

**CITY PLANNING COMMISSION MEETING AGENDA**  
**March 14, 2019**

12:30 PM - Lunch

1:00 PM

**1. Call to Order/Roll Call**

**2. Architectural Review Board Design Review Items – Action**

**A. 1619 Greenleaf Drive – Diggs Town – Tenant Management Building & sign**

Applicant: Russell Carlock, NRHA

Project Request: Design review for a new construction tenant management building & Sign

Project Summary: Diggs Town is a 322-unit apartment complex that is under renovation. The Phase II rehabilitation develops a Tenant Management council/Community Resource Office building with parking and a community sign. Two apartment buildings (67 & 68) shall be demolished to make way for this phase. The proposed building is one-story, hipped roof with a covered porch. The design aesthetics is consistent with the existing elements in the development. Individual, 3-inch pinned, black, aluminum letters shall be centered on the porch entablature and read: "TENANT MANAGEMENT COUNCIL". The gable roof over the "Left Elevation" door has the same style letters that read: "COMMUNITY RESOURCE OFFICER".

A wall sign is proposed at the corner of Greenleaf Drive and Campostella Road. The wall shall follow the radius of the curve of that corner. Overall the wall measures 16-feet wide by 18-inches deep and four feet high. The brick and mortar match the tenant management building. The letters shall be 5-inch, white acrylic, and pin mounted. This sign is not illuminated. It will read, "Diggs Town" with the address below. NRHA is using this sign style at many of their communities. This sign wall is anchored with brick piers that have precast concrete caps. The piers connect decorative metal fencing that matches existing site fencing. Posts are used between the fencing sections except where there is a sidewalk break and brick piers are installed instead of posts. This fencing barrier is to help keep children from getting too close to Campostella Road or Greenleaf Drive.

The landscaping calls for five mature trees to remain. Foundation plantings are shown around the building and in front of the wall sign, but not identified. The new parking area shows perimeter plantings that are not fully identified. There is a BMP next to the parking lot.

ARB Recommendation: By a vote of 6-0, the ARB recommends approval for the tenant management building, materials, and landscaping as presented.

**B. 2700 W. Princess Anne Road – Triangle Park – Park entrance sign**

Applicant: Christie Fisher, RPOS

Project Request: Design review for a park entrance sign

Project Summary: The applicant is proposing an arched, illuminated gateway sign at the E. Princess Anne and Norchester Avenue entrance. The overall dimensions of the sign structure are nine-feet, five-inches wide by sixteen-feet, five-inches high by two-feet deep. The framing is powder coated steel with cut-out letters with a transparent fill illuminated box behind the letters.

ARB Recommendation: By a vote of 6-0, the ARB recommends approval for the design of the sign, and the materials, as presented.

**3. Presentations**

- A. **Biophilic Cities Network** – *Timothy Beatley, Director of Biophilic Cities Network*
- B. **Colonial Place/Riverview NRO Briefing** – *Matthew Simons, AICP, CZA, CFM, Floodplain Manager*

**4. March 28, 2019 Public Hearing Preview**

**5. Director's Comments**

- A. Council Actions

**6. Comments from Commissioners**

**7. Future Meeting Schedule**

Thursday, March 28, 2019	1:00 PM Regular Meeting
	2:30 PM Public Hearing Meeting
Wednesday, April 10, 2019	1:00 PM Zoning Field Trip
Thursday, April 11, 2019	1:00 PM Regular Meeting
Thursday, April 25, 2019	1:00 PM Regular Meeting
	2:30 PM Public Hearing Meeting

**Design Review applications for items scheduled for the City Planning Commission meeting, exclusive of information only items, can be viewed at the website below:**

[www.norfolk.gov/Planning/designreview.asp](http://www.norfolk.gov/Planning/designreview.asp)