



**PLANNING COMMISSION AGENDA  
TUESDAY, JULY 5, 2016 @ 1:30 P.M.  
CITY COUNCIL CHAMBER  
6<sup>TH</sup> FLOOR, CITY HALL  
801 CRAWFORD STREET**

**A. CALL TO ORDER**

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

**C. ROLL CALL**

**D. TRANSCRIPT OF THE June 7, 2016 PUBLIC HEARING**

**E. ANNOUNCEMENT OF FUTURE CONFERENCES AND MEETINGS**

- **NEXT WORK SESSION: August 9, 2016 @ 12:30 P.M.  
(6<sup>TH</sup> FLOOR CONFERENCE ROOM) FOLLOWED BY:**
- **PUBLIC HEARING 1:30 P.M. (CITY COUNCIL CHAMBER)**

**ITEMS REVIEWED TODAY WILL BE PRESENTED TO CITY COUNCIL FOR ACTION AT THEIR July 12, 2016 OR July 26, 2016 PUBLIC HEARINGS OR AS OTHERWISE NOTED.**

**PLANNING COMMISSION RULES LIMIT A SPEAKER UP TO FIVE (5) MINUTES**

**F. PUBLIC HEARING ITEMS:**

1. **UP-16-05 (Ebony Heights):** Raquel Owens requests a Use Permit for a Family Child Day Care Home at 3511 Pierce Street to care for up to twelve children under the age of 13 years old. The property is further described as Tax Map 827, Parcel 77. The Comprehensive Plan's Generalized Future Land Use Map recommends low to medium density residential development. **Staff Coordinator: Stacy Porter**

2. **UP-16-07 (Churchland):** The Trustees of New Berean Baptist Church request a Use Permit for a child day care center at 3600 Bamboo Road. The property is further described as Tax Map 846, Parcel 4. The Comprehensive Plan's Generalized Future Land Use Map recommends institutional/public development for the property.

**Staff Coordinator: Stacy Porter**

3. **UP-16-08 (Cavalier Manor):** Ashley Scott, representing Herman & Kittle Properties, Inc., is requesting a Use Permit to construct 280 multifamily apartment units in 22 buildings on approximately 13.8 acres located at 4358 Greenwood Drive. The property is zoned Urban Residential – High (UR-H) and the density of development proposed would be 20.3 dwelling units to the acre. The property is owned by CB Richard Ellis of Virginia, Inc. (CBRE) and designated on the City's Comprehensive Plan Future Land Use Map for Multifamily Residential Uses. The property is also referenced as Tax Parcel 0559-0010. **Staff Coordinator: Jonathan Hartley**

4. **Z-16-01 (Cradock and West Cradock):** Eric Shirey, with NVR Inc. and Ryan Homes, is requesting to amend the proffered conditions for Afton Green located on the former site of Craddock High School at 4300 George Washington Boulevard which is zoned Urban Residential Master Planned Overlay with conditions (UR-MPO-K) and contains approximately 40.6 acres. The amendments proposed are to enlarge the proposed lots, reduce the number of units from 200 lots to 172 lots, to reduce the on-slab height from 18 inches to 10 inches, to change the housing designs from a mix of front and rear loaded garages to all front loaded garages, and to modify the overall house designs as submitted. The current density allowed is 4.93 dwelling units per acre while the proposed density is 4.24 units per acre. The property is owned by Craddock Properties and the City of Portsmouth and is also referenced as Tax Parcel 0461-0080 and 458-0010.

**Staff Coordinator: Jonathan Hartley**

## **G. AGENDAS & MINUTES FROM OTHER BOARDS & COMMISSIONS**

### **1. CITY COUNCIL AGENDA**

**June 14, 2016, June 28, 2016**

### **2. ECONOMIC DEVELOPMENT AUTHORITY**

**June 21, 2016**

### **3. PORTSMOUTH CITY SCHOOL BOARD**

**June 9, 2016, June 23, 2016**

### **4. PORTSMOUTH REDEVELOPMENT & HOUSING AUTHORITY**

**June 16, 2016**

**5. PORTSMOUTH PORT & INDUSTRIAL COMMISSION**  
**June 28, 2016**

**H. ADJOURNMENT**