

CITY PLANNING COMMISSION MEETING AGENDA
February 14, 2019

12:00 Noon- Granicus Session with IPADs-Kenneth Creameans

12:30 PM - Lunch

1:00 PM

1. Call to Order/Roll Call

2. Architectural Review Board Design Review Items – Action

A. 5827-5845 Curlew Drive – Curlew Apartments

Applicant: The Franklin Johnston Group

Project Request: New Construction Apartments

Project Summary: Proposed 236-unit, multi-family apartment complex. This development has five, four-story and two to three-story residential buildings with a single-story clubhouse that incorporates a leasing office, clubroom, fitness center along with a resort style pool, trails and a tot lot. The amenities are centered on the site with the trail and sports field along the perimeter. The one, two- and three-bedroom units are spread throughout the development. All the buildings are walkups with through open hallways articulated with flat metal canopies that span the opening. The entrance/stair towers are further articulated by being taller than the other vertical window bays. The horizontal massing is broken by vertical window and stair bays. The roofs are flat, and the mechanical is located on the roof. The Recreation center has a pitched roof and large clear storefront windows. The materials are the same for all buildings: Brick veneer in blue/black; charcoal gray mortar; fiber cement siding in “Artic White” and “Night Gray”; Architectural shingle roof in charcoal gray; and vinyl windows in white.

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

B. 435 Virginia Avenue- New Pump station 155

Applicant: Selo Qejvani, City of Norfolk

Project Request: Design review for a new construction pump station

Project Summary: This pump station will be in the undeveloped right-of-way between 435 Virginia and Llewellyn Avenues. Note that the City will be pursuing a street closure to allow for the development of this pump station. The pump station will be built on part of an elevated concrete slab. The design of the pump station is selected match other pump stations in and around the downtown area. The pump station measures: 10 feet wide by 10 feet deep. and 15 feet high overall. The building mass is mostly a square box with a side gabled roof. A six-paneled entrance door is on the east elevation with the city seal mounted next to the door. There are gable louver vents on the south and north elevations with the west elevation being blank. The material selection for the siding is brick (general shale “Annapolis”) in a running bond pattern; the mortar is York workrite “2247A”; the roof is a fiberglass, high definition shingle in the “Prestique” style in a charcoal gray blend; fascia and dentil trim is in a “Wicker” color; aluminum louvers shall be Greenheck “stone gray” and the metal six-panel door shall be painted “Gauntlet Gray”.

The landscaping has been submitted by RPOS for twelve, Ilex Vomitoria ‘Nana’ around the raised concrete slab for screening; six, Amelanchier Canadensis; and one, Magnolia Virginiana.

ARB Recommendation: By a vote of 8-0, the ARB recommends approval for the design, materials, and landscaping as presented with the recommendation that: Native grasses be used to screen the BMP from the view of W. 38th Street and Llewellyn Avenue.

C. Initiation of a Text Amendment

The ARB, by a vote of 8-0, would like the City Planning Commission to direct staff to amend parts of the demolition process in the Historic & Cultural Conservation portion of the Zoning Ordinance 2.4.10:

- Define an “aggrieved party”
- The ARB spoke of including the following as “persons of interest” in addition to those presently listed: Corresponding civic league or adjacent civic league if the demolition is adjacent to other civic leagues.
- When “notice” is given, how are the number of days counted? Actual days or business days?
- The ARB would like to define the scope of future demolitions with consideration to secondary structures or site features.
- Define a set distance like, 300’ or 500’, be notified for demolitions.
- Can an email with the order of an emergency demolition be used for notifying the “persons of interest” in cases of emergency demolitions?

3. Presentations

- A. **City Planning Commission Annual Report** – *Jeremy Sharp, AICP, Principal Planner*
- B. **Census 2020 update** - *Janice Hurley, Planner II*

4. February 28, 2019 Public Hearing Preview

5. Director’s Comments

- A. Council Actions

6. Comments from Commissioners

7. Future Meeting Schedule

Thursday, February 28, 2019	1:00 PM Regular Meeting
	2:30 PM Public Hearing Meeting
Wednesday, March 13, 2019	1:00 PM Zoning Field Trip
Thursday, March 14, 2019	1:00 PM Regular Meeting
Thursday, March 28, 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