

ORDINANCE No. 46,354

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NORFOLK, 1992, SO AS TO CREATE THE PINEWELL STATION RESIDENTIAL PLANNED DEVELOPMENT (PD-R PINEWELL STATION) DISTRICT.

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

Section 1:- That Chapter 27 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended) is hereby amended and reordained by adding thereto a new enumerated section, including subsections, entitled "Pinewell Station Residential Planned Development (PD-R Pinewell Station)" and containing text and a table as set forth in "Exhibit A," attached hereto.

Section 2:- The Council hereby finds that this zoning amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 3:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:

Exhibit A (3 pages)

Adopted by Council May 10, 2016

Effective May 10, 2016

EXHIBIT A

27-40 Pinewell Station Residential Planned Development (PD-R Pinewell Station)

- 27-40.1 *Purpose statement.* The Pinewell Station Planned Development District is intended to permit the construction of 145 residential dwelling units and related onsite amenities and resident-oriented services. The district consists of approximately 5.8 acres of land.
- 27-40.2 *Permitted uses.* Land uses permitted in the district shall be permitted by right or by special exception as specified in Table 27-40-A, “Table of Land Uses,” and shall be restricted to the uses listed therein. Accessory uses shall be as permitted in chapter 13.
- 27-40.3 *Development standards.*
- (a) *Maximum density.* Not more than 145 total dwelling units shall be constructed within the district.
 - (b) *Location of buildings.* The general site layout of the buildings shall be substantially consistent with the exhibit titled “The Pinewell Station - Site Plan” dated January 5, 2016, and placed on file with the Department of Planning (“the Development Plan”), subject to such reasonable modifications as may be required by the city during the site plan review or building permit plan review processes.
 - (c) *Maximum building height.* The maximum height of buildings shall be limited as follows:
 - (1) For the multifamily buildings identified as buildings A, B, and C on the Development Plan: 75 ft.
 - (2) For the leasing office amenity building identified as building D on the Development Plan: 35 ft.
 - (d) *Yard requirements.* The following yards shall be required for each of the following areas within the district:
 - (1) Along all district boundaries, including East Ocean View Avenue and Norfolk Avenue: Ten (10) ft.
 - (2) Distance between buildings: 30 ft.
 - (e) *Design of buildings.*
 - (1) *Residential buildings.* Prior to the issuance of any building permit, the exterior elevations, the exterior design, elevations, materials and fenestration for each building constructed in the

district must be reviewed and approved in accordance with the city's design review process in order to determine that they are consistent with the design guidelines titled "Architectural Design" developed for this district and placed on file with the Department of Planning ("the District Design Guidelines").

- (2) *Amenities.* The layout, design, exterior elevations, and materials of buildings and structures related to recreational amenities must be reviewed and approved in accordance with the city's design review process in order to determine that each is consistent with the location and massing depicted in the Development Plan and the District Design Guidelines.
- (3) *Materials.* The materials that can be used for building exteriors are limited to stucco, wood clapboard, brick, cementitious siding, composite materials or pressure-treated wood for all trim, and composite materials for all railings.

(f) *Amenity required.*

- (1) *Leasing office and fitness room.* A stand-alone leasing office, with fitness room, shall be constructed as an amenity to the residential units in the district.
- (2) *Multifamily Buildings.* The construction of the amenity building shall be complete prior to the issuance of a certificate of occupancy for any of the residential buildings related thereto.

(g) *Usable open space.* Not less than 25% of the total lot area of parcels within the district shall be usable open space.

27-40.4 *Parking requirements.* A minimum of 1.9 parking spaces shall be provided for each dwelling unit.

27-40.5 *Signs.* Signs in this district shall comply with the regulations set forth in Chapter 16 of this ordinance and this district shall be treated as a residential district for application of the sign regulations.

27-40.6 *Landscaping.* All landscaping and buffer yards shall comply with the regulations set forth in Chapter 17 of this ordinance and this district shall be treated as a residential district for application of the landscaping regulations.

PD-R – PINEWELL STATION
TABLE 27-40-A – TABLE OF LAND USES

LAND USES P = Permitted Use S = Special Exception Use	DISTRICT	COMMENTS
	PD-R Pinewell Station	
<i>RESIDENTIAL USES</i>		
Multi-Family (3–6 units)	P	
Multi-Family (7 or more units)	P	
<i>PUBLIC AND CIVIC USES (Sites < 1 Acre)</i>		
Governmental Operations (non-industrial)	P	
Utility Facility	P	