

CITY PLANNING COMMISSION MEETING AGENDA
August 11, 2016

12:00 PM Lunch & Learn

- A. Tenets of the ARB Review** – Ms. Ramona Austin and Mr. Randy Lyall, *Architectural Review Board Members*

1. Call to Order/Roll Call

2. Architectural Review Board Items Actions

A. Public Projects

1. 2415 Ballentine Boulevard—Ballentine School

Applicant: Michael Glenn, Luna Development

Project Request: Building renovations, landscaping, dumpster enclosure & monument sign

Project Summary: The applicant is buying the property from the city to convert the school to one bedroom, two bedroom and studio apartments. This is a historic tax credit project. The exterior alterations are considered maintenance and will be repaired or replaced in kind. The main entrance door and a door on the south elevation are noted to be replaced to closely match other existing doors. The operable ladder of the existing fire escape, on the rear elevation, shall be permanently removed.

The applicant is proposing significant landscaping on the property around the building, parking lot, and entrance sign. A patio area is proposed to the rear of the building and will be enclosed with decorative fencing sections that are connected to brick piers that match the masonry on the building. The applicant is proposing an extensive planting schedule per the plan in the attached application.

A monument style entrance sign is proposed in the front between the building and the parking. The sign measures approximately twelve feet wide by five and a half feet in height overall. It is a red brick to match the building and has precast accents.

The dumpster enclosure is designed to have the corner piers match the same style and material as the sign. The sections between the piers are opaque vertical wood. The doors match the sections. The enclosure is located in the rear parking area.

ARB Recommendation: By a vote of 6-0-2, the ARB recommends approval for the proposed plan as presented with the following suggestions:

- Consider changing the “Giant Reed” grass as it is invasive;
- The dumpster enclosure shall be brick on three sides;
- Use of the color “graphite brick” for the piers at the patio as proposed.

3. Initiation of Zoning Text Amendment Action

- A. Allow for Bed & Breakfast as a permissible use by Special Exception in an R-15 zoning district.
- B. Allow Shipping Containers in the East Beach Harbor zoning district.

4. Presentations

- A. Vision 2100 – Jeremy Sharp, AICP, Principal Planner
- B. Zoning Ordinance Process Update – *Jeremy Sharp, AICP, Principal Planner*

5. Public Hearing Preview

6. Director's Comments

- A. Council Actions

7. Comments from Commissioners

8. September 2016 Meeting Schedule

Wednesday, September 7, 2016	1:00 PM Zoning Field Trip
Thursday, September 8, 2016	1:00 PM Regular Meeting
Thursday, September 22, 2016	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