

**CITY PLANNING COMMISSION MEETING AGENDA**  
**March 28, 2019**

**12:30 PM - Lunch**

**1:00 PM**

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

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

**A. 501 Wood Street- Block 19, St. Paul's – Multi-family apartments**

Applicant: Murray Kirk, Cox, Kliewer & Company, P.C.

Project Request: Design review for a new construction mixed-use, apartment building

Project Summary: This is a four-story, seventy-unit, accessible building at the corner of Wood Street and Posey Lane. The proposed building is pulled toward the northeast corner of the lot. This layout allows the parking to be located away from the streets. The first level along Wood Street has space available for retail. The applicant proposes to have the sidewalk up to the building so that a drop-off area can be created in the verge. There is a greenspace with a location set aside for public art along the Posey Lane elevation of the building. The outdoor amenity area is located off the parking lot, next to one of the resident entrances. This area has BBQ grills, a pergola and benches.

The horizontal massing is broken up with vertical recessed balcony bays and taller window bays. The height steps up at the roofline from the balcony bays, to the window bays and then to the taller "towers" at the locations where main entrances are located at the ground level. The parapet walls conceal the rooftop mechanical. The material palette uses two color tones of brick; HardiPlank flat panels with an aluminum reveal; powder coated coping, railings and exposed metals; two color tones of precast General Shale Regency Stone; and Anderson 100 Series composite windows. Sign locations have placeholders on top of the metal horizontal canopies at the entrances. The landscaping is maximized in the foundation plantings and parking lot buffer. The trash is handled within the building so there is not a separate dumpster and enclosure.

This site is in the process of being rezoned from C-R (Regional Commercial) to D-SP (Downtown – Saint Paul's); application for a Conditional Use Permit to allow more than 24 dwelling units; and a Development Certificate.

ARB Recommendation: By a vote of 8-0, the ARB recommends approval for the apartment building, sign locations, materials, and landscaping as presented.

**3. Presentations**

**A. Retain your Rain Practices & Materials – Kyle Spencer, Deputy Resilience Officer**

**B. Zoning Ordinance Maintenance/Clean-up - Jeremy Sharp, AICP, Acting Zoning Administrator**

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

**5. Director's Comments**

**A. Council Actions**

**6. Comments from Commissioners**

**7. Future Meeting Schedule**

Wednesday, April 10, 2019

Thursday, April 11, 2019

Thursday, April 25, 2019

1:00 PM Zoning Field Trip

1:00 PM Regular Meeting

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)