

**CITY PLANNING COMMISSION MEETING AGENDA**  
*December 8, 2016*

**12:30 PM - Lunch**

**1. Call to Order/Roll Call**

**1:00 PM**

**2. Architectural Review Board Items Actions –**

**A. Design Review**

**1. 440 Monticello Avenue—Applebee's**

Applicant: Potomac Family Dining, Glenn Wilson

Project Request: Business signage

Project Summary: The applicant proposes to install a pre-finished (black), perforated, metal backer across the sign band area above the storefront. The backer measures approximately 50' wide by 7' high. Individual, internally lit (LED), channel letters and the apple logo are attached to the backer. The raceway is behind the backer and coated in black. A sign is centered and attached to the top of an existing metal canopy. This sign reads "BAR & GRILL". This sign is in an aluminum powder coated black cabinet that has white push-thru letters that measures 7' 4" wide by 1' 2" high and 4" deep. The signage has individual, internally illuminated letters and a logo attached to a raceway. The sign measures 8' 8 5/8" wide by 3' high and 4" letter depth. A blade sign is proposed to the right of the canopy. The sign measures 2' wide by 8' high and 10" deep including the logo. It is in a fabricated aluminum cabinet with a stucco finish that simulates board-formed concrete. The internally lit (LED) apple logo is at the top on both sides.

ARB Recommendation: By a vote of 7-0, the ARB recommends approval for the signage as presented, with the following condition: The "bar and grill" sign is set back at least six inches from the front face of the canopy.

**2. 1655 W. Little Creek Road—Fire-Rescue #12**

Applicant: Michael Schnekser, Tymoff + Moss

Project Request: New construction of a fire and rescue facility

Project Summary: Prior to issuing an RFP for this project, the city of Norfolk engaged the neighborhood to solicit feedback on general design elements that they would like to see in this development. They also met with the Fire Department to determine their needs and wants. This \$4,000,000, design, engineering, and construction project was awarded to the design-build team of Tymoff + Moss and McKenzie Construction, Corporation. The City was looking for a 14,000 square foot, single story building as the base request for the RFP.

Per the "Design Philosophy" in the application they have two parts to the building, the apparatus bay and the area for the firefighters. Both are concrete masonry boxes with brick veneers. A curving steel bar joist supports a curved standing seam roof with large overhangs. The apparatus bay is designed so that the vehicles can be pulled through instead of backed in therefore bi-fold

doors are used on for both the entrance/exit bays. The building is sited so that the Firefighter live/work area is facing the park and the apparatus bay is towards Baylor Place. Parking is located in the rear for the staff and a small visitor lot is in the front. The exterior materials include a brick veneer to be a color consistent with the neighboring residential buildings; commercial glass and glazing systems will be comprised of aluminum storefront and curtain wall systems. The low glazing is to be high-efficiency clear glass for increased transparency and clerestory glass is proposed to be etched or light solar gray tint.

The landscaping requirements augment the existing trees. Linear foundation planting strip around the fire station, parking lot and entrance plaza using mostly native plant material. Trees and shrubs include the Willow Oak, Amelanchier, Redbud, Clenthra, and Winterberry. A landscape plan is included with the application. Fencing is decorative as submitted.

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

### **3. Architectural Review Board Items Information –**

#### **A. Landmark Designation**

##### **1. 2729 Bowden’s Ferry Road—Zion Methodist Church**

Applicant: Paige Pollard, Commonwealth Preservation Group

Project Request: Landmark historic district

Project Summary: The Zion Methodist Church was erected in 1896-1897 with an annex addition in 1916. This Building is a Victorian Romanesque Revival church with a two tower façade. The architect is unknown for the original portion of the building. The history, as described in the application is as follows: “The building is brick construction clad in common bond brick veneer. The church is topped with a side gable roof clad in asphalt shingle that appear as slate shingles, which was the original roofing material. The east façade is symmetrical with a central projecting canted intersecting gabled bloc flanked by two towers of differing heights. The south tower is square, topped with a pyramidal roof clad in asphalt shingles. The tower features an open belfry marked by tripartite, rusticated limestone round arches, supported by corbelled brick capitals. Above the arches is patterned polychromed brickwork in a zigzag pattern. A recessed brick panel is below the belfry. On the east façade of the tower’s base is a double-leaf wood door, articulated with a rounded arch transom surmounting the rectangular transom. The arch is framed in rusticated limestone. The north tower is canted with an octagonal roof and polychromed brick zigzag pattern within the frieze. The tower features large stained-glass wood-framed double-hung sash windows with rounded tops. Rusticated limestone is featured both over the window arches, and on the window sills. A single-leaf wood door is situated on the south canted wall of this tower. It features a rounded arch transom articulated by rusticated limestone. The central projecting gabled bay is canted with window openings on each elevation. The windows on the canted walls are fixed wood-framed and stained-glass with rounded arch tops. Limestone is present over the window arches and on the window sills. There is a recessed brick panel on the central bay of the canted bay. Surmounting the recessed brick panel is a window opening with a rounded arch top. The window is fixed wood-frame and stained-glass, articulated by limestone. The gable surmounting the bay is steeply-pitched with a wood raking cornice and cornice returns. The frieze of the raking cornice features a polychromed brick zigzag pattern. Below the cornice returns are

corbelled brick supports terminating at the tops of the canted wall windows. The north and south elevations feature three rounded arch window openings. There is a wood cornice applied to the roofline articulated with a polychromed brick zigzag patterned frieze. An oculus is situated at the top of the wall within the gabled containing a wood vent and is surrounded by rusticated limestone. The windows are stained glass with wood frames. They also feature limestone-articulated arches and sills. The building has a raised brick water table.”

The 1916 addition was designed by a Norfolk architect who studied architecture Cornell University, Wickam Custis Taylor. The addition was designed in the character of the original church.

ARB Recommendation: By a vote of 6-0-1, the ARB recommends approval for the local Landmark Designation as presented.

#### **4. Presentations –**

- a. **Zoning Ordinance Update Process** - *Jeremy Sharp, AICP, Principal Planner*
- b. **Light Rail – Naval Base Extension Studies** – *Jeff Raliski, AICP, Long Range Planning Manager*

#### **5. Public Hearing Preview**

#### **6. Director’s Comments**

##### **A. Council Actions**

#### **7. Comments from Commissioners**

#### **8. Future Meeting Schedule**

Thursday, December 15, 2016	9:30 AM Planning Commission Training
Wednesday, January 11, 2017	1:00 PM Zoning Field Trip
Thursday, January 12, 2017	1:00 PM Regular Meeting
Thursday, January 26, 2017	1:00 PM Regular Meeting
	2:30 PM Public Hearing Meeting
Wednesday, February 8, 2017	1:00 PM Zoning Field Trip
Thursday, February 9, 2017	1:00 PM Regular Meeting
Thursday, February 23, 2017	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](http://www.norfolk.gov/Planning/designreview.asp)