

Form and Correctness Approved: *BAP*

Contents Approved:



By: _____
Office of the City Attorney

By: _____
DEPT. Planning

NORFOLK, VIRGINIA

Ordinance No. 48702

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO AUTHORIZE MULTI-FAMILY DWELLING UNITS ON PROPERTIES LOCATED AT 500 34TH STREET, 501 TO 519 34TH STREET, 501 TO 509 35TH STREET, AND 500 TO 508 LAMBERTS POINT ROAD.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a conditional use permit is hereby granted authorizing more than 24 multi-family dwelling units.

Section 2:- That the full extent of the property or properties where the permit or permits described above are hereby made effective, upon the date set forth below, is described as follows:

- (a) Properties front 200 feet, more or less, along the western line of Colonial Avenue, 150 feet, more or less, along the northern line of 34th Street, and 175 feet, more or less, along the southern line of 35th Street; premises numbered 500 34th Street and 501 to 509 35th Street; and
- (b) Properties front 176 feet, more or less, along the western line of Colonial Avenue, 275 feet, more or less, along the southern line of 34th Street, and 282 feet, more or less, along the northern line of Lamberts Point Road; premises numbered 500 to 508 Lamberts Point Road and 501 to 519 34th Street.

Section 3:- That the conditional use permit or permits granted herein shall be subject to all of the general conditions set forth in section 2.4.8.D of the Norfolk Zoning Ordinance and all of the following additional conditions, requirements, and limitations:

- (a) The site shall be developed in accordance with the conceptual site plan entitled "Park Place Methodist Church Adaptive Reuse," dated November 18, 2021, prepared by Kimley Horn, attached hereto and marked as "Exhibit A," subject to any changes required by the City during the Site Plan Review process.
- (b) The portion of the property that consists of the former church structures shall, after renovation, contain no more than 60 dwelling units.
- (c) No more than six (6) townhomes shall be developed on the site. All townhomes shall front Colonial Avenue with garages that load from the rear of the buildings.
- (d) A minimum of six (6) apartment units shall be made available as inclusionary units to individuals and families earning no more than 80% of the then current Virginia Beach-Norfolk-Newport News VA-NC MSA ("Area MSA") median income; provided, however, that the applicant shall not be prevented from renting any inclusionary unit in the ordinary course of its business after such unit has been made available for rent as inclusionary for at least sixty (60) consecutive days. Annually, the applicant must provide the Planning Department with certification that it has complied with this condition.

Section 4:- That the City Council hereby determines that the conditional use permit or permits granted herein comply with each of the standards set forth in section 2.4.8.C of the Norfolk Zoning Ordinance.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:
Exhibit A (1 page)

Adopted by Council March 22, 2022
Effective March 22, 2022

TRUE COPY
TESTE:

RICHARD ALLAN BULL

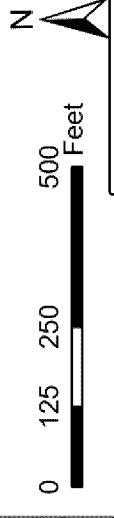
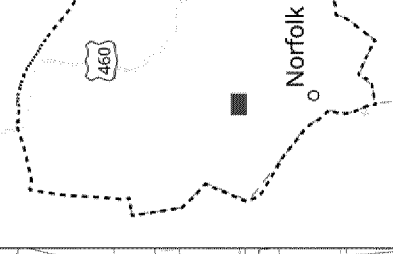
BY:

CHIEF DEPUTY CITY CLERK

Overview Map

3.c

Attachment: Overview Map (Ordinance No. 48702 : The Monument Companies)



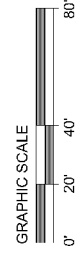
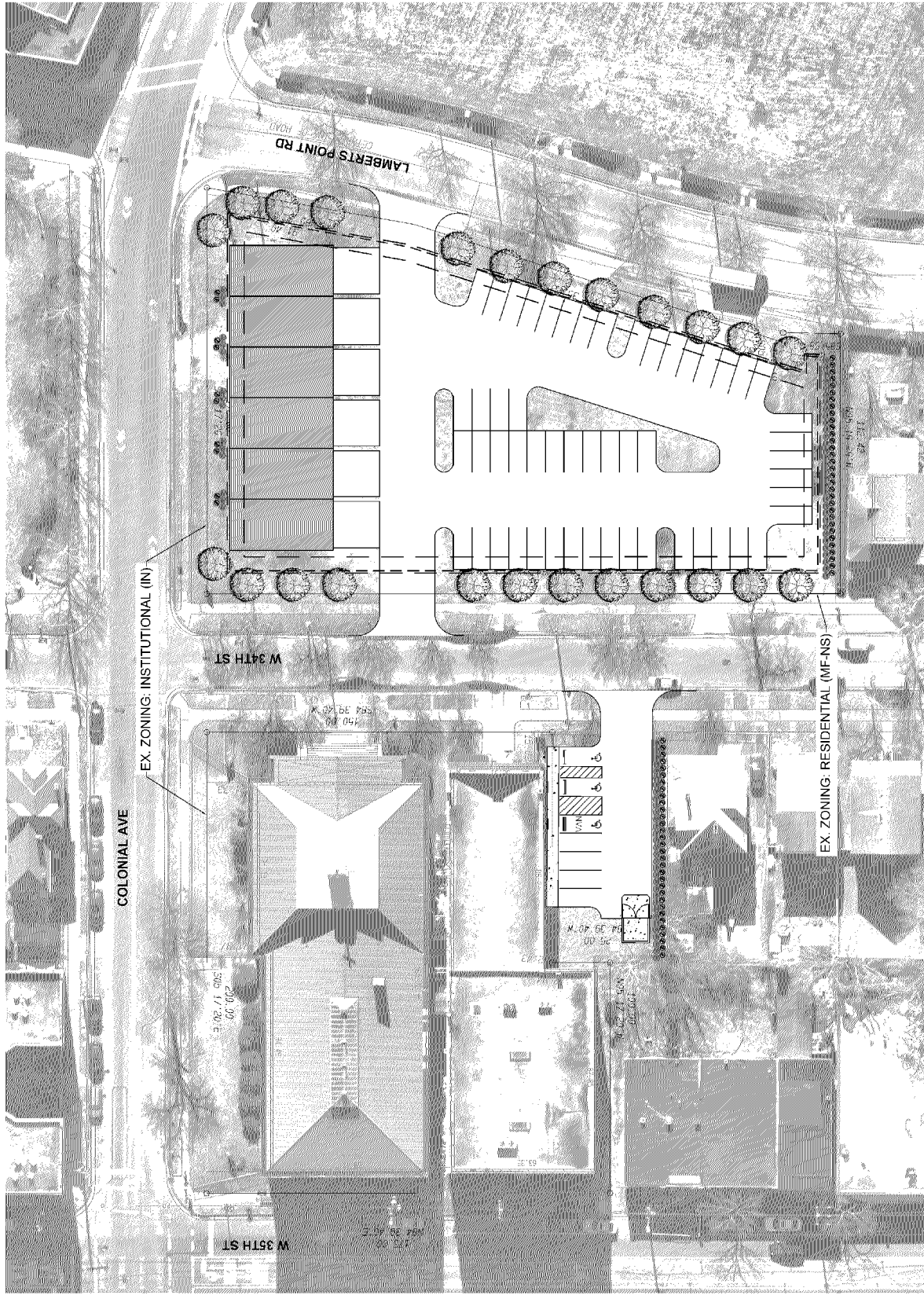
Legend
□ Parcels

PARK PLACE METHODIST CHURCH ADAPTIVE REUSE

ENTITLEMENT APPROACH
HISTORICAL DESIGNATION
REZONE IN TO MF-NS
CUP FOR MULTI FAMILY GREATER
THAN 24 UNITS

PROPOSED DEVELOPMENT
APPROXIMATELY 60 APARTMENTS
6 TOWNHOMES
IMPROVED PARKING LOT

Architect: Appleton (Ordinance No. 48292 - The Apartment Complex)



COLONIAL AVE AND 35TH ST
NORFOLK, VA

MONUMENT COMPANIES

11/18/2021