

ZONING AMENDMENT ORDINANCE Z-19-03

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 GMU-K, General Mixed Use (Conditional) the property described in Petition for Zoning Amendment Number Z-19-03, is hereby amended and changed so as to show said property zoned as IL-K, Light Industrial (Conditional), and that said property is hereby zoned as IL-K, Light Industrial (Conditional).
2. That the property affected by this ordinance by being zoned from GMU-K, General Mixed Use (Conditional) to IL-K, Light Industrial (Conditional) is furthermore described as follows:

Z-19-03

3500 Towne Pointe Road (0828-0230)

ALL THAT certain lot, piece or parcel of land, to the extent lying, being and situate in Portsmouth, Virginia, shown and designated as "Parcel 1" on that certain plat titled "Subdivision of Portsmouth Partnership Development Foundation, Inc. Located on Towne Point Road and Churchland Boulevard", prepared by Timmons Group, dated September 17, 2009, and recorded in the Portsmouth Circuit Court Clerk's Office in Map Book 22 at Pages 62-63.

IT BEING a portion of that certain property conveyed to Partnership Development Foundation, Inc. by Deed from Russell Development Corporation f/k/a Dock Landing Corporation dated November 14, 2007 and recorded in the Portsmouth Circuit Court Clerk's Office as Instrument Number 070022630.

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) The property may be used for Public Warehousing and Storage.
 - (b) The property may not be used for any of the prohibited uses listed in Exhibit A attached hereto.
 - (c) The storage facility to be located on the property shall not exceed 86,400 square feet and will be climate controlled as shown on the architectural rendering submitted with the application.

- (d) The storage facility to be located on the Property shall not exceed three (3) stories in height.
- (e) No additional curb cuts shall be allowed into Towne Point Road and ingress and egress shall be through an easement located on the property of the adjacent gas station.
- (f) Building exterior will be a mix of glass, masonry, metal and Insulated Panel System (IPS).
- (g) All HVAC units serving the building will be screened by a privacy fence.
- (i) The storage facility shall have a video surveillance system with devices and recording equipment which will cover the entrance and various areas of the interior of the facility. The surveillance videos shall be maintained for no less than 10 days and shall be made available for periodic review by the Police Department upon request.

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 June 25, 2019.

Teste:

City Clerk

EXHIBIT A

Prohibited Uses

Vocational or trade school	Convenience Store, with gas sales
Government maintenance, storage or distribution facility	Drug Store or pharmacy with drive through service
Government offices	Flea Market
Post Office	Retail sales establishment, large
Medical or Dental Lab	Aircraft parts, sales and maintenance
Religious Institution	Automotive painting/body shop
Civic, social or fraternal clubs or lodges	Automotive wrecker service
Golf Course, public	Transmission shop
Fire or EMS Facility	Boat and marine rental and sales
Fire or police substation	Truck stop
Police Station	Automotive parts and installation
Telecommunications antenna, co-location on existing tower	Automobile repair and servicing (without painting/body work)
Telecommunications antenna, placement on existing building	Car wash and auto detailing
Utility, major	Motorcycle sales
Utility, minor	Recreational vehicle sales or rentals
Animal Grooming	Taxicab service
Animal Shelter	Tire/muffler sales and mounting
Kennel, indoor	Hotel or motel, full service
Kennel, outdoor	Building, heating, plumbing or electrical contractor
Veterinary Clinic	Electric Motor repair
Conference or training Center	Fuel oil/bottled gas distributor
Dinner Theatre	Fuel oil storage
Restaurant with drive through service	Heavy equipment sales, rental or storage
Restaurant, Brew-pub	Heavy equipment servicing and repair
Parking Lot	Machine shop
Parking structure	Repair of scientific or professional instruments
Commercial recreation, indoor	Research and development
Golf driving range	Tool repair
Marina	Brewery, Distillery/Winery/Cidery
Marina, pleasure boats only	Manufacturing, light
Gasoline sales	Bulk fuel sales and storage
Crematory	Cold storage plant
Laundry, self-service	Outdoor storage (as a principal use)
Micro brewing/Micro Distillery-	Parcel services
Winery/Micro-Cidery	Truck or freight terminal
Tattoo parlor/body piercing establishment	Warehouse, distribution
Repair establishment	Recycling drop off center
Convenience Store, without gas sales	Wholesale sales-all uses

