

Minutes

City Planning Commission Work Session
Downing-Gross Cultural Arts Center, 2410 Wickham Ave.
Wednesday, April 7, 2021, 2:30 PM

City of
NEWPORT NEWS
Virginia



MEMBERS PRESENT: Katie Stodghill, Chairwoman; Sharyn L. Fox, Vice-Chairwoman; Timothy Grabowski; Phillip Jones; Willard G. Maxwell, Jr.; Michael Taylor; and LaMonte Williams

MEMBERS ABSENT: Daniel L. Simmons, Jr.

OTHERS PRESENT: Sheila W. McAllister, Planning Director; Flora D. Chioros, Assistant Director – Current Planning; Saul Gleiser, Senior Planner; Carolyn Poissant, Planner II; Kenar Johnson, Planner I; Lynn Spratley, Deputy City Attorney; and Nyoka Hall, Zoning Administrator

A. Call to Order

Ms. Stodghill called the meeting to order at 2:30 P.M.

B. Marshall-Ridley Choice Neighborhood Overlay District

Flora Chioros, Assistant Director – Current Planning, presented a Power Point presentation of the Marshall-Ridley Choice Neighborhood Overlay District (copy attached to record minutes). Ms. Stodghill asked if each Phase is consecutive. Ms. Chioros stated no, each Phase can start at different times. Mr. Williams asked how the city is guaranteeing the neighborhood will be mixed-income. Ms. McAllister stated the implementing portion of the plan is overseen by the Newport News Redevelopment and Housing Authority (NRRHA) and they have a master developer. She stated we are still pushing the fact that it has to be mixed income. She stated there will be units that are market rate and units that are reserved for people who were residents of Ridley Place. Ms. McAllister stated there is replacement housing in each phase, so the families that were in Ridley, assuming that they want to come back, can come back until every unit is rented. Mr. Williams stated he is concerned there is only one parking space available per apartment unit. Mr. Taylor stated there is only one parking space required per unit on-site, but you have on-street parking that you can use. Mr. Gleiser stated this is urban living, and people will be living and working and having fun in this area, and a car will not be needed. He stated new generations are avoiding buying cars. Mr. Williams stated the problem is that this area is car-intensive right now and there is not a family that has less than two cars. He stated if you want to attract people to move into that area, you need to give them more than one parking space. Mr. Williams asked if any consideration was given to having a garage. Ms. Chioros stated you want to get away from the auto-centric development. She stated what we want to develop is a traditional neighborhood that does not revolve around a car. Ms. Chioros stated she's not saying you can completely eliminate having a car, but you do not make having a car a primary focus. Mr. Jones asked what happens if the low-income housing is not filled. Ms. McAllister stated that is outside of our scope. The Planning Commission reviewed the proposed ordinance. Mr. Williams asked who is in charge of how the houses will look to keep the aesthetic of the neighborhood. Ms. McAllister stated a

Citizen Advisory Committee will handle that. Ms. Fox asked if there is any limit on accessory uses such as a garage or accessory apartment for an elderly relative. Ms. Chioros stated we do not allow accessory dwelling units in the city. She stated accessory uses are uses that are accessory to homes such as a shed or freestanding garage. Mr. Grabowski asked where the nearest school is located. Ms. McAllister stated Achievable Dream is right there; however, students need to apply to attend. She stated kids in the community are actually zoned for Hidenwood Elementary School. Ms. McAllister stated most of the local schools are magnet schools. She stated that schools are a big part of what helps to redevelop communities. Ms. McAllister stated if you are building a whole new community schools are important. She stated part of the Choice Neighborhoods Initiative is an educational component. Ms. McAllister stated Achievable Dream is in the neighborhood, but you have to apply to attend. She stated there are kids that live in Ridley now that go to Achievable Dream, but it is not guaranteed. Mr. Grabowski stated he knows that the Planning Commission and the Planning Department cannot do anything with regard to where the School Board wants to put their buildings, but not having a neighborhood school could be a potential barrier to this project. Ms. Stodghill asked how the city is fulfilling the educational component of the Marshall-Ridley Transformation Plan. Ms. McAllister stated the kids who were part of the Ridley community are to be followed to ensure that they are getting all of the services they need in order to be successful in school. She stated Newport News Schools is a partner, as well as Hampton Roads Community Action Program, as part of the people component. The Planning Commission discussed the difference between neighborhood schools and magnet schools, as well as issues with bussing students to and from different parts of the city. Ms. Spratley stated these are not issues that are before the School Board, because there is no pending issue or pending decision to be made. Ms. Spratley stated the issue for the School Board is typically regarding funding for a new school, but that does not address the bussing issue.

D. Adjourn

There being no further business, the meeting adjourned at 3:45 P.M.



Recording Secretary



Executive Secretary



Marshall-Ridley Choice Neighborhood Overlay

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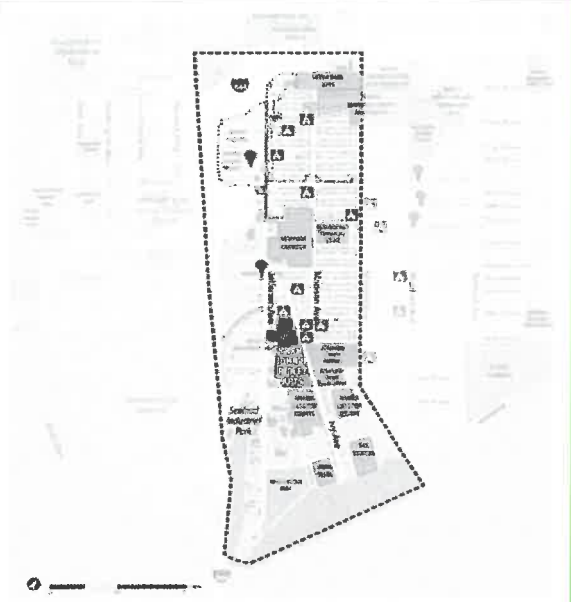


AGENDA

- CNI Transformation Plan
 - People
 - Neighborhood
 - Housing
- Master Plan
- Zoning Overlay Needed

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The Marshall-Ridley Choice Neighborhood Transformation Plan

- Transformation Plan approved by City Council June 12, 2018
- In May 13, 2019 Newport News was awarded an Implementation Grant
- Process of Implementation

Newport News Choice Neighborhood | Neighborhood Map

<ul style="list-style-type: none"> ■ Newport News Choice Neighborhood ■ Target Housing Authority Property ■ Affordable Housing ■ Educational Facilities ■ Parks / Open Space 	<ul style="list-style-type: none"> ■ Southeast Redevelopment ■ Jefferson Ave Corridor Improvements ■ Hours of Worship ■ Community Resources
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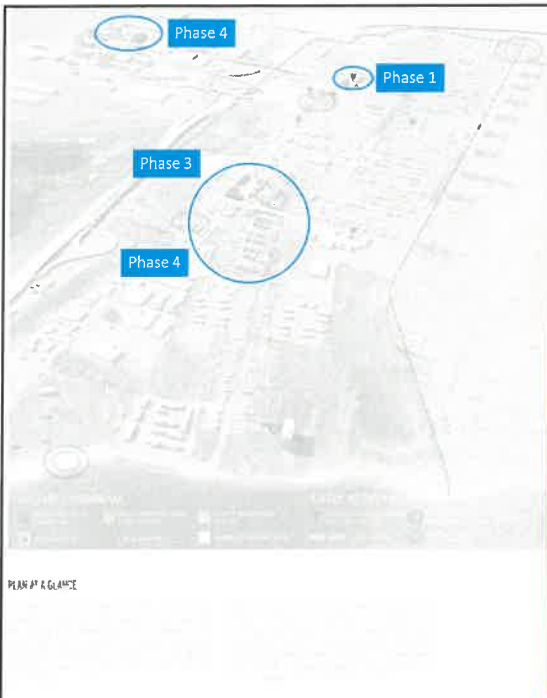



A Neighborhood With Many Assets

- Seafood Industrial Park
- King-Lincoln Park
- Jefferson Avenue Streetscape Improvement
- Available Property
- People

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New Housing

- Developed based on residents responses to needs assessment and market study
- Total Housing Program contains the 520 Units
- **Phase 1-** Across from Brooks Crossing
- **Phase 2&3-** Ridley Place
- **Phase 4-** Downtown

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Master Plan

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Conceptual Master Plan

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The slide features a colorful site plan on the left, showing various zones in green, blue, orange, and red, with roads and building footprints. The right side is a solid orange background with the title 'Conceptual Master Plan' in white. At the bottom left, it says '7 April 7, 2021 Planning Commission – Work Session'. At the bottom right is the 'MARSHALL-RIDLEY' logo.



Conceptual Building Elevations

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The slide contains two architectural renderings of modern multi-story buildings. The top rendering shows a street-level view with a brick building and a white car. The bottom rendering shows a different angle of a similar building. The background is split into green and orange sections. The title 'Conceptual Building Elevations' is in white on the orange background. At the bottom left, it says '8 April 7, 2021 Planning Commission – Work Session'. At the bottom right is the 'MARSHALL-RIDLEY' logo.

DIVISION 10.—MARSHALL-RIDLEY-CHOICE-NEIGHBORHOOD-OVERLAY-DISTRICT-¶
Sec. 45-3170.—Purpose.¶
 Purpose and intent: The purpose of this division is to establish an overlay district known as the Marshall-Ridley Choice Neighborhood Overlay District. The intent of this division is to promote well-planned and designed mixed-use pedestrian-oriented development of property within the Choice Neighborhood. This division prescribes standards for construction and reconstruction of buildings and sites within the Overlay District. Regulations for the Marshall-Ridley Choice Neighborhood Overlay District supplement and modify district regulations set forth in other articles. ¶

Sec. 45-3171.—Established boundaries.¶
 The Marshall-Ridley Choice Neighborhood Overlay District (MRCND). The district boundaries of the Marshall-Ridley Choice Neighborhood Overlay District (MRCND) are established on the Zoning District Map, as amended. (See attached GIS map.) ¶

Sec. 45-3172.—Permitted uses.¶
 (a) * Permitted uses. In this district, buildings or premises may be used for any use normally permitted in the underlying zoning district regulations set forth in Article IV, section 45-402. In addition, the following uses shall be permitted as a matter of right (section 45-402 made inapplicable by parentheses). ¶

- Single-family (B.1.) ¶
- Single-family attached (B.2.1) ¶
- Housing for older persons—Single-family attached (B.2.2) ¶
- Multiple-family (B.3) ¶
- Housing for older persons—Multiple family (B.3.1) ¶
- Mixed-use building with any combination of residential, commercial and/or office uses. ¶

(b) * Accessory uses. Any use customarily incidental or accessory to any permitted use is permitted in this district when clearly established as an accessory to a permitted use. However, certain accessory uses may have special requirements or require a special exception. Refer to Article V and Article XXXII to determine what special requirements may apply. ¶

Sec. 45-3173.—Area and dimensional regulations.¶
 There shall be no minimum lot area, lot dimensions, yard regulations, height regulations, or transitional buffer area. Notwithstanding the aforementioned allowances, single-family lots shall be no less than 5,000 square feet with a minimum of 50 feet of public street frontage and minimum of 10-foot front and rear setbacks for the main structure. ¶

Sec. 45-3174.—Off-street parking.¶
 (a) * On-site parking shall not be required for office and commercial uses. ¶
 (b) * Residential units require a minimum of one (1) parking space per dwelling unit located on-site. However, parking for housing for older persons may be reduced in accordance with Article XXX, section 45-3004.4. ¶
 (c) * Parking for community facilities shall be located off street. ¶


(d) * Any public parking lot, no more than four hundred (400) feet from the use it serves, may be counted towards the parking requirements for community facility uses. ¶
 (e) * All off-street parking shall be located behind buildings or within structures. ¶

Sec. 45-3175.—Requirements.¶
 The development of any site within the Overlay District shall be in accordance with the Transformation Plan, as adopted by city council on June 12, 2018 and an approved master plan and/or site plan. ¶

(a) * Development or redevelopment of a block or part thereof shall require the submittal of a master plan approved by the director of planning. ¶

- (1) * The master plan shall be drawn to a readable scale and show the location of all buildings, streets, light fixtures, parking, landscaping, sidewalks or pedestrian ways or other public spaces and other physical improvements, including but not limited to, location and screening of dumpsters, building elevations, floor area of non-residential space, sign design and materials. ¶
- (2) * The master plan shall include a landscape plan drawn to scale, which shall show the location of all landscaping materials. Landscaping materials shall be used from an approved list compiled by the director of planning. ¶
- (3) * The master plan shall include a development program indicating the sequence to which all structures, vehicular and pedestrian circulation systems are to be developed, and a schedule of construction dates indicating the anticipated date of commencement and completion of the project and any phasing of the project, to include a plan for stormwater management on the site. ¶
- (4) * For any residential or mixed-use development that includes residential, the master plan shall indicate the use and number of dwelling units proposed. The master plan shall indicate the use and square footage of any non-residential use. ¶
- (5) * The master plan submittal shall include all building elevations, to include materials, color, and style. ¶
- (6) * Mechanical equipment shall not be visible from city rights-of-way. ¶
- (7) * All utilities, including but not limited to, all wires, cables, pipes, conduits and appurtenant equipment, carrying or used in connection with the furnishing of electric power, telephone, telegraph, cable television, petroleum, gas, steam, water, or sewer systems, shall be installed underground notwithstanding any provisions of City Code section [Chapter] 40-1 to the contrary. ¶
- (8) * Sustainable building practices shall be encouraged. ¶
- (9) * Curb cuts shall not be permitted on Jefferson Avenue. ¶

Sec. 45-3176.—Signs.¶
 (a) * Prior to review and the issuance of a sign permit by the director of codes compliance, all signs shall be submitted to and approved by the director of planning. The submission shall include: Sign design, location, dimensions of the proposed signs, a drawing to a readable scale, colors, and a description of the sign materials and method of illumination. ¶
 (b) * Signs permitted in the district shall be those set forth in chapter 33 01, Newport News City Code, except those specifically prohibited by this chapter. ¶
 (c) * Freestanding signs are prohibited. ¶

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Request Newport News Planning Commission recommend approval of Zoning Text Amendment for the Marshall- Ridley Choice Neighborhood Overlay District to the City Council

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