office of the City Attorney

Contents Approved: CW

By _____
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE TO REZONE PROPERTIES LOCATED AT 255 THOLE STREET AND 260 FILBERT STREET FROM IN-1 (INSTITUTIONAL), CONDITIONAL IN-1 (INSTITUTIONAL), AND R-8 (SINGLE-FAMILY RESIDENTIAL) TO CONDITIONAL IN-1 (INSTITUTIONAL) DISTRICT.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the properties located at 255 Thole Street and 260 Filbert Street are hereby rezoned from IN-1 (Institutional), conditional IN-1 (Institutional), and R-8 (Single-Family Residential) Districts to conditional IN-1 (Institutional) District. The properties which are the subject of this rezoning are more fully described as follows:

Properties front 1,174 feet, more or less, along the southern line of Thole Street, 424 feet, more or less, along the western line of Parkdale Drive, 380 feet, more or less, along the eastern line of Midfield Street, and 992 feet, more or less, along the northern line of Filbert Street; but excluding those properties fronting 225 feet, more or less, along the northern line of Filbert Street beginning 155 feet, more or less, from the eastern line of Midfield Street and extending eastwardly. The rezoned properties are numbered 255 Thole Street and 260 Filbert Street.

Section 2:- That the properties rezoned by this ordinance shall be subject to the following conditions:

(a) The site shall be designed generally in accordance with the conceptual site plan prepared by MSA, P.C., dated May 19, 2016, revised June 7, 2016, entitled "Exhibit for Rezoning," attached hereto and marked as "Exhibit A," subject to any revisions required by the city to be made during the Site Plan Review and building permit plan review

processes.

(b) The existing bus fueling tank at 255 Thole Street shall be removed and no bus fueling tanks shall be located on site in the future.

(c) The proposed parking lot to be located at the corner of Filbert Street and Midfield Street as shown on the attached "Exhibit A" shall not be used for overnight bus parking. It may be lit with dark sky, low profile, security lighting. On-site lighting shall be directed and shielded so as not to cast glare onto any adjacent residential properties.

(d) The proposed athletic, academic, and fine arts buildings shall maintain a 25-foot setback from the property line on Filbert Street.

(e) The landscape buffers shown on the attached "Exhibit A" shall consist of plants determined by the Department of Recreation, Parks, and Open Space to be sufficient to provide a sound and sight barrier along the fence line.

(f) The structure located at 260 Filbert Street shall be demolished. A demolition permit shall be applied for once the fully satisfied deed of ownership has been recorded.

Section 3:- That the official Zoning Map for the City of Norfolk is hereby amended and reordained so as to reflect this rezoning.

Section 4:- The Council hereby finds that this zoning amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

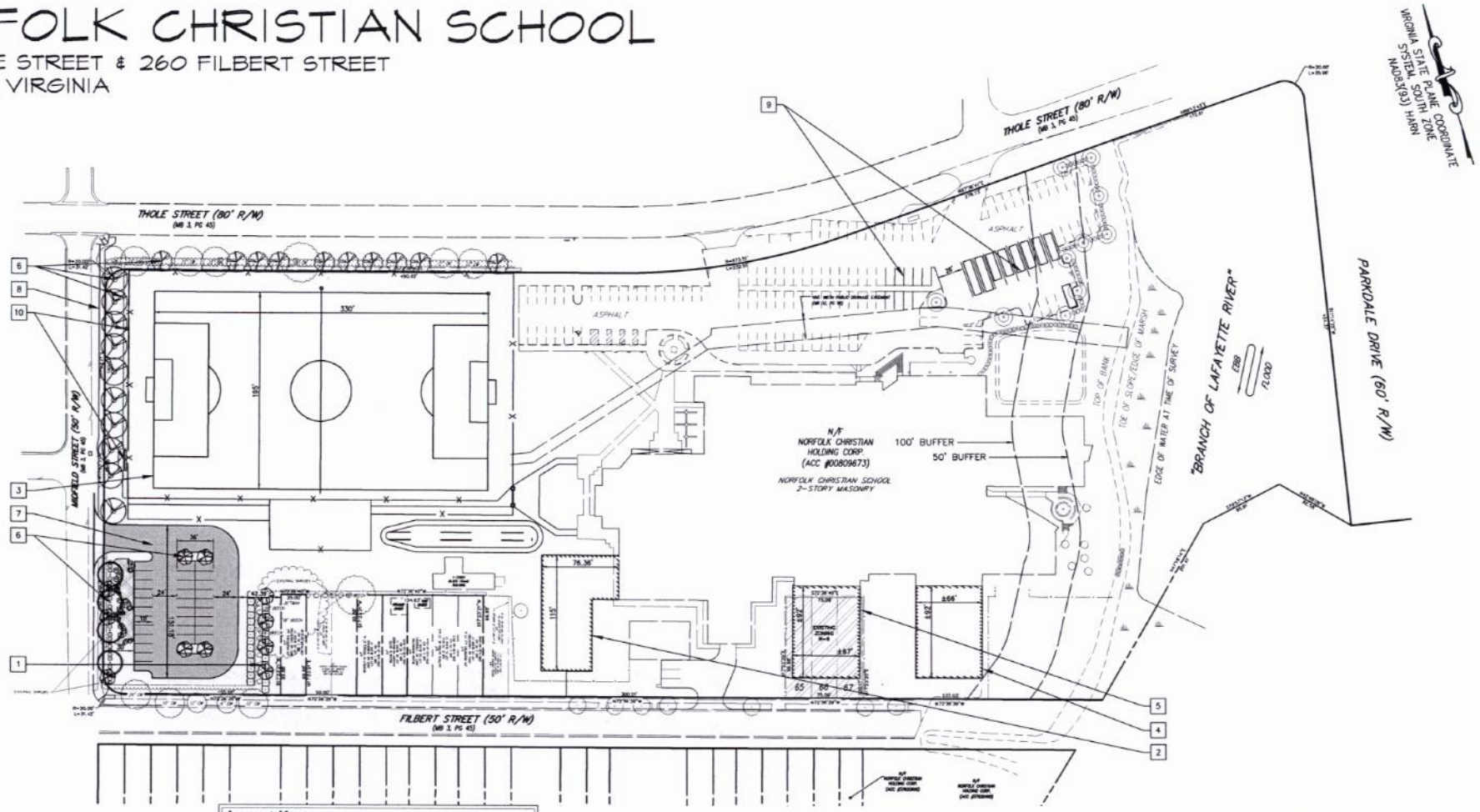
ATTACHMENT:
Exhibit A (1 page)

CONCEPTUAL SITE LAYOUT OF

NORFOLK CHRISTIAN SCHOOL

255 THOLE STREET & 260 FILBERT STREET
NORFOLK, VIRGINIA

Exhibit A



Site Data

Site Area:	±11.87 Ac
GPIN:	1439-46-4524 1439-46-4303 1439-46-4332 1439-46-4351
Existing Zoning:	IN-1 & R-8
Proposed Zoning:	IN-1
Existing Use:	Academic/Single Family Res.
Proposed Use:	Academic
Existing Building Size:	±83,978 Sf
Proposed Building Size:	±102,952 Sf

Layout Key

1. ADDITIONAL LANDSCAPE SCREENING, EXISTING TO REMAIN
2. ATHLETIC BUILDING ADDITION (±6,910 SF)
3. ATHLETIC FIELD
4. EDUCATIONAL BUILDING ADDITION (±6,020 SF)
5. FINE ARTS BUILDING ADDITION (±6,050 SF)
6. NEW LANDSCAPE PLANTINGS
7. NEW PARKING LOT
8. NEW SIDEWALK
9. SCHOOL BUS PARKING & PARKING LOT RESTRIPING
10. SCOREBOARD & FLAGPOLE

DENOTES AREA TO BE REZONED

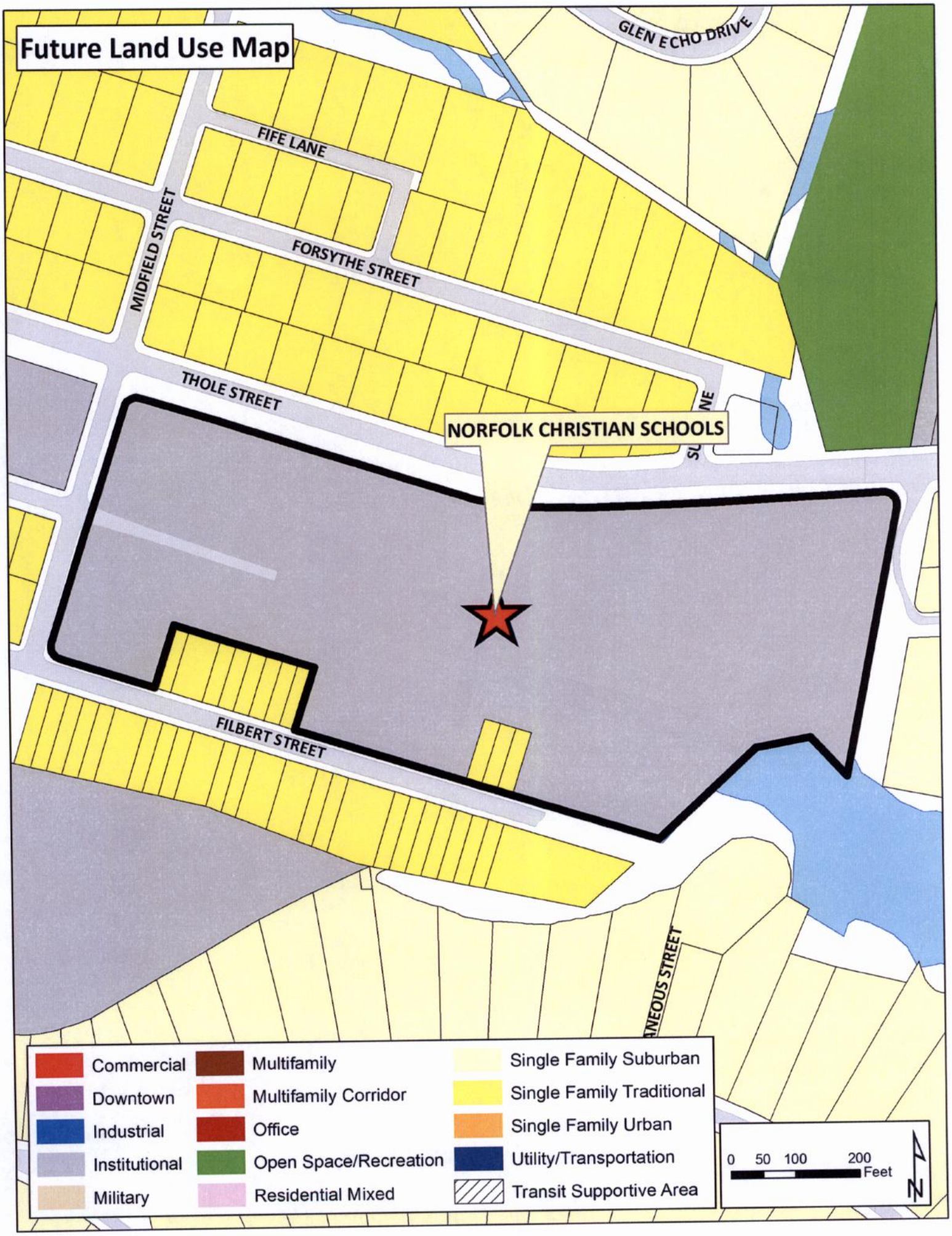
DATE: 05/19/16
(REVISED: 06/07/16)
EXHIBIT FOR REZONING

THIS DRAWING IS CONCEPTUAL AND HAS BEEN PREPARED WITHOUT BENEFIT OF A SITE SURVEY, THEREFORE, PROPERTY LINES, WETLAND BOUNDARIES, AND OTHER SITE SPECIFIC DATA ARE APPROXIMATE. CONCEPT DRAWINGS ARE GENERAL IN NATURE AND ARE INTENDED ONLY TO ILLUSTRATE THE DEVELOPMENT POTENTIAL FOR A PROPERTY; THEY SHOULD NOT BE RELIED UPON AS THE SOLE BASIS FOR ANY FINANCIAL OR LEGALLY BINDING TRANSACTION.

50 0 50 100
1 INCH = 50 FT

MSA, P.C.
Environmental Sciences • Planning • Surveying
Civil & Environmental Engineering • Landscape Architecture
5033 Rouse Drive, Virginia Beach, VA 23462
757-490-9264 (Ofc) 757-490-0634 (Fax)
www.msaonline.com
MSA PROJ. R15087

Location Map
FIFE LANE
MIDFIELD STREET
FORSYTHE STREET
THOLE STREET
NORFOLK CHRISTIAN SCHOOLS
FILBERT STREET
MISCELLANEOUS STREET
NORTH BLAKE ROAD
0 55 110 220
Feet
N


Future Land Use Map
GLEN ECHO DRIVE
FIFE LANE
MIDFIELD STREET
FORSYTHE STREET
THOLE STREET
NORFOLK CHRISTIAN SCHOOLS
FILBERT STREET
Commercial
Downtown
Industrial
Institutional
Military
Multifamily
Multifamily Corridor
Office
Open Space/Recreation
Residential Mixed
Single Family Suburban
Single Family Traditional
Single Family Urban
Utility/Transportation
Transit Supportive Area
0 50 100 200
Feet
N

Zoning Map
R-7
R-7
R-11
R-11
FIFE LANE
R-7
R-7
OSP
R-7
MIDFIELD STREET
FORSYTHE STREET
R-7
THOLE STREET
IN-1
NORFOLK CHRISTIAN SCHOOLS
IN-1
R-3
IN-1
R-8
R-3
IN-1
R-8
IN-1
FILBERT STREET
R-8
R-3
R-8
R-8
IN-2
R-6
MISCELLANEOUS STREET
NORTH BLAKE ROAD
R-6
0 55 110 220
Feet
N

APPLICATION
CHANGE OF ZONING

Date of application: 03-08-2016

Change of Zoning IN-1 + Cond. IN-1 cond. IN-1 (modify proffers)

From: R-8 **Zoning** **To:** IN-1 cond. **Zoning** (260 Filbert St.)

DESCRIPTION OF PROPERTY

Property location: (Street Number) 255 (Street Name) Thole Street
260 Filbert Street

Existing Use of Property: Private School (Thole), Single Family Detached (Filbert)

Current Building Square Footage 84,000

Proposed Use Academic Building Additions (Educational, Fine Arts, Athletic)

Proposed Building Square Footage 19,000

Trade Name of Business (If applicable) Norfolk Christian Schools

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) Daffron (First) Timothy (MI) P

Mailing address of applicant (Street/P.O. Box): 255 Thole Street

(City) Norfolk (State) VA (Zip Code) 23505

Daytime telephone number of applicant ( ) 757.423.5770 Fax ( ) 757.440.5388

E-mail address of applicant: TDaffron@coastalequipment.net

AUTHORIZED AGENT (if applicable)
(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) Lahy (First) Nathan (MI) A

Mailing address of applicant (Street/P.O. Box): 5033 Rouse Drive

(City) Virginia Beach (State) VA (Zip Code) 23462

Daytime telephone number of applicant ( ) 757.490.9264 Fax ( )

E-mail address of applicant: nathan.lahy@msaonline.com

PROPERTY OWNER
(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

Norfolk Christian Holdings Corp.

3. Name of property owner: (Last) (First) (MI)

Mailing address of property owner (Street/P.O. box): 255 Thole St.

(City) Norfolk (State) VA (Zip Code) 23505

Daytime telephone number of owner (757) 423-5770 email: Tdaffron@coastalequipment.net

CIVIC LEAGUE INFORMATION

Civic League contact: Bolling Brook Civic League - Adia Blair (contact)

Date(s) contacted: 3-1-2016 , 3-14-16

Ward/Super Ward information: Ward 2; Super Ward 6

CERTIFICATION:
I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Timothy P. Daffron **Sign:** _____ 3, 14, 16
(Property Owner or Authorized Agent of Signature) President (Date)

Print name: Timothy P. Daffron **Sign:** _____ 3, 14, 16
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: _____ **Sign:** NATHAN LAHM 3, 14, 16
(Authorized Agent Signature) (Date)

PROFFERS FOR CONDITIONAL REZONING
Norfolk Christian Schools
255 Thole Street
260 Filbert Street

a) The site shall be designed generally in accordance with the conceptual site plan prepared by MSA, P.C., dated May 19, 2016, revised June 7, 2016, entitled, "Exhibit for Rezoning," attached hereto and marked as "Exhibit A," subject to any revisions required by the city to be made during the Site Plan Review and building permit plan review processes.

b) The existing bus fueling tank at 255 Thole Street shall be removed and no bus fueling tanks shall be located on site in the future.

c) The proposed parking lot to be located at the corner of Filbert Street and Midfield Street as shown on the attached "Exhibit A" shall not be used for overnight bus parking. It may be lit with dark sky, low profile, security lighting. On-site lighting shall be directed and shielded so as not to cast glare onto any adjacent residential properties.

d) The proposed athletic, academic, and fine arts buildings shall maintain a twenty-five (25) foot setback from the property line on Filbert Street.

e) The landscape buffers shown on the attached "Exhibit A" shall consist of plants determined by the Department of Recreation, Parks, and Open Space to be sufficient to provide a sound and sight barrier along the fence line.

f) The structure located at 260 Filbert Street shall be demolished. A demolition permit shall be applied for once the fully satisfied deed of ownership has been recorded.

Current Property Owner

Print Name: Timothy P. Daffron President, NCHC

Sign: _____ Date: 6.21.16

Proposed Property Owner (if different than current owner)

Print Name: _____

Sign: _____ Date: _____

Applicant/Authorized Agent

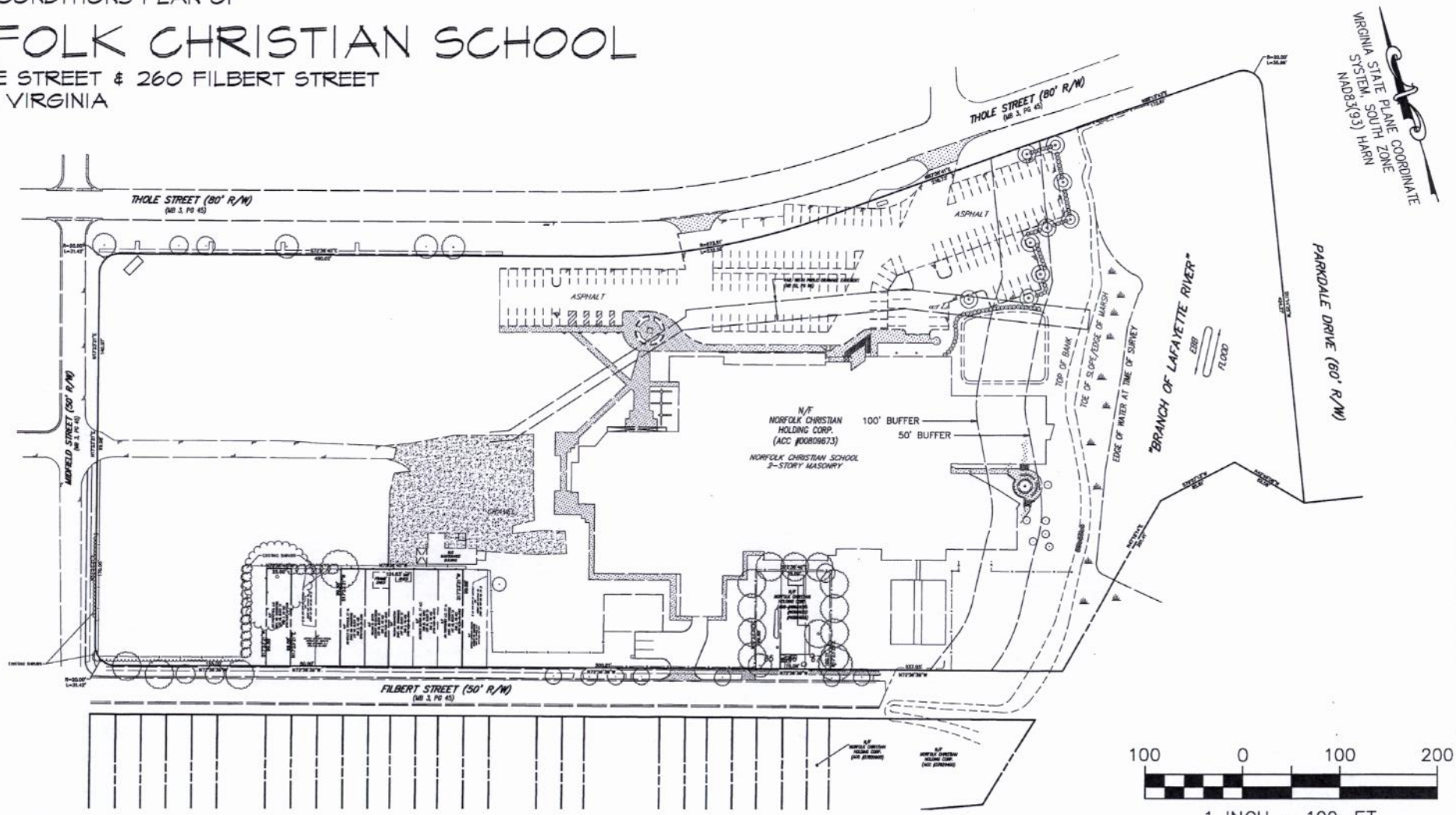
Print Name: Timothy P. Daffron President, NCHC

Sign: _____ Date: 6.21.16

EXISTING CONDITIONS PLAN OF

NORFOLK CHRISTIAN SCHOOL

255 THOLE STREET & 260 FILBERT STREET
NORFOLK, VIRGINIA



100 0 100 200

1 INCH = 100 FT

Site Data

Site Area:	±11.87 Ac
GPIN:	1439-46-4524
	1439-46-4303
	1439-46-4332
	1439-46-4351
Existing Zoning:	IN-1 & R-8
Existing Use:	Academic/Single Family Res.
Existing Building Size:	±83,978 Sf

DATE: 03/14/16
EXHIBIT FOR REZONING

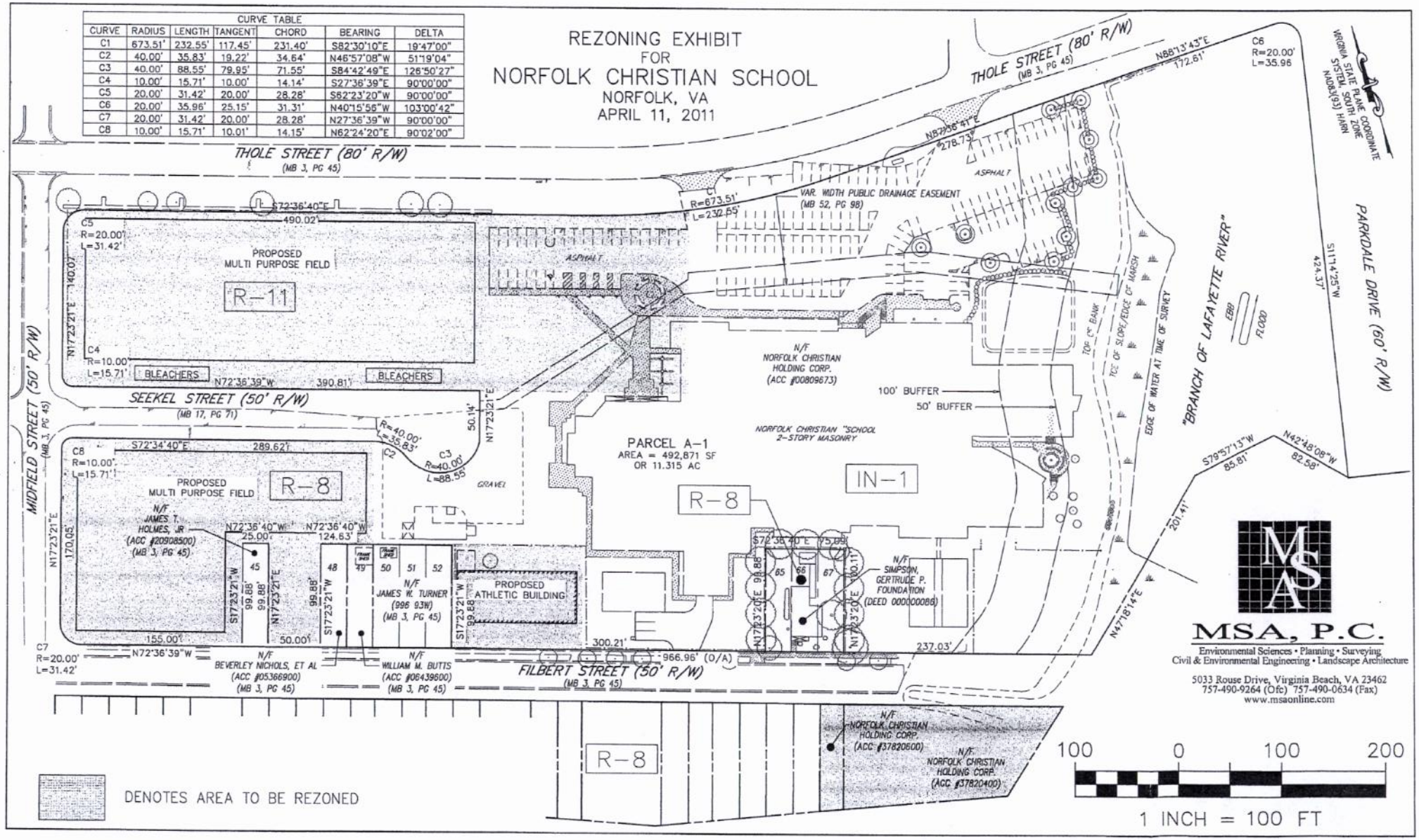
MSA, P.C.
Environmental Sciences • Planning • Surveying
Civil & Environmental Engineering • Landscape Architecture
5033 Rouse Drive, Virginia Beach, VA 23462
757-490-9264 (Ofc) 757-490-0634 (Fax)
www.msaonline.com
MSA PROJ. 15087

Norfolk Christian Schools
2011 Proffered Conditions

1. The site shall be generally developed in accordance with the conceptual site plan entitled "Rezoning Exhibit" prepared by MSA, P.C. dated September 19, 2011, attached hereto and marked as "Exhibit A."
2. The proposed athletic building shall maintain a twenty-five foot setback from the property line on Filbert Street.
3. The landscape buffers shown on the attached "Rezoning Exhibit" shall consist of plants determined by the Department of Planning to be sufficient to provide a sound and sight barrier of the fence line.
4. The smaller multi-purpose field at the corner of Filbert Street and Midfield Street shall be restricted to practice fields and physical education classes and will not be lighted to ensure that all athletic use is ceased by sunset or 8:00 p.m., whichever is earlier.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	673.51'	232.55'	117.45'	231.40'	S82°30'10"E	19°47'00"
C2	40.00'	35.83'	19.22'	34.64'	N46°57'08"W	51°19'04"
C3	40.00'	88.55'	79.95'	71.55'	S84°42'49"E	126°50'27"
C4	10.00'	15.71'	10.00'	14.14'	S27°36'39"E	90°00'00"
C5	20.00'	31.42'	20.00'	28.28'	S62°23'20"W	90°00'00"
C6	20.00'	35.96'	25.15'	31.31'	N40°15'56"W	103°00'42"
C7	20.00'	31.42'	20.00'	28.28'	N27°36'39"W	90°00'00"
C8	10.00'	15.71'	10.01'	14.15'	N62°24'20"E	90°02'00"

REZONING EXHIBIT
FOR
NORFOLK CHRISTIAN SCHOOL
NORFOLK, VA
APRIL 11, 2011



MSA, P.C.
Environmental Sciences • Planning • Surveying
Civil & Environmental Engineering • Landscape Architecture
5033 Rouse Drive, Virginia Beach, VA 23462
757-490-9264 (Ofc) 757-490-0634 (Fax)
www.msaonline.com

Whitney, Chris

From:	Straley, Matthew
Sent:	Wednesday, March 16, 2016 12:32 PM
To:	'AgBlair@verizon.net'; 'wspeid@cox.net'; 'saclpresident@gmail.com'
Cc:	Whibley, Terry; Winn, Barclay; Ransom, Carlton; Whitney, Chris
Subject:	new Planning Commission application
Attachments:	NorfolkChristian.pdf

Ms. Blair, Mr. Speidel, Mr. Janney:

Attached please find the following applications

a. Property at 255 Thole Street:
   i. Change of zoning from IN-1 (Institutional) and conditional IN-1 to conditional IN-1 in order to modify conditions pertaining to the entire school campus.

b. Property at 260 Filbert Street:
   i. Amendment to the Future Land Use Designation in the general plan, *plaNorfolk2030*, from Single-Family Traditional to Institutional.
   ii. Change of zoning from R-8 (Single-Family) to conditional IN-1.

The purpose of the requests is to modify the site layout of the school campus.

The item is tentatively scheduled for the April 28, 2016 Planning Commission public hearing.

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

Thank you.

Matthew Straley
GIS Technician II

THE CITY OF NORFOLK
City Planning
810 Union Street, Suite 508
Norfolk, VA 23510
757-664-4769

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Whitney, Chris

From:	wspeid@cox.net
Sent:	Thursday, April 28, 2016 4:39 PM
To:	Whitney, Chris
Cc:	tdaffron@coastalequipment.net
Subject:	Norfolk Christian Schools expansion - No objections
Follow Up Flag:	Flag for follow up
Flag Status:	Flagged

The Cromwell Farm/Elsworth Civic League has no objections to the proposed changes to at Norfolk Christian Schools and Midfield Avenue and does not need to be included in any community outreach regarding this project.

Regards.

Bill Speidel
President, Cromwell Farm/Elsworth Civic League