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## MEMORANDUM

TO: Norfolk City Council

CC TO: Patrick Roberts, Deputy City Manager; George M. Homewood, Director of Planning

FROM: Dr. Larry H. Filer II, City Manager

SUBJECT: East Beach Marketplace Phase I and II

DATE: November 29, 2022

### **Request**

- The East Beach Marketplace is approximately 23 acres in size.
- The applicant proposes to demolish an existing free-standing bank building along E. Little Creek Road and the western portion of the shopping center.
- The site will then be subdivided and redeveloped with a 92 dwelling unit apartment building (Phase I) and a small five tenant commercial building, with a drive-through as one of tenants (Phase II) on the parent parcel containing the remainder of the shopping center.
- Three Conditional Use Permits (CUP) are required:
  - The parcel to be developed with the residential building will be subdivided from the larger parcel and requires CUPs for more than 24 dwelling units and for having less than 50% of the first floor as commercial in the C-R (Regional Commercial) district. This is the Phase I application.
  - The five-tenant commercial building requires a CUP to operate a Commercial Drive Through. This is the Phase II application and please note that while none of the tenants are known at this time, this is not unusual for this type of retail space.

### **Planning Commission Recommendation**

- By a vote of **7 to 0**, City Planning Commission recommends **denial** of the Phase I application.
  - At the time of the City Planning Commission Public Hearing, the applicant was not willing to commit to a specified amount of inclusionary housing and the Commissioners all felt that workforce housing is a necessary component of new multi-family in this area of the City.
- By a vote of **6-1**, City Planning Commission recommends **approval** of the Phase II application.
  - The negative vote was tied to the lack of inclusionary housing in Phase I and apparent poor pedestrian circulation.

### **Subsequent to the City Planning Commission Public Hearing**

- The applicant has indicated a commitment to provide at least 9 workforce housing units by increasing the number of dwelling units being constructed.
- The Zoning Ordinance offers a degree of flexibility with respect to certain physical requirements (parking, open space, stormwater management, etc.) which the applicant will explore further

during the site plan review process so the conceptual site plan provided as part of Phase I may not be entirely reflective of the final project as built.