

Department of Planning and Community Development Documents Library – Document Cover Sheet

Title of Document: Amendment No. 2 to the Conservation and Redevelopment Plan for the East Ocean View Conservation and Redevelopment Project

Prepared By: Norfolk Redevelopment and Housing Authority

Prepared For: NRHA and City of Norfolk

Date of Preparation: July 2004

Status (as of January 2012): Adopted by City Council on August 17, 2004.

Civic League(s)/Organization(s) Affected: East Ocean View, East Beach

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Commissioners' Resolution

Commissioners' Meeting Date: July 26, 2004

Title:
RESOLUTION ADOPTING AMENDMENT NO. 2 TO THE
CONSERVATION AND REDEVELOPMENT PLAN FOR THE
EAST OCEAN VIEW CONSERVATION AND REDEVELOPMENT PROJECT

Resolution:

WHEREAS, the Conservation and Redevelopment Plan for the East Ocean View Conservation and Redevelopment Project was originally adopted by the Authority on October 2, 1989 and approved by City Council on October 24, 1989; and

WHEREAS, Amendment No. 1 to the Conservation and Redevelopment Plan for the East Ocean View Conservation and Redevelopment Project dated September, 1993 was adopted by the Authority on September 13, 1993 and approved by City Council on October 19, 1993 and designated for acquisition and clearance a portion of the project now known as and referred to as "East Beach"; and

WHEREAS, it has become necessary to amend the Conservation and Redevelopment Plan for East Ocean View a second time to change the designated land use for the area bounded on the north by East Ocean View Avenue, on the west by 3rd Bay Street, on the south by Pretty Lake Avenue between 3rd and 5th Bay Streets and Pleasant Avenue between 5th and 7th Bay Streets, and on the east by 7th Bay Street from public recreation/open space/public facilities and residential to low density residential/open space and to eliminate 10 properties identified in the original plan for acquisition; and

WHEREAS, the proposed Amendment No. 2 to the Conservation and Redevelopment Plan for the East Ocean View Conservation and Redevelopment Project, which has been presented at this meeting, accomplishes the foregoing;

NOW, THEREFORE, BE IT RESOLVED THAT Amendment No. 2 to the Conservation and Redevelopment Plan for the East Ocean View Conservation and Redevelopment Project, consisting of two typewritten pages and three exhibits, is hereby adopted and the Secretary of this Authority is directed to forward a copy of the same to the Council of the City of Norfolk requesting that the same be approved as provided by law.

Commissioners' Action:

Moved by:	Seconded by:	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Disapproved	Certified by: <i>W Ray Smith</i>
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Commissioner Jordan cast a dissenting vote as he felt the process had been (over)

July 2004

AMENDMENT NO. 2 TO THE CONSERVATION AND REDEVELOPMENT
PLAN FOR THE EAST OCEAN VIEW CONSERVATION AND
REDEVELOPMENT PROJECT

The Conservation and Redevelopment Plan for the East Ocean View Project Area adopted by City Council on October 24, 1989, and subsequently amended on October 19, 1993, is hereby amended to include two changes. The first change would alter the land use of a portion of the original project area. The area included in this amendment is bounded on the north by East Ocean View Avenue, on the west by 3rd Bay Street, on the south by Pretty Lake Avenue between 3rd and 5th Bay Streets and Pleasant Avenue between 5th Bay and 7th Bay Streets, and on the east by 7th Bay Street.

The current adopted plan designated a portion of this property as a site for a future elementary school and identified the remainder of the site to be developed as medium-density housing. Under the adopted plan, significant acquisition was undertaken to provide a site for the proposed school and to remove blighted structures in the area. As a result of these actions, much of the site is currently vacant. The site is topographically important because of its dune structure and it also contains numerous live oaks that characterize the area. Since the adoption of the current plan, the site identified for a new elementary school is no longer needed for that use. Therefore, the first change included in Amendment No. 2 removes the designation of the area for public reuse and medium density housing and changes its land use to low density residential development and open space. This designation applies to the entire site as described above.

The adopted plan also identified 66 parcels for acquisition within the plan amendment area. As the plan implementation has progressed and it has become apparent that the school site is no longer needed, it is not necessary to acquire some of these parcels. The second change included in Amendment No. 2 would remove several parcels that were originally identified for acquisition. These parcels are no longer needed to achieve the objectives of the plan and are hereby deleted. These changes are shown on Plan Exhibit 1A-Amendment #2, Land Acquisition Map and the affected properties are eliminated from Plan Exhibit 1B, Land Acquisition List. In addition, further development of the site would require a rezoning by the City of Norfolk to accommodate future development.

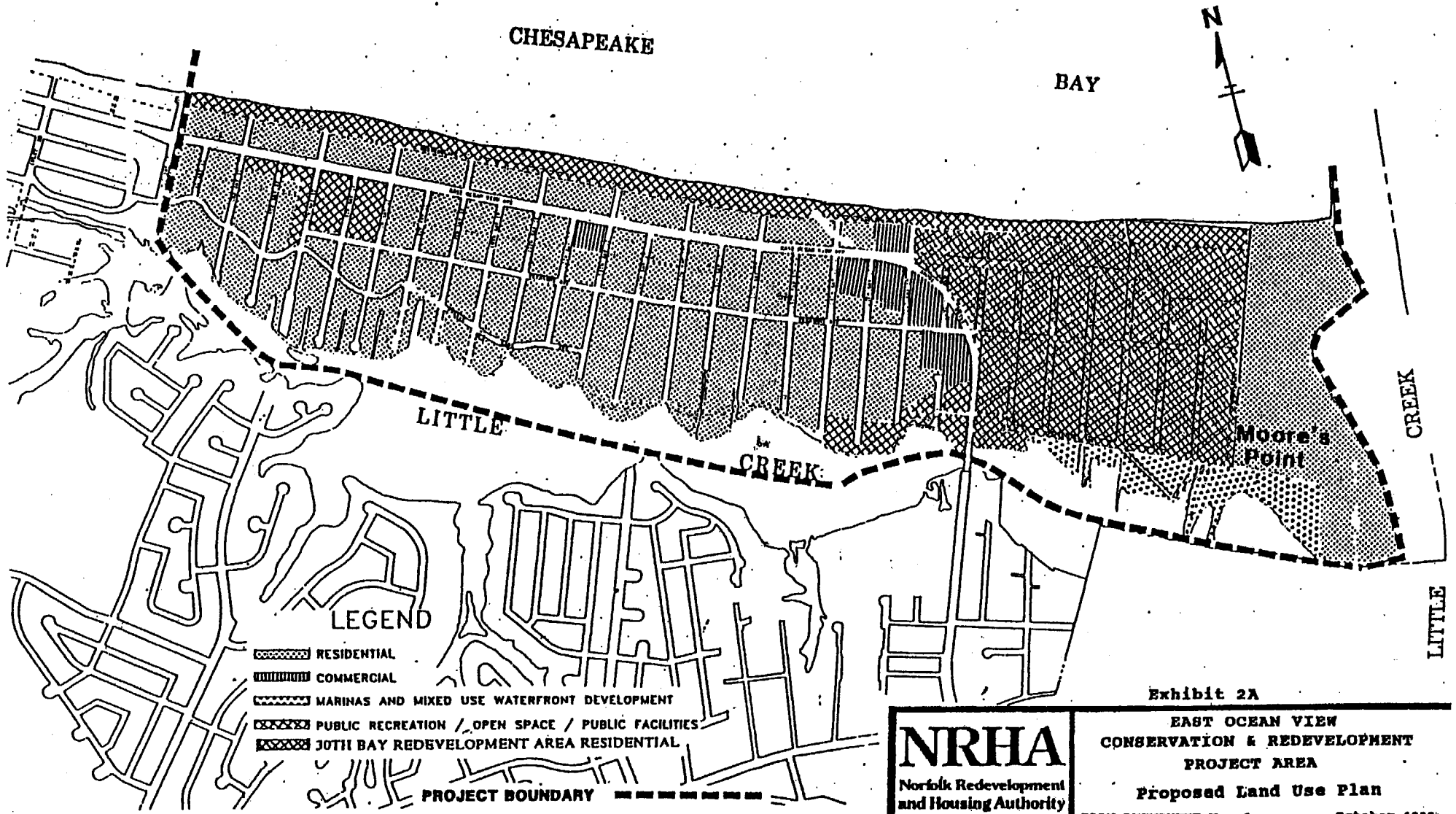
The staff of the Norfolk Redevelopment and Housing Authority has worked extensively with the East Ocean View Project Area Committee (PAC) to identify

recommended uses for the area described above. While staff generally concurs with the goals of the Project Area Committee, it is unable to endorse specific land use (housing/open space) development percentages without further engineering, environmental, and financial analysis.

In order to carry out the desired changes, the Conservation and Redevelopment Plan for the East Ocean View Project Area adopted by City Council on October 24, 1989, and subsequently amended on October 19, 1993, is hereby amended as follows:

1. Under paragraph C5-2, Public Improvements eliminate the reference to the development of a new elementary school between 4th Bay Avenue and 7th Bay Avenue.
2. Change Plan Exhibit 2, Proposed Land Use Map, to add a category for low density residential/ open space and apply it to area described as follows: on the north by East Ocean View Avenue, on the west by 3rd Bay Street, on the south by Pretty Lake Avenue between 3rd and 5th Bay Streets and Pleasant Avenue between 5th Bay and 7th Bay Streets, and on the east by 7th Bay Street. (Exhibit 2-Amendment #2)
3. Change Plan Exhibit 1A, Land Acquisition Map, to remove properties no longer needed to meet plan objectives. (Exhibit 1A-Amendment #2)
4. Change Plan Exhibit 1B, Land Acquisition List, to eliminate the following properties from the acquisition list:

9633 6th Bay Avenue
9631 6th Bay Avenue
9629 6th Bay Avenue
9623 6th Bay Avenue
9632-9634 6th Bay Avenue
9633 7th Bay avenue
9611-9617 7th Bay Avenue
9607 7th Bay Avenue
9601 7th Bay Avenue
2612 Pleasant Avenue



CHESAPEAKE

BAY



CREEK

LITTLE

CREEK

Moore's Point

LITTLE

LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  MARINAS AND MIXED USE WATERFRONT DEVELOPMENT
-  PUBLIC RECREATION / OPEN SPACE / PUBLIC FACILITIES
-  30TH BAY REDEVELOPMENT AREA RESIDENTIAL


PROJECT BOUNDARY 

Exhibit 2A

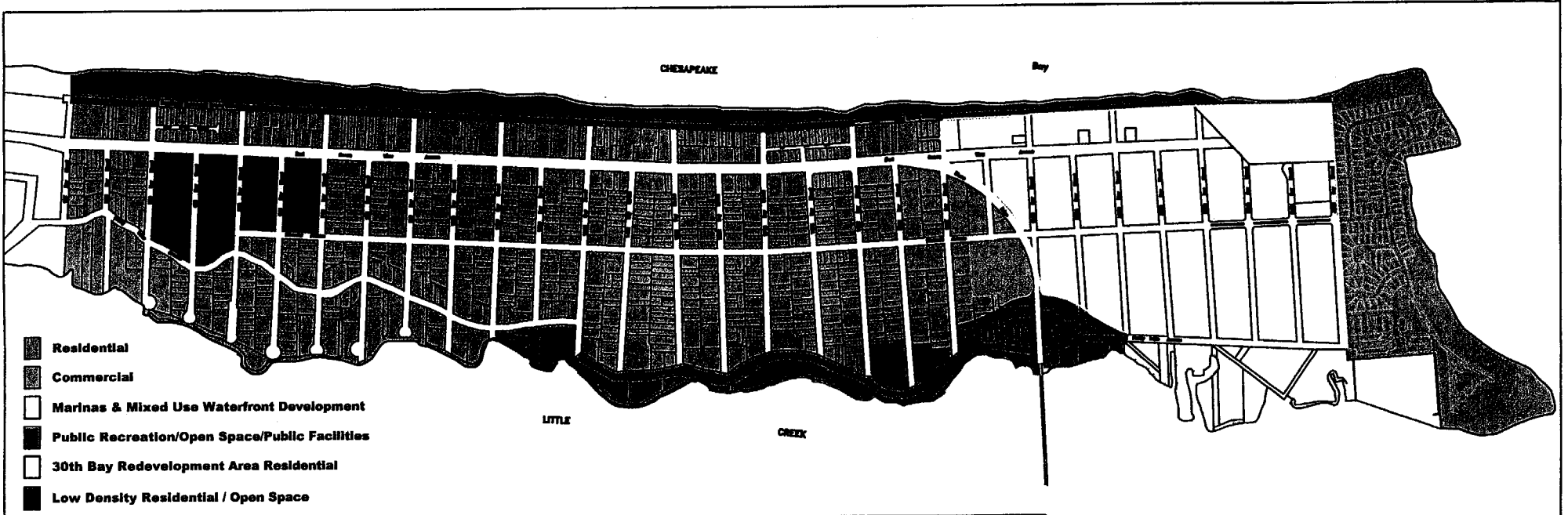
NRHA
Norfolk Redevelopment
and Housing Authority

**EAST OCEAN VIEW
CONSERVATION & REDEVELOPMENT
PROJECT AREA**

Proposed Land Use Plan

PLAN AMENDMENT No. 1

October 1992



**East Ocean View
Conservation & Redevelopment
Project Area
Proposed Land Use Plan**



**Exhibit 2 - Plan Amendment #2
August 2004**

CHESAPEAKE

2ND BAY REDEVELOPMENT AREA

21ST BAY REDEVELOPMENT AREA

20TH BAY REDEVELOPMENT AREA

BAY



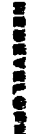



LAKE

ATLANTIC

LAND TO BE ACQUIRED

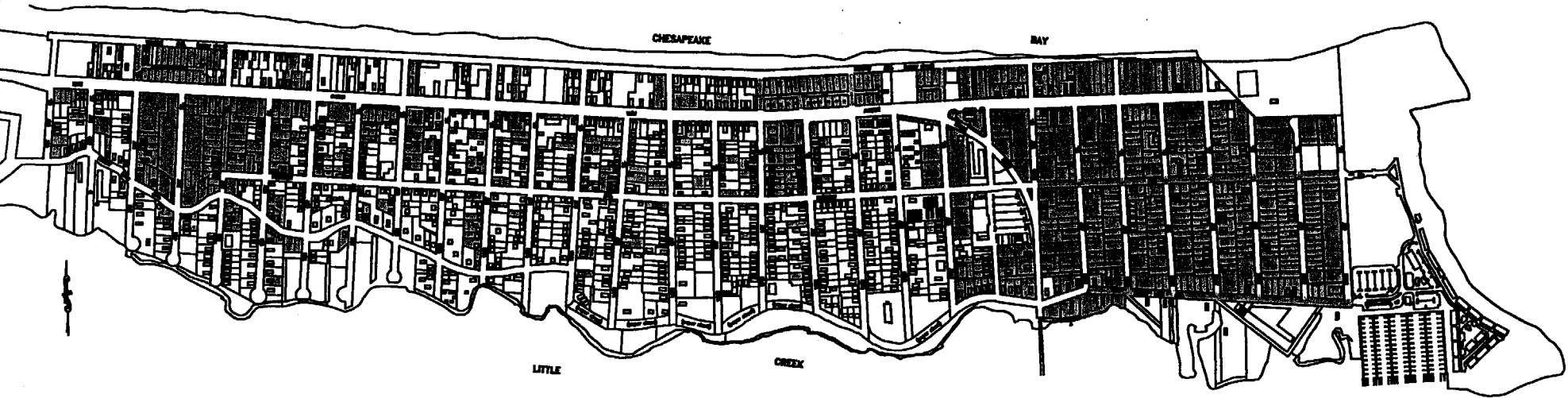
LEGEND

-  Public Uses
-  Acquisition of Property to Achieve Project Objectives
-  REDEVELOPMENT AREA
-  PROJECT BOUNDARY

PROJECT BOUNDARY

NRHA
 National Redevelopment and Housing Authority

Exhibit 1C
 EAST OCEAN VIEW
 CONSERVATION & REDEVELOPMENT
 PROJECT AREA
 Land Acquisition Plan
 PLANNING No. 1
 October 1972



East Ocean View
Conservation & Redevelopment Project Area
Land Acquisition Plan
Exhibit 1A - Amendment #2
August 2004



