

ZONING AMENDMENT ORDINANCE Z-23-04

BE IT ORDAINED by the Council of the City of Portsmouth, Virginia:

1. That the portion of the zoning map attached to and made a part of the City of Portsmouth Zoning Ordinance, which now zones as D1 T5 Sub-District, Urban Center the property described in Petition for Zoning Amendment Number Z-23-04, is hereby amended and changed so as to show said property zoned as GMU-K, General Mixed-Use (Conditional), and that said property is hereby zoned as GMU-K, General Mixed Use (Conditional).

2. That the property affected by this ordinance by being zoned from D1 T5 Sub-District, Urban Center to GMU-K, General Mixed Use (Conditional) is furthermore described as follows:

Z-23-04

0 Effingham Street (Tax Parcel 0029-0090)

ALL THAT certain lot, piece or parcel of land lying, situate and being in the City of Portsmouth, Virginia and designated as “Parcel A” on that certain plat titled “Minor Subdivision of the Property of Portsmouth Redevelopment and Housing Authority and Gerdau International, Inc.”, prepared by Stephen I. Boone & Associates, P.C., dated October 18, 2010 and recorded in the Clerk’s Office of the Circuit Court for the City of Portsmouth, Virginia in Map Book 23 at Pages 48-49.

IT BEING a portion of the former Washington Park public housing community property.

3. That the subject property shall be subject to the following conditions as proffered by the applicant for rezoning and owner of the property:

- (a) Notwithstanding that they may be permitted in the General Mixed Use (GMU) district, the following uses as defined in the City of Portsmouth Zoning Ordinance (Portsmouth City Code § 40.2, *et seq.*, effective 2/01/2021) shall be prohibited on the Property: all residential uses, surface transportation passenger terminal, adult retail store, indoor shooting range, convenience store with gasoline sales, gasoline sales, major vehicle repair servicing, heavy equipment sales and service, light manufacturing, recycling center, agricultural beekeeping, fuel/oil/bottled gas storage and sales, warehouse and outdoor storage as a principal use.

- (b) To the extent any fencing exists on the Property at the time Applicant takes possession of the Property, such fencing will be removed by the Applicant and landscaping will be installed in substantial conformity with the landscaping plan entitled “SAFSTOR SELF STORAGE LANDSCAPE CONCEPT PLAN” dated May 26, 2022 prepared by W&A Engineering and submitted with the Zoning Map Amendment Application, subject to minor modifications required to comply with the Zoning Ordinance of the City of Portsmouth, Virginia and other city requirements.

4. That this ordinance shall take effect on the date of its adoption.

ADOPTED by the Council of the City of Portsmouth, Virginia, at a meeting held on July 11, 2023.

Teste:

City Clerk