



**NORFOLK CITY PLANNING COMMISSION PUBLIC HEARING AGENDA
JULY 26, 2018**

DRAFT

The Norfolk City Planning Commission will hold a public hearing on July 26, 2018 at 2:30 p.m., 810 Union Street, Norfolk, Virginia 23510 in the City Council Chambers, 11th Floor, City Hall Building to consider the following applications:

REGULAR AGENDA

- 1. [EQUITY DEVELOPMENT CORP. – THE TERN](#), for the following applications:
 - a.** Amendment to the Future Land Use Map within *plaNorfolk2030* from Commercial to Residential Mixed on properties located at 4035-4039 E. Ocean View Avenue, 9632-9657 21st Bay Street, and 9601 22nd Bay Street.
 - b.** Change of zoning from C-C (Community Commercial) to PDMU – The Tern (The Tern Mixed-Use Planned Development) on portions of properties located at 4035-4039 E. Ocean View Avenue, 9632-9657 21st Bay Street, and 9601 22nd Bay Street.
 - c.** Change of zoning from R-C (Residential Coastal) to PD (Planned Development) on portions of properties located at 9600-9624 21st Bay Street, 9601-9623 21st Bay Street, 9548-9574 21st Bay Street, 4003-4011 Pleasant Avenue, and ES 20th Bay Street; GPIN: 1550658894.**

The purpose of this request is to allow for the development of a mixed-use community with commercial spaces and up to 96 townhomes, and approximately 16,000 sq. ft. of commercial space.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

2. **CITY PLANNING COMMISSION**, for a Zoning Text Amendment to Section 3.2.12, “Uses for the Residential Base Zoning Districts,” Section 3.3.9, “Uses for the Commercial Base Zoning Districts,” Section 3.4.10, “Uses for the Downtown Base Zoning Districts,” Section 3.5.7, “Uses for the Industrial Base Zoning Districts,” Section 3.6.11, “Uses for the Historic and Cultural Conservation Base Zoning Districts,” Section 3.7.13, “Uses for the Special Purpose Districts,” Section 4.2.3(F), “Performance Standards for all Principal Uses – Standards Specific to Commercial Uses,” Section 4.3.3, “Performance Standards for all Accessory Uses” Table 5.1.7(D), “Motor Vehicle Parking Design Standards: Minimum Number of Parking Spaces,” Table 5.1.9, “Bicycle Parking: Minimum Bicycle Parking Standards,” and Section 8.3.2, Terms Defined,” of the *Norfolk Zoning Ordinance* to allow short-term rental units (vacation rental) and short-term rental units (homestay) within certain zoning districts and to amend Performance Standards for these uses.

*Staff contacts: Robert Tajan at (757) 664-4756, robert.tajan@norfolk.gov
Jeremy Sharp at (757) 823-1087, jeremy.sharp@norfolk.gov*

3. **DSF DEVELOPMENT LLC**, for a change of zoning from conditional MF-NS (Multi-Family-Neighborhood -Scale) to PD (Planned Development) at 5739 and 5749 Cornick Road and 1435, 1439, and 1443 Kempsville Road.

The purpose of this request is to allow for a new townhome style community with 50 units to be constructed as part of a new planned development.

Staff contact: Susan Pollock at (757) 664-4765, susan.pollock@norfolk.gov

4. **JONATHAN PROVOST**, for the following applications at 208-218 W. 25th Street:
 - a. Change of zoning to apply the Norfolk & Western Historic Overlay (HO – N&W) district.
 - b. Conditional Use Permit to allow Commercial Uses in a structure within the HO – N&W district.

The purpose of this request is to convert an existing industrial building into commercial spaces.

Staff contact: Matthew Simons (757) 664-4750, matthew.simons@norfolk.gov

5. **5416 TIDEWATER DRIVE ASSOCIATES, LLC**, for a Conditional Use Permit to allow Dwelling, Multi-Family within a C-C (Community Commercial) district, where more than 50 percent of the first floor is utilized for residential purposes.

Staff contact: Susan Pollock at (757) 664-4765, susan.pollock@norfolk.gov

6. **GLASS FRIENDS, LLC**, for a Conditional Use Permit to construct a Communication Tower, commercial at 6137 Miller Store Road.

The purpose of this request is to allow for construction of an 86-foot tall monopole tower.

Staff contact: Susan Pollock at (757) 664-4765, susan.pollock@norfolk.gov

7. **CHESAPEAKE ESCAPES**, for a Conditional Use Permit to operate a Short-Term Rental Unit (Vacation Rental) at 1333 Bayville Street.

Staff contact: Susan Pollock (757) 664-4765, susan.pollock@norfolk.gov

8. **10 MILE VIEW**, for a Conditional Use Permit to operate a Short-Term Rental Unit (Vacation Rental) at 1407 Bayville Court.

Staff contact: Susan Pollock (757) 664-4765, susan.pollock@norfolk.gov

9. **MP ISLAND CAFÉ**, for a Conditional Use Permit for the sale of alcoholic beverages, off-premises at 6109 E. Virginia Beach Boulevard, Suite B.

The purpose of this request is to add accessory off-premise sales of alcoholic beverages to the approved restaurant and grocery store.

Staff contact: Susan Pollock (757) 664-4765, susan.pollock@norfolk.gov

10. **MCDONALD'S**, for the following Conditional Use Permits at 5761 E. Virginia Beach Boulevard:
 - a. Restaurant operating after 11:00 p.m.
 - b. Drive-through facility, large-scale.

Staff contact: Susan Pollock (757) 664-4765, susan.pollock@norfolk.gov

11. **MPB, INC.**, for a closure of a certain piece of Wellville Street running from Kempsville Road to its terminus; containing 18,579 square feet, or 0.43 acres, more or less.

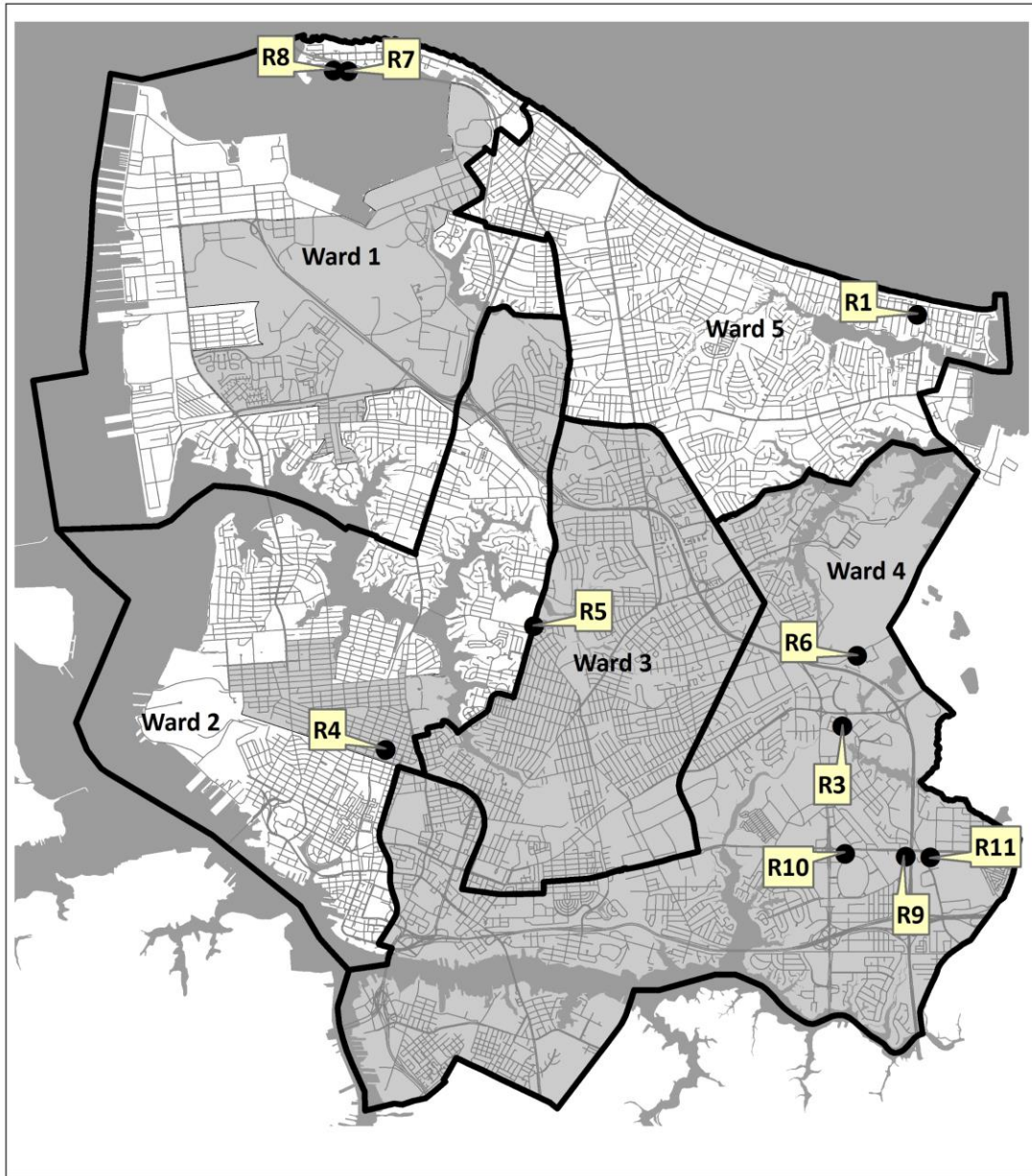
Staff contact: Jeff Raliski at (757) 664-4766, jeffrey.raliski@norfolk.gov

II. New Business:

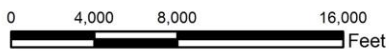
1. **Initiate Zoning Text Amendment** – text amendments to the *Norfolk Zoning Ordinance* to include provisions that were in the prior zoning ordinance.

Maps, plats, and other information concerning the above proposals may be seen at the office of the Department of City Planning, Room 508, City Hall Building, Norfolk, Virginia 23510 or you may telephone (757) 664-4752. All interested parties are invited to be present at the time and place noted above. Additional information may be obtained online at: http://www.norfolk.gov/planning/city_planning_commission.asp

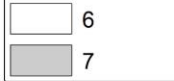
Leonard M. Newcomb, III,
Acting Executive Secretary



Planning Commission Items
JULY



Superwards



This map is for graphic purposes only.
Map compiled, designed and produced by
the Department of City Planning.