

CITY PLANNING COMMISSION MEETING AGENDA
June 27, 2019

12:30 PM - Lunch

1:00 PM

1. Call to Order/Roll Call

2. Architectural Review Board Design Review Items – Action

A. 400 Gresham Drive—CHKD Tower II

Applicant: Tamika Harris, CHKD

Project Request: Design review for a new construction hospital tower

Project Summary: The structure consists of a vertical, fourteen floor tower with a horizontal, seven level parking deck attached. The mechanical is screened and serviced on the roof of the building. The receiving, loading, trash and ambulance parking shall be handled inside the parking garage. A penthouse/outdoor patient activities area has been designed for a portion of the roof. The proposed materials include: precast, Georgia marble, metal panel, spandrel glass and vision glass. The CHKD logo with the building blocks, is proposed at the top of the tower on two sides and the north elevation of the parking garage. An extensive planting schedule has been submitted with this plan.

ARB Recommendation: By a vote of 8-0, the ARB recommends approval for the design, materials and landscaping as presented.

B. 7120 Granby Street—Fire Rescue Training Facility

Applicant: Andrew McKinley, Via Design

Project Request: Design review for a training tower & building

Project Summary: The facility upgrades the existing training platforms, exercise equipment, and two trees will be removed. The through drive and curb cuts shall be widened on both Thole and Seekel Streets. Eight inches of reinforced concrete will be poured in the drive aisle around the new facilities. The proposal is to construct a pre-engineered steel “Fire Fighting Simulator” training tower and a training building. The tower shall have a brick clad exterior. The training building shall have a combination of brick, fiber cement panels, and precast architectural concrete exterior with a standing seam roof. There are three bays that have clear overhead sectional doors with black frames on “Elevation A”. “NORFOLK FIRE-RESCUE TRAINING”, is centered above the overhead doors. A black aluminum storefront door system is proposed on “Elevation B”. Five vertical bands of black aluminum windows are proposed across “Elevation C”. The landscaping will add the following: Willow Oak, Sour Gum, Yaupon Holly evergreen tree, Inkberry Holly evergreen shrub, and Radiance Abelia evergreen shrub.

The ARB continued this application from the May 20, 2019, to allow the applicant time to evaluate the width of the curb cuts from Thole and Seekel Streets verses the actual turning radius needs of the fire engine trucks. The applicant could also look at narrowing the curb cuts visually by reducing the concrete and using other materials on the edges or pavement markings. The ARB also wanted comments from the civic league.

The curb cut and apron has been reduced from +/-90’ to 50’. This change has moved the training tower south to accommodate an engine to fully turn around the tower and begins to encroach on the ladder truck parking spaces. The space represented is the minimum space that allows Fire-Rescue the full programmatic use of the site. The revised drawings illustrate five, 39’ long ladder trucks scaled on the revised drawing. The applicant met with the civic league on Monday, June 17, 2019 and they report “all

comments were very positive.” An attempt is being made to get a response in writing from the civic league.

ARB Recommendation: By a vote of 7-0, the ARB recommends approval for the design and materials as presented.

C. 1041 Wilson Road—Sycamore Plaza

Applicant: Robyn Thomas, Robyn Thomas Architects

Project Request: Design review for a new construction mixed-use development & the site plan

Project Summary: The site is at the corner of Wilson and Indian River Roads. This mixed-use development is proposed to be three-stories. Building A is the most noticeable as it is sited towards the street and wraps the corner with the parking behind but centered within the development. The ground level of Building A has retail, restaurant, and fitness center space. The central corner is the lobby access for the second and third floor residential. The ground level commercial has pedestrian access from both the parking area and the front side walk. The massing is horizontal, and the footprint is rectangular. The massing is broken by vertical brick areas that sit slightly afront of the main façade. A three-story glass and dark bronze storefront system at the corner connects the parts of the building on either side. A combination of awnings and canopies are used to further emphasize the entrances.

ARB Recommendation: By a vote of 7-0, the ARB recommends approval for the design and materials of Building A and the site plan as presented with the recommendation that several access points to the river path be added from the development.

3. Presentations

A. Gaming Machines – Adam Melita, Deputy City Attorney

4. June 27, 2019 Public Hearing Preview

5. Director’s Comments

A. Council Actions

6. Comments from Commissioners

7. Future Meeting Schedule

Wednesday, July 10, 2019	1:00 PM Zoning Field Trip
Thursday, July 11, 2019	1:00 PM Regular Meeting
Thursday, July 25, 2019	1:00 PM Regular Meeting
	2:30 PM Public Hearing Meeting

Design Review applications for items scheduled for the City Planning Commission meeting, exclusive of information only items, can be viewed at the website below:

www.norfolk.gov/Planning/designreview.asp