City of NORFOLK

C: Dir., Department of Planning and Community Development

To the Honorable Council
City of Norfolk, Virginia

January 28, 2014

From: George M. Homewood, AICP, CFM
Acting Planning Director

Subject: Amendment to the *plaNorfolk2030* future land use map (Map LU-1) for the Chelsea Business Area

Reviewed: Ronald H. Williams, Jr., Assistant City Manager

Ward/Superward: 2/6

Approved: Marcus D. Jones, City Manager

Item Number: PH-1

I. **Recommendation:** Approval

II. **Applicant:** City Planning Commission on behalf of the Chelsea Business Association

III. **Description**

This agenda item is to amend the future land use map, "Map LU-1," of *plaNorfolk2030* to reflect the land use recommendations of the *Chelsea Industrial District Small Area Plan* (2013), which have been endorsed by the Chelsea Business Association.

IV. **Analysis**

- The proposal would amend the future land use map in an area generally south of Redgate Avenue and west of Claremont Avenue in the Chelsea section of the West Ghent neighborhood.
- The Chelsea Business Area has evolved in the past decade from what was once seen as a strictly waterfront industrial area into a mix of restaurants, commercial services, offices, and entertainment establishments, together with the remaining industrial operations.
    - Since 2007, Special Exceptions have been granted for multiple commercial uses located within the business area.
- The *plaNorfolk2030* future land use map, which was adopted in March 2013, reflected the historic use of the Chelsea area, identifying the majority of the area as Industrial, with a portion of the south frontage of Redgate Avenue designated as Residential Mixed.
- *A Small Area Plan for the Chelsea Industrial District* (completed in the Spring of 2013) reviewed the potential to reduce land use conflicts, encourage commercial and industrial redevelopment, increase parking availability, and enhance streetscapes.

  - Among its recommendations, several zoning changes were suggested to recognize existing land uses and prevent potential conflicts between incompatible land uses.
- The Chelsea Business Association has requested amending the future land use map, rather than changing zoning, to reflect the area plan's vision.
  - This request includes the majority of the areas recommended for change in the small area plan, excluding properties owned by Marine Hydraulics, Inc., which requested its properties remain designated Industrial in conversations with the Chelsea Business Association.
- The Healthy and Vibrant Neighborhoods chapter of *plaNorfolk2030* calls for the City to involve neighborhood organizations in the decision-making process for their communities and also supports the development of appropriately scaled and located neighborhood retail uses.
- Given the changing uses in the Chelsea area, the support of the Chelsea Business Association, and the consistency with the goals of *plaNorfolk2030*, the proposed plan amendments are appropriate.

V. Financial Impact

The plan amendments will better reflect the changing uses in the area and create additional commercial opportunities.

VI. Environmental

- Commercial uses will reflect the changing character of this area and provide a better transition from the waterfront industrial uses to the south and west to the residential uses to the north.
- A letter of support from the West Ghent Civic League was received on October 31.

VII. Community Outreach/Notification

- Letters were sent to the West Ghent Civic League and the Chelsea Business Association on October 25.
- Notice was sent to the civic leagues by the Department of Communications on October 30.
- Legal notification was placed in *The Virginian-Pilot* on October 31 and November 7.
- The Planning Commission Public Hearing was held on December 19, 2013.
- Public notification was conducted through the City of Norfolk's agenda notification process.

VIII. Board/Commission Action

- By a vote of **7 to 0**, the Planning Commission recommended that the request for a plan amendment be **approved**.

IX. Coordination/Outreach

This request has been coordinated with the Department of Planning and Community Development and the City Attorney's Office.

Supporting Material from the Department of Planning and Community Development:

- Proponents and Opponents
- Location Map
- Proposed Plan Amendments Map
- Existing Zoning Classifications Map
- Letter to West Ghent Civic League
- Letter to Chelsea Business Association
- Letter of Support from West Ghent Civic League
- Letter of Support from Tycon Medical Systems, Inc.

Proponents and Opponents

12/06/2013 tsv

Form and Correctness Approved:

By _____
Office of the City Attorney

Contents Approved: JS

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 VARIOUS PROPERTIES LOCATED ALONG ORAPAX STREET, REDGATE AVENUE, BOISSEVAIN AVENUE, RALEIGH AVENUE, WEST OLNEY ROAD, AND CLAREMONT AVENUE.

- - -

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 properties located at 816 Orapax Street and 1301 to 1307 Redgate Avenue are hereby changed from Residential Mixed to Commercial. The properties which are the subject of this change in land use designation are more fully described as follows:

(a) Property located on the southeast corner of Redgate Avenue and Orapax Street fronting 75 feet, more or less, along the southern line of Redgate Avenue and 100 feet, more or less, along the eastern line of Orapax Street; premises numbered 816 Orapax Street; and

(b) Properties located on the southwest corner of Redgate Avenue and Orapax Street fronting 135 feet, more or less, along the southern line of Redgate Avenue and 100 feet, more or less, along the western line of Orapax Street; premises numbered 1301 to 1307 Redgate Avenue.

Section 2:- That the land use designation set forth in the City's general plan, plaNorfolk2030, for the properties located at 701 Orapax Street and 1300 to 1314 Boissevain Avenue are hereby changed from Industrial to Residential Mixed. The properties which are the subject of this change in land use designation are more fully described as follows:

Properties located on the northwest corner of Orapax

Street and Boissevain Avenue fronting 90 feet, more or less, along the western line of Orapax Street and 200 feet, more or less, along the northern line of Boissevain Avenue; premises numbered 701 Orapax Street and 1300 to 1314 Boissevain Avenue.

Section 3:- That the land use designation set forth in the City's general plan, plaNorfolk2030, for the properties located at 1311 to 1331 Redgate Avenue, 1210 to 1230, 1309, and 1318 Raleigh Avenue, 1225 to 1231 and 1301 to 1309 Boissevain Avenue, 1222 to 1230, 1225 to 1235, and 1301 West Olney Road, 508, 601, 607, 701 to 715, 801, and 804 Orapax Street, and 801 Claremont Avenue are hereby changed from Industrial to Commercial. The properties which are the subject of this change in land use designation are more fully described as follows:

(a) Properties fronting 340 feet, more or less, along the southern line of Redgate Avenue, beginning 100 feet, more or less, from the western line of Orapax Street and extending westwardly; premises numbered 1311 to 1331 Redgate Avenue;

(b) Properties located on the northwest corner of Raleigh Avenue and Orapax Street fronting 320 feet, more or less, along the northern line of Raleigh Avenue and 125 feet, more or less, along the western line of Orapax Street; premises numbered 1318 Raleigh Avenue and 801 Orapax Street;

(c) Properties located on the southwest corner of Raleigh Avenue and Orapax Street fronting 330 feet, more or less, along the southern line of Raleigh Avenue and 160 feet, more or less, along the western line of Orapax Street; premises numbered 1309 Raleigh Avenue and 701 to 715 Orapax Street;

(d) Properties fronting 400 feet, more or less, along the northern line of Raleigh Avenue between Orapax Street and Claremont Avenue; properties also front 125 feet, more or less, along the eastern line of Orapax Street and 125 feet, more or less, along the western line of Claremont Avenue; premises numbered 1210 to 1230 Raleigh Avenue, 804 Orapax Street, and 801 Claremont Avenue;

(e) Properties fronting 250 feet, more or less, along the eastern line of Orapax Street between Boissevain Avenue and West Olney Road; properties also front 125 feet, more or less, along the southern line of Boissevain Avenue and 125 feet, more or less, along the northern line of West Olney Road; premises numbered 1225 to 1231 Boissevain Avenue and 1222 to 1230 West Olney Road;

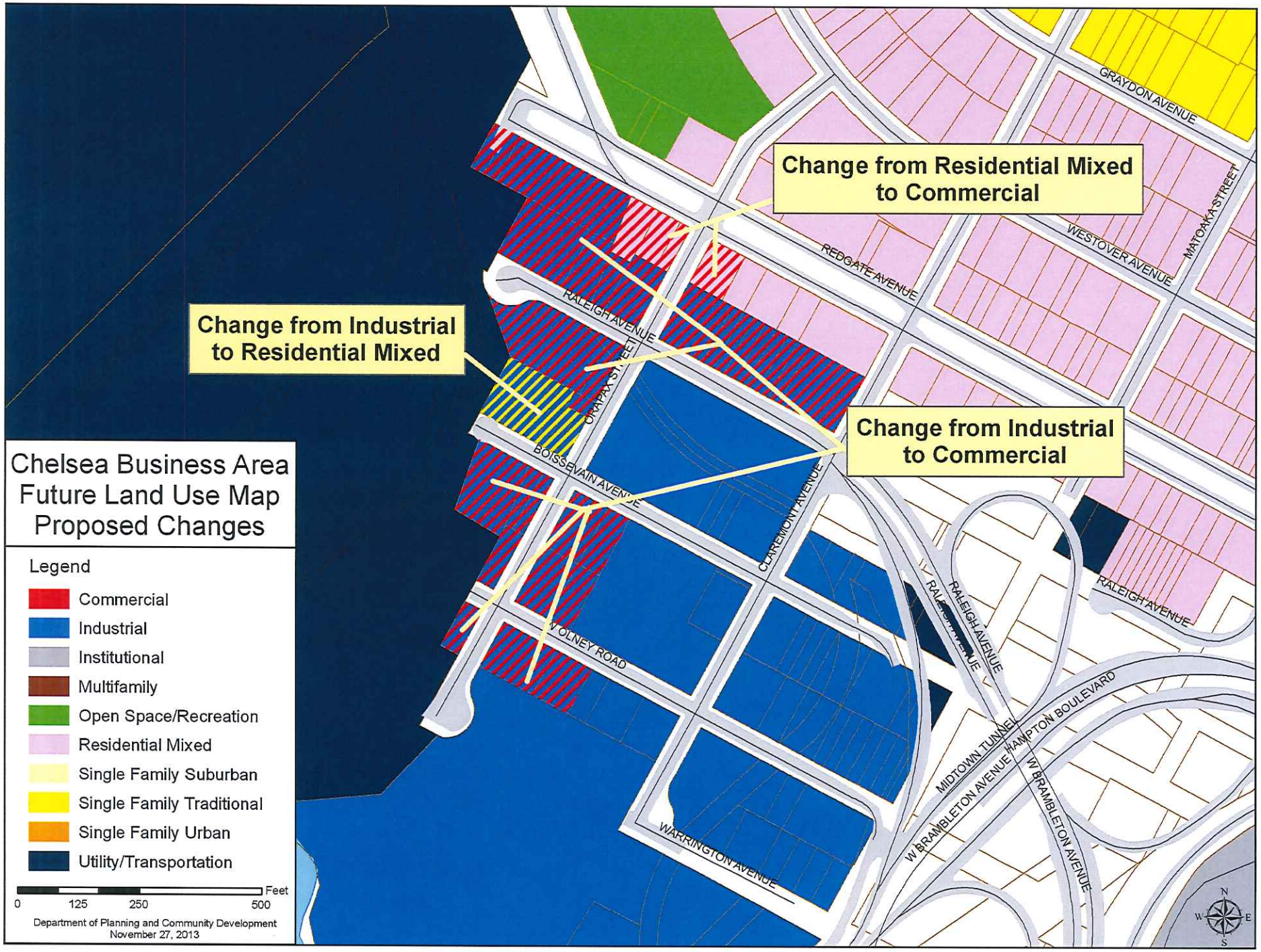
(f) Properties fronting 250 feet, more or less, along the western line of Orapax Street between Boissevain Avenue and West Olney Road; properties also front 175 feet, more or less, along the southern line of Boissevain Avenue and 40 feet, more or less, along the northern line of West Olney Road; premises numbered 1301 to 1309 Boissevain Avenue and 601 and 607 Orapax Street;

(g) Properties located on the southeast corner of Orapax Street and West Olney Road fronting 100 feet, more or less, along the eastern line of Orapax Street and 200 feet, more or less, along the southern line of West Olney Road; premises numbered 1225 to 1235 West Olney Road; and

(h) Property located on the southwest corner of Orapax Street and West Olney Road fronting 100 feet, more or less, along the western line of Orapax Street and 40 feet, more or less, along the southern line of West Olney Road; premises numbered 1301 West Olney Road.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

Location Map
REDGATE AVENUE
RALEIGH AVENUE
ORAPAX STREET
CITY PLANNING COMMISSION ON BEHALF OF THE CHELSEA BUSINESS ASSOCIATION
BOISSEVAIN AVENUE
CLAREMONT AVENUE
W OLNEY ROAD
0 37.5 75 150 Feet
N


Chelsea Business Area
Future Land Use Map
Proposed Changes
Legend
Commercial
Industrial
Institutional
Multifamily
Open Space/Recreation
Residential Mixed
Single Family Suburban
Single Family Traditional
Single Family Urban
Utility/Transportation
0
125
250
500
Feet
Department of Planning and Community Development
November 27, 2013
Change from Residential Mixed to Commercial
Change from Industrial to Residential Mixed
Change from Industrial to Commercial
GRAYDON AVENUE
MATOAKA STREET
WESTOVER AVENUE
REDGATE AVENUE
RALEIGH AVENUE
GRAFAX STREET
BOISSEVAIN AVENUE
CLAREMONT AVENUE
W OLNEY ROAD
WARRINGTON AVENUE
MIDTOWN TUNNEL
W BRAMBLETON AVENUE
HAMPTON BOULEVARD
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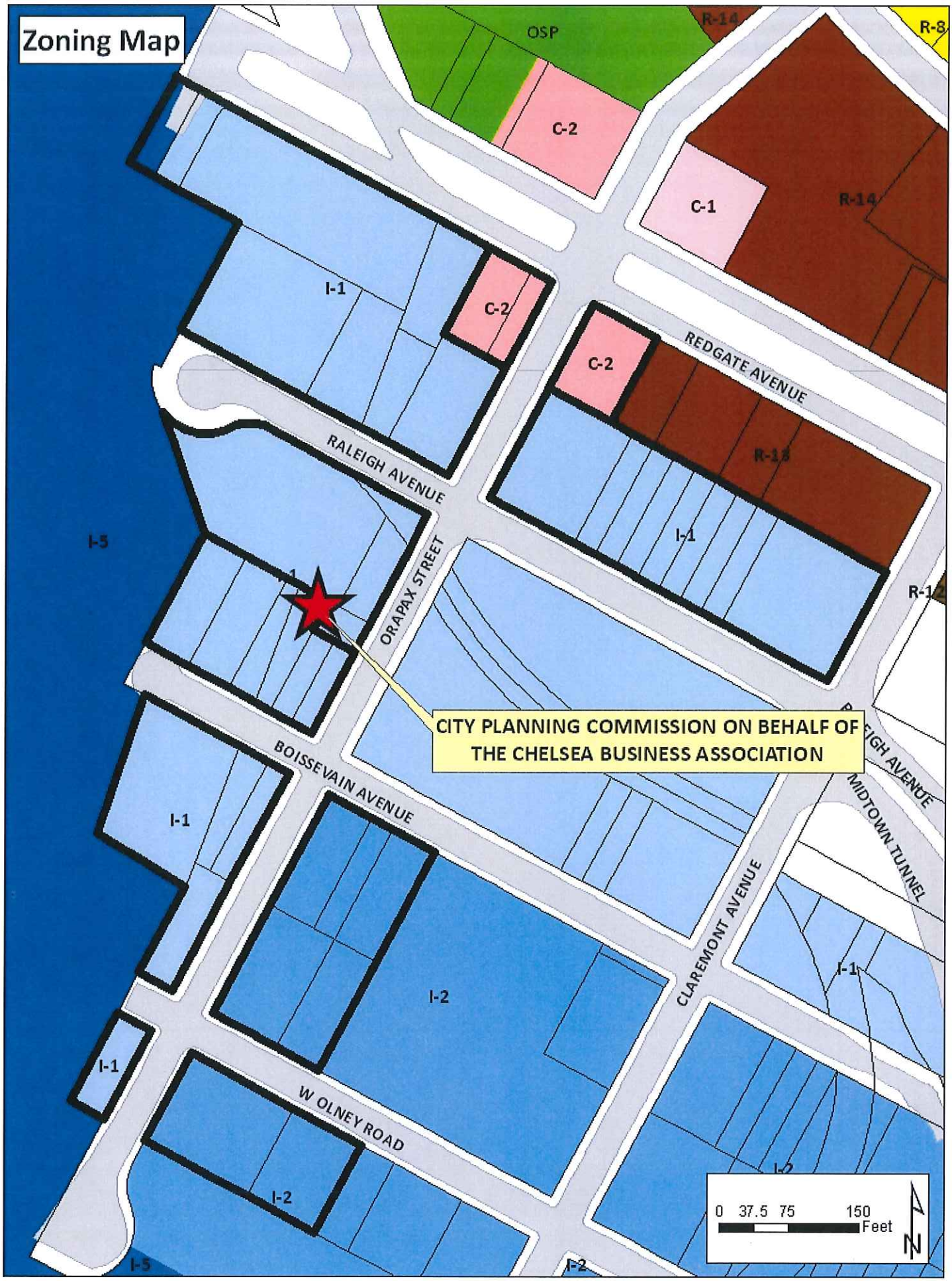
Zoning Map
OSP
R-14
R-8
C-2
C-1
R-14
I-1
C-2
C-2
REDGATE AVENUE
RALEIGH AVENUE
R-13
I-1
I-5
ORAPAX STREET
R-12
CITY PLANNING COMMISSION ON BEHALF OF THE CHELSEA BUSINESS ASSOCIATION
BOISSEVAIN AVENUE
MIDTOWN TUNNEL
I-1
CLAREMONT AVENUE
I-1
I-2
I-1
W OLNEY ROAD
I-2
I-5
I-2
0 37.5 75 150 Feet
N

City of
NORFOLK

October 23, 2013

Eric Lowe, M.D.
President, West Ghent Civic League
P.O. Box 11526
Norfolk, VA 23517

Dear Dr. Lowe,

The Planning Department has received an application to amend the City's General Plan, *plaNorfolk2030*, in the Chelsea business area. The proposed plan amendment would change different portions of the Chelsea business area from Industrial to Commercial, from Residential Mixed to Commercial, and from Industrial to Residential Mixed. The specific changes are called out on the attached map. This item is tentatively scheduled for the November 14, 2013 City Planning Commission public hearing.

If you would like additional information on the request, you may contact Jeremy Sharp on my staff at (757) 823-1087. A map of the proposed plan amendments is attached.

Sincerely,

Frank M. Duke, AICP
Planning Director

cc: Vanessa Seals, Neighborhood Development Specialist

508 City Hall Building / Norfolk, Virginia 23510
Ph. (757) 664-4752 / Fax (757) 664-4748

City of
NORFOLK

October 25, 2013

Malia Bublick
Chelsea Business Association
c/o The Birch
1231 W. Olney Road
Norfolk, VA 23507

Dear Ms. Bublick,

The Planning Department has received an application to amend the City's General Plan, *plaNorfolk2030*, in the Chelsea business area. The proposed plan amendment would change different portions of the Chelsea business area from Industrial to Commercial, from Residential Mixed to Commercial, and from Industrial to Residential Mixed. The specific changes are called out on the attached map. This item is tentatively scheduled for the November 14, 2013 City Planning Commission public hearing.

If you would like additional information on the request, you may contact Jeremy Sharp on my staff at (757) 823-1087. A map of the proposed plan amendments is attached.

Sincerely,

Frank M. Duke, AICP
Planning Director

cc: Vanessa Seals, Neighborhood Development Specialist

508 City Hall Building / Norfolk, Virginia 23510
Ph. (757) 664-4752 / Fax (757) 664-4748

WEST GHENT CIVIC LEAGUE

P.O. Box 11526
Norfolk, Virginia 23517
www.westghent.net

Eric Lowe, MD
President

October 31, 2013

Dear Mr. Frank Duke,

At our September 17th general meeting, the West Ghent Civic League membership unanimously voted support to amend the city's general plan, planNorfolk2030, to create a more commercial vision in the Chelsea business district. In addition, the league also requests that much need sidewalk repairs, ADA access ramps, and adequate lighting be addressed promptly to in order to ensure public safety in the Chelsea area.

Please contact me if you have any questions.

Sincerely,

Eric J. Lowe
President, WGCL

Sharp, Jeremy

From: Dan Neumann, MD [dan_neumann@yahoo.com]
Sent: Friday, November 22, 2013 12:24 PM
To: Sharp, Jeremy
Subject: Fwd: Chelsea Business District

Begin forwarded message:

From: "Chris Smythe" <CSmythe@tyconmedical.com>
Date: November 22, 2013 at 12:19:07 PM EST
To: <dan_neumann@yahoo.com>
Cc: "Charlie Trapani" <ctrapani@tyconmedical.com>
Subject: Chelsea Business District

Dan,
I wanted to let you know that Charlie Trapani and I have discussed the Planning Amendments for the Chelsea Business District and have no opposition to them. As you may know, Charlie is the owner of Tosca, which owns several properties in the Chelsea district – including 801 Orapax Street (where Tycon Medical is located) and 1130 Boissevain Ave. (where Otzi Tattoo Agency is located). Please pass our support on to the Planning Commission.

If you have any questions, do not hesitate contacting me.

Best Regards,

Chris Smythe

Chris Smythe | TYCON MEDICAL SYSTEMS, INC.
801 Orapax Street, Norfolk, VA 23507
Phone: (757) 640-1709 · Fax: (757) 640-0136
www.tyconmedical.com

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