1. Planning Commission Meeting Documents

Documents:

CPC AGENDA 10.2.19.PDF
CPC MINUTES 9.18.19.PDF
CU-2019-0007 CPC STAFF REPORT.PDF
PLN-2019-0005 DWAP CPC STAFF REPORT.PDF
NEWPORT NEWS CITY PLANNING COMMISSION
2400 WASHINGTON AVENUE
NEWPORT NEWS, VIRGINIA 23607

DANIEL L. SIMMONS, JR.
Chairman

KATIE STODGILL
Vice-Chairman

(757) 926-8761

SHEILA W. McALLISTER
Executive Secretary

- A G E N D A -

NEWPORT NEWS CITY PLANNING COMMISSION
OCTOBER 2, 2019
2:00 P.M.
CITY COUNCIL CHAMBERS

A. CALL TO ORDER

B. PLANNING COMMISSION CREED AND APPROVAL OF THE AGENDA

C. INVOCATION

D. PLEDGE OF ALLEGIANCE

E. MINUTES OF SEPTEMBER 18, 2019

F. PUBLIC HEARING

CONDITIONAL USE PERMIT

CU-2019-0007, CHARLES E. FALK & KATHRYN FALK Request a conditional use permit to operate an automobile body & paint shop located at 11602 and 11604 Jefferson Avenue. The parcels contain 1.07 acres and are zoned C2 General Commercial. The One City, One Future Comprehensive Plan 2040 recommends community commercial uses for these parcels. The Parcel Numbers are 213.00.06.25 and 213.00.06.24. (Contact Planner: Carolyn Poissant at 757-926-3833)(To be heard by City Council on October 22, 2019)

DENBIGH-WARWICK AREA PLAN (PLN-2019-0005)
The Department of Planning in conjunction with consultants, WRT and with participation from the Core Team, Citizen Advisory Group and the community at large have developed a plan for the Denbigh-Warwick Area. The plan's boundaries are CSX railroad to the east, Warwick River to the west, Oyster Point Road/Deep Creek to the south and Oakland Industrial Park to the north.

The draft Denbigh-Warwick Area Plan will serve as a guide for redevelopment within the plan area. The plan discusses key challenges and issues facing the Denbigh-Warwick area and makes recommendations to encourage reinvestment.
The draft *Denbigh-Warwick Area Plan* proposes recommendations to the land use map and implementation action steps for economic development, placemaking, health and safety, connectivity and natural systems. *(Contact Planner: Angela Hopkins at 757-926-8077)(To be heard by City Council on October 22, 2019)*

G. EXECUTIVE SECRETARY REPORT

H. COMMITTEE REPORTS

I. UNFINISHED BUSINESS

J. NEW BUSINESS

K. ADJOURN MEETING

Sheila W. McAllister, AICP
Executive Secretary
MINUTES OF THE PLANNING COMMISSION MEETING
Wednesday, September 18, 2019
City Council Chambers
2400 Washington Avenue
Newport News, Virginia

PRESENT: Daniel L. Simmons, Jr., Chairman; Katie Stodghill, Vice-Chairwoman; Willard G. Maxwell, Jr.; Sharyn L. Fox; Zachary E. Wittkamp; Elizabeth W. Willis; N. Steve Groce; (Staff: Sheila McAllister, Director of Planning; Flora Chioros, Assistant Director – Current Planning; Saul Gleiser, Senior Planner; Johnnie Davis, Planner; Elizabeth McRae, Landscape Planner; Lynn Spratley, Deputy City Attorney II; Nyoka Hall, Zoning Administrator; Marie Lanpher, Permit Technician; and Cynthia Scollise, Permit Technician)

ABSENT: Mark W. Mulvaney and Michael F. Carpenter

CALL TO ORDER

Mr. Wittkamp read the Planning Commission’s purpose as stated in Section 15.2-2210 of the Code of Virginia. He made a motion to adopt the agenda before the Planning Commission. Ms. Fox seconded the motion. The City Planning Commission voted to adopt the agenda by acclamation.

INVOCATION

Mr. Simmons presented the invocation.

PLEDGE OF ALLEGIANCE

Mr. Groce led the Planning Commission in the Pledge of Allegiance.

MINUTES

The minutes of the September 4, 2019 public hearing were approved as presented.

PUBLIC MEETING

SPECIAL EXCEPTION

SE-2019-0002, Ruth M. White. Requests a special exception to reduce the width of the required 30 foot transitional buffer area at 10 Sweetbriar Drive, zoned C1 Retail Commercial, and where the property abuts R3 Single-Family Residential zoning to the east. The parcel contains 1.07 acres and the Parcel Number is 230.00.03.03.

Saul Gleiser, Senior Planner, presented the staff report (copy attached to record minutes).
Ms. Fox asked if the type of fencing and color of the privacy fence will be at the discretion of the Director of Planning. Mr. Gleiser stated yes.

Ms. Stodghill asked if the fence will be six feet high in total. Mr. Gleiser stated no, the fence will be 4 feet tall along the front yard and transition to 6 feet tall, 25 feet into the property.

Ms. Willis asked if sidewalks will be considered on the site plan. Mr. Gleiser stated yes, they will be addressed at site plan review.

Ms. Willis asked if a trash dumpster will be on-site. Mr. Gleiser stated that will also be addressed at site plan review.

Ms. Stodghill asked where the light poles will be located on the site. Ms. Chioros stated that lighting will be designed to meet the city site plan requirements. She stated by conditioning the height of the light poles, the city has more leeway at site plan review to request a lower height that meets city requirements.

Mr. Simmons opened the public hearing.

Mr. Joe Frank, 2 Madison Circle, Attorney for the Applicant, thanked Planning staff. He gave a brief history of the application and stated he was available for questions.

Mr. Millard White, 10 Sweetbriar Drive, Property Owner, stated he was available for questions.

Mr. Stephen Romeo, 351 McLaws Circle, Williamsburg, stated he prepared the concept plan and was available for questions.

Dr. Mike Covaney, 3253 Windsor Ridge South, Williamsburg, Prospective Tenant, stated he was available for questions.

Mr. Simmons closed the public hearing.

Mr. Groce made a motion to recommend approval of special exception SE-2019-0002 to the Board of Zoning Appeals. The motion was seconded by Ms. Fox.

**Vote on Roll Call**
For: Maxwell, Fox, Wittkamp, Stodghill, Willis, Groce, Simmons
Against: None
Abstention: None

The Planning Commission voted unanimously (7:0) to recommend approval of special exception SE-2019-0002 to the Board of Zoning Appeals.
EXECUTIVE SECRETARY REPORT

Ms. McAllister stated on October 2, 2019 the Planning Commission will hear the Denbigh-Warwick Area Plan and a conditional use permit for automotive body repair located at 11602 Jefferson Avenue.

Ms. Fox asked if the Planning Commission will meet on October 16, 2019. Ms. McAllister stated we do not have any applications at this time.

Ms. Fox asked if there has been any correspondence regarding the Denbigh-Warwick Area Plan. She stated she had seen something regarding two brothers concerned about a piece of property with a land use designation changing. Ms. McAllister stated the property will remain as currently recommended in the comprehensive plan.

There being no further business, the meeting adjourned at 2:23 P.M.

Recording Secretary

Executive Secretary
CONDITIONAL USE PERMIT APPLICATION NO. CU-2019-0007
CHARLES E. FALK & KATHERYN FALK

APPLICANT/OWNER  Charles E. Falk & Katheryn Falk

LOCATION  11602 and 11604 Jefferson Avenue

PRESENT USE  Vacant auto sales lot and abandoned self-serve car wash

REQUEST  Conditional use permit for the operation of an automobile body & paint shop

ZONING  C2 General Commercial (Appendix A-1)

ONE CITY ONE FUTURE  Community Commercial (Appendix A-2)

ACREAGE  0.56 and 0.51 acre (1.07 acres total)

FACTS

North  David's Tire on property zoned C2 General Commercial
South  Premier Auto Sales and Pequeno apartments on property zoned C2 General Commercial
East  David's Towing Service on property zoned C2 General Commercial
West  Deer Park Elementary School on property zoned P1Park

Zoning History  The properties have been zoned C2 General Commercial since the citywide comprehensive rezoning became effective on August 1, 1997.

Regulatory Review  An automobile body and repair shop is permitted in the C2 General Commercial district with the approval of a conditional use permit.

The proposed automobile body and paint shop will occupy a new 13,110 square-foot building. The parking requirement for a service shop is 1 space per 500 square feet of total floor area, which equates to 27 total spaces. The site plan indicates 27 outdoor and 16 indoor spaces. (See Appendix A-5 & A-6.)
A 20-foot wide landscaped transitional buffer area is required along Jefferson Avenue, and a 10-foot wide landscape strip is required along Robinson Drive. Submittal and approval of a class 1 site plan will be required to address stormwater management, lighting, landscaping and green area and all other site plan requirements. A new 8-foot high monument sign is proposed to be installed facing Jefferson Avenue.

The departments of Codes Compliance, Public Works, Waterworks, Fire, Police, Parks, Recreation and Tourism and Development have no objection to the request. The Engineering Department has indicated that on-site and off-site drainage currently managed within the existing drainage easement must be properly accommodated and that a Traffic Impact Statement will be required during the site plan submittal.

**Comprehensive Plan Review**

The adopted *One City, One Future Comprehensive Plan 2040* land use map identifies community commercial uses for the parcel. (See Appendix A-2.) The automobile body and paint shop use is compatible with this designation.

**ANALYSIS**

The property has been utilized as a car wash and used automotive sales since 1993 however, it is currently vacant. The two existing buildings and all site infrastructure and pavement will be removed to accommodate construction of a new building with site improvements that meet current city requirements. The new building will be situated on the property so the bay doors are not facing the Jefferson Avenue right-of-way. Two of the three existing driveway entrances will be removed along Jefferson Avenue reducing the number of curb cuts and allowing for the installation of a new sidewalk.

Landscaping will be installed within the 20 foot transitional buffer area along Jefferson Avenue and a 10 foot landscape strip will be installed along Robinson Drive. Site lighting will be designed so as not to adversely affect neighboring properties and the public right-of-way. The proposed monument sign will be 8 feet in height, no more than 50 square feet in size, internally illuminated, and subject to review and approval of the Director of Planning.

The outdoor storage area behind the building will be screened with appropriate fencing to be approved by the Director of Planning. The "Proposed Layout Plan" (Appendix A-5) indicates 27 on-site parking spaces will be provided, with an additional 16 repair bay spaces within the building meeting the required parking. The business plan (Appendix A-10) indicates only weekday hours of operation with a total of 10 employees and up to 5 customers on-site at any given time. Customers generally drop off their vehicles for servicing and pick them up upon completion of repairs.

The property is located along a busy commercial corridor with Deer Park Elementary School and Deer Park located across the street to the west. It is
also located at the corner of an entrance to a residential neighborhood to the east. Whenever possible, it is our intent to limit incompatible uses and reduce clutter at the entrances of neighborhoods, especially intense automotive uses. However, this site has contained automobile uses since its inception. The proposed use attempts to consider its location by minimizing the uses impact through the appearance and location of the proposed building.

Despite the location, the property directly abuts automobile uses on three sides. Therefore, with the reduction of curb cuts, the addition of landscaping along the two rights-of-way, the consolidation of parcels with the removal of two existing vacant structures and the construction of a new building provide an opportunity to improve the appearance of the Jefferson Avenue corridor.

CONCLUSION

The proposed use of an automobile repair and body shop is consistent with the One City, One Future Comprehensive Plan 2040 land use designation and will re-activate the site and greatly improve the visual appearance of the property. As conditioned, the proposed automobile repair and body shop use will not negatively impact the surrounding properties.

STAFF RECOMMENDATION

Recommend approval of conditional use permit CU-2019-0007 to allow for the operation of an automobile repair & body shop at 11602 and 11604 Jefferson, with the following conditions:

1. A class 1 site plan shall be submitted to and reviewed by the Site Plan Review Committee and approved by the Director of Planning. This site plan shall be in general conformance with the plan entitled “Proposed Layout for Performance Collision Center” prepared by Site Improvement Associates, Inc. dated August 1, 2019 and found in Appendix A-5. The class 1 site plan shall conform to this conditional use permit, the city’s site regulations and the zoning ordinance.

2. A landscape plan which is in conformance with the requirements of the zoning ordinance and site regulations shall be submitted to and approved by the Director of Planning. This landscape plan shall be in general conformance to the conceptual plan prepared by Site Improvement Associates, Inc. dated August 1, 2019 and found in Appendix A-5. All landscaping shall be installed in accordance with the approved plan and shall be maintained in a healthy condition in perpetuity. The use approved by this permit shall not commence until the landscaping has been installed.

3. The outdoor storage area shall be limited to the rear of the property as indicated on the “Proposed Layout for Performance Collision Center” prepared by Site Improvement Associates, Inc. dated August 1, 2019 and
found in Appendix A-5 and screened with a 6'-0" high decorative fence, subject to the review and approval by the Director of Planning prior to the issuance of a fence permit by the Department of Codes Compliance.

4. The applicant shall submit to the Department of Planning building elevations and exterior building materials consistent with the elevation drawings prepared by Finley Design, dated August 18, 2019 and found in Appendix A-7, to be reviewed and approved by the Director of Planning prior to the issuance of a building permit.

5. The proposed monument sign shall be in accordance with the details in Appendix A-8 and shall be no taller than 8 feet measured from the curb to the highest point of the sign area structure. The sign shall be no more than 50 square feet. The sign placement, design and materials shall be reviewed and approved by the Director of Planning prior to the issuance of a sign permit.

6. Site lighting shall be shielded in a manner so as to direct lighting inward to the property and prevent glare onto adjacent properties and public rights-of-way.

7. The applicant shall cause a plan ("the Plan") to be prepared for the installation and operation of digital video equipment (the "Equipment") with recording devices and capability sufficient to include date and time that recording is made. The Equipment shall provide surveillance coverage encompassing both the front, side and rear exteriors of the business. The Plan shall be submitted for review and approval by the Police Department. The Plan shall include an operational period for the Equipment, which shall include all operating hours of the business and one hour or more after the close of business. Once the Plan is approved, the applicant shall install the Equipment in accord with the provisions of the Plan; and operate, record, and maintain the Equipment to provide for the required surveillance coverage. The Equipment and recordings made thereby shall be subject to periodic inspection by the Police Department at reasonable times. Commencement of the use authorized by this conditional use permit shall constitute acceptance of the conditions of this permit, including consent for such inspections. Surveillance tapes or recorded data must be maintained in a condition permitting review of the information recorded or stored therein or thereon for a period of time no less than thirty days.

8. If approved, the ordinance approving this conditional use permit shall be prominently displayed within the establishment at all times until the use is abandoned.

9. The applicant, as well as successors, assigns, and agents, shall comply with all codes, ordinances and regulations of federal, state and local government.
10. The applicant, as well as his successors, assigns, and agents, shall obtain all necessary licenses, approvals, or conditional approvals, and permits prior to commencing any use, which is authorized by this conditional use permit or law. The applicant, as well as successors, assigns, and agents shall maintain all necessary licenses, approvals, and permits for the entire period of time during which the real property, whether improved or otherwise is put to a use which is authorized by this conditional use permit.

11. A Certificate of Use and Occupancy shall be obtained prior to the occupancy of, or the operation of, any use of the Property. If applicable, the use approved by this conditional use permit shall not begin until a site plan is approved and fully implemented. If applicable, any landscaping component of the site plan shall be maintained in a healthy condition for the duration of the use authorized by this permit.

12. Violation of any of the above conditions and safeguards attached thereto shall be deemed a violation of the zoning ordinance, and, in addition, shall serve as grounds for revocation of the conditional use permit by the City Council.

13. Notwithstanding any other provision of law, this conditional use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; therefore, the conditions contained in this conditional use permit are not severable; in the event that any condition contained herein, or part thereof, is found by a court of competent jurisdiction to be invalid, unconstitutional or otherwise unenforceable, then the use permitted by this conditional use permit shall be void and the use permitted by this conditional use permit shall be invalid. If this conditional use permit becomes void as a result of a condition or a part thereof, or conditions there in, being ruled invalid, unconstitutional or otherwise unenforceable, the property owner shall be afforded the right to reapply for a conditional use permit.

14. Notwithstanding any other provision of law, this conditional use permit is being approved due, in part, to the mitigating effects of each and every condition contained herein; as such, in the event of an amendment to the zoning of the property is produced by a comprehensive implementation of a new or substantially revised zoning ordinance, the conditions imposed by the conditional use permit shall continue in effect.
APPENDIX

A-1 ZONING MAP
A-2 ONE CITY, ONE FUTURE LAND USE MAP
A-3 AERIAL MAP
A-4 EXISTING CONDITIONS / DEMOLITION PLAN
A-5 PROPOSED LAYOUT PLAN
A-6 BUILDING LAYOUT
A-7 BUILDING ELEVATIONS
A-8 FENCE ENCLOSURE DETAIL
A-9 MONUMENT SIGN DETAILS
A-10 BUSINESS PLAN
double faced, internally illuminated cabinet sign with aluminum reveal and polecover overall height 96" above grade.
Business Plan

Owners:
Mike Sifen
Barry Sifen
Brent LeHew
Don Smith

Statement of Purpose:
This business plan was created for the purpose of opening a collision center that will be located at 11602 & 11604 Jefferson Ave. The intent is to hire a staff that will promote our brand and exceed quality standards in the collision repair industry.

Our Services:
Performance Collision Centers will offer customers quality collision repair to all makes and models of vehicles in a timely manner, exceeding industry standards. The hours of operation will be 7am to 6pm Monday to Friday. There will be a total of 10 employees on site at any given time. The most customers on site at any time would be 5 or less.

Our Vision Statement:
Performance Collision Centers will bring a quality collision repair facility to the City of Newport News. We intend on being recognized as one of the best collision repair facilities in the Hampton Roads region.
Our Mission Statement:

The purpose of Performance Collision Centers is to provide Newport News area with a welcoming collision repair center that will exceed customers expectations. Our company will process customers insurance claims from start to finish to minimize stress to the customer.

Our Business Structure:

The owners of Performance Collision Centers will oversee the store and build a respectful, driven staff that will cater to our customer's needs.

Marketing and Sales Strategy:

Performance Collision Centers partners with multiple insurance companies that are currently in our other stores. This ensures an immediate revenue stream as well as bringing unity to the customer, insurance company and collision center by providing a partnership with the intent to provide exceptional customer service.
ONE CITY, ONE FUTURE COMPREHENSIVE PLAN 2040
DENBIGH-WARWICK AREA PLAN (PLN-2019-0005)
CITY OF NEWPORT NEWS

BACKGROUND

The One City, One Future Comprehensive Plan 2040 provides the broad framework which guides land use, development, and redevelopment in the city. There are some areas of the city, however, that require additional analysis and more detailed direction. These areas are identified as “opportunity areas” in the comprehensive plan. The Denbigh Warwick area is considered one of several identified opportunity areas. The comprehensive plan recommends more detailed study of the area and this is what precipitated the development of the Denbigh-Warwick Area Plan. The Plan was developed with the input from residents, business owners, property owners, civic groups and other identified stakeholders from that particular area. The Denbigh-Warwick Area Plan, once adopted, will amend the One City, One Future Comprehensive Plan 2040 for that area.

The boundaries of the Denbigh-Warwick Area Plan are the CSX railroad to the east, Warwick River to the west, Oyster Point Road/Deep Creek to the south and Oakland Industrial Park to the north (see page 21 of The Plan). The four publically-owned sites (Sherwood Shopping Center site, Kmart site, Grissom Library/Municipal Center site and Denbigh Community Center site) provide the impetus for redevelopment of the area. The Plan takes into account these four publically-owned sites and provides a deeper analysis of how they can transform the area.

Planning staff provided an overview and update of the Denbigh-Warwick Area Plan at a Planning Commission work session held on May 15, 2019. A more detailed presentation was provided by the city's consultants, WRT, at a joint meeting with City Council, Planning Commission, Economic Development Authority and Industrial Development Authority on July 16, 2019. The Plan is the culmination of work over the past 15 months that included several public meetings with the Core Planning Team, Citizen Advisory Group and the community at large.
ANALYSIS

The *Denbigh-Warwick Area Plan* strives to create a more pedestrian-friendly community and higher quality of life for residents by re-shaping the pattern of development in strategic locations. Making this sort of transformation will likely require changes. The recommendations of the *Plan* are identified as “Big Moves” which include future land use, village centers and catalyst sites. The following analysis outlines the “Big Moves” of the *Denbigh-Warwick Area Plan*.

**Future Land Use**

Current land use patterns in the area are a result of both lower-density suburban growth patterns as well as Newport News’ geographic form and location. The long, narrow shape of the city, along with the CSX railroad that runs down the spine, results in a transportation network that relies on two major arterials extending from one end of the city to the other. These influenced patterns of land use include major commercial and industrial uses located along the primary corridors.

In the Denbigh-Warwick area, much of the land use is dominated by low density residential west of Warwick Boulevard. Commercial, Office, and other uses are centered along the spine of Warwick Boulevard, with a larger cluster around the intersection of Denbigh and Warwick Boulevards. Light and heavy industrial uses are concentrated in the north at Oakland Industrial Park. Large parks include Newport News Park and Stoney Run Athletic Complex, both of which are located east of Warwick Boulevard. The Warwick River separates the plan area from Fort Eustis to the northwest.

The *Plan* identifies future land use recommendations in five areas (Oakland Industrial Park area, north of Atkinson Way, Community Center area, Kmart/Sherwood area, and south sector). Even though several potential sites in each area were evaluated, not all sites are recommended for change. The following are the future land use recommendations by area and site.

**Oakland Industrial Park Area** (See pages 128-129 of The *Plan*)

This area is located at the intersection of Warwick and Fort Eustis Boulevards. The community commercial designation is being recommended because it more accurately reflects the pattern of development. This area contains the Mulberry Inn which is located across from the main gate of Fort Eustis.

<table>
<thead>
<tr>
<th>Site</th>
<th>Adopted One City, One Future Comprehensive 2040 Land Use</th>
<th>Proposed Future Land Use</th>
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<tbody>
<tr>
<td>2</td>
<td>Neighborhood Commercial</td>
<td>Community Commercial</td>
</tr>
<tr>
<td>3</td>
<td>Neighborhood Commercial</td>
<td>Community Commercial</td>
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</tbody>
</table>
**North of Atkinson Way** (See pages 130-131 of The Plan)  
This area begins just north of Industrial Park Drive and extends south along Warwick Boulevard to Atkinson Way. In general, all land use recommendations more accurately reflect the pattern of development in this section of the corridor. However, the area south of Woodhaven Drive is being recommended for low density residential to encourage the expansion of the existing single-family residential community.

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<td>Natural Area, Low Density Residential, Office</td>
<td>Medium Density Residential, Low Density Residential</td>
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<td>1B</td>
<td>Office</td>
<td>Low Density Residential</td>
</tr>
<tr>
<td>2B</td>
<td>Utilities</td>
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<tr>
<td>2C</td>
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<td>6</td>
<td>Medium Density Residential</td>
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<tr>
<td>8</td>
<td>Neighborhood Commercial</td>
<td>Medium Density Residential</td>
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</tbody>
</table>

**Community Center Area** (See pages 132-133 of The Plan)  
This area begins at Atkinson Way and extends south to Beechmont Drive. The publicly-owned property located between Mary Passage Middle School and Stoney Run Athletic Complex is being recommended for low density residential to provide the opportunity for higher end single-family housing in proximity to amenities such as parks and schools. The mobile home park south of the Denbigh Community Center is also being recommended for low density residential. The low density residential recommendation supports the Plan’s recommendation to explore ways to maintain and enhance existing neighborhoods and to introduce a wider range of housing along the Warwick Boulevard corridor through redevelopment and infill.

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<td>Office</td>
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<td>5</td>
<td>Natural Area/Open Space, Medium Density Residential</td>
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**Kmart/Sherwood Area** (See pages 134-135 of The Plan)
This area is located just north of Denbigh Boulevard and extends south to Tabbs Lane. Included in the area are the Kmart, existing Grissom Library/Municipal Center and Sherwood Shopping Center sites. The Kmart and Sherwood Shopping Center sites are recommended for mixed-use to reflect the village center concepts discussed later in this report. The churches adjacent to the existing Grissom Library/Municipal Center site are being recommended for low density residential which reflects the land use designation of the area. This recommendation does not hinder the church from operation because churches are permitted in residential areas. The remaining land use recommendations reflect the pattern of development within the area.

<table>
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<td>13</td>
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**South Sector** (See pages 136-137 of The Plan)
This area is located just north of Colony Road and extends south to Oyster Point Road. The sites located south of Menchville Road on Mennonite Lane are being recommended for low density residential to reflect the existing single-family dwellings. The urban residential designation accommodates the proposed development of the Mennonite expansion based on the land being gifted to the center. Additionally, the low density and urban residential designations maintain the residential character of this portion of Warwick Boulevard. The remaining land use recommendations in the area reflect the pattern of development.
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<td>Medium Density Residential</td>
<td>Community Commercial, Low Density Residential</td>
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<td>2</td>
<td>Medium Density Residential, Low Density Residential</td>
<td>Low Density Residential</td>
</tr>
<tr>
<td>5</td>
<td>Community Commercial</td>
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<td>6</td>
<td>Community Facilities</td>
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<td>9</td>
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<tr>
<td>10</td>
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**Village Centers** (See page 126 of The Plan)

Another of the "Big Moves" identified in the *Plan* is to "establish a series of pedestrian-friendly, mixed-use village centers" along Warwick Boulevard so that the majority of neighborhoods are within a mile or less of a village center or activity hub. The goal is to establish at least one village center in each of the three sectors identified in the *Plan*. The *Plan* recommends the following six locations for potential village centers: Oakland Industrial Park, Shellabarger Drive, Denbigh Community Center, Kmart Site, Sherwood Site and Colony Road.

**Catalyst Sites**

Four publicly owned sites are identified in the *Plan* as catalyst sites. These sites have the ability to initiate transformational change. Based on evaluation and input received from the community, the recommended location for the new library is the Sherwood Shopping Center site, where it could become a civic hub (see pages 158-163 of The *Plan*). The Kmart site was determined to be well-suited to become a larger town center (see pages 144-151 of The *Plan*). The existing Grissom Library/Municipal Center site lacks visibility, easy access to public transportation, and is not well-suited to become a central gathering space. However, the site does offer many other opportunities for subsequent consideration and exploration by the community. The Denbigh Community Center is a tremendous community asset as pointed out by the community. It has the potential to accommodate additional recreational facilities and become a regional destination capable of hosting large-scale athletic tournaments.
CONCLUSION

The Denbigh-Warwick Area Plan sets a clear vision for the future and provides a roadmap that outlines the steps necessary to realize the plan's vision. The Plan also serves as a framework to guide land use decisions in the future. Furthermore, the goals and strategies of the Plan are closely aligned with the vision and priorities of the city's One City, One Future Comprehensive Plan 2040.

STAFF RECOMMENDATION

It is recommended that the City Planning Commission recommend to City Council adoption of Plan Amendment PLN-2019-0005, Denbigh-Warwick Area Plan.
**Please note that the Denbigh-Warwick Area Plan pdf can be accessed at the link below:**