



Department of Planning
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<https://www.portsmouthva.gov/181/Planning-Department>

To: Planning Commission

From: Planning Staff

Date: February 7, 2023

RE: UP-22-14 (Woodbine) – Scott Campbell, AIA, of VIA Design Architects, requests a Use Permit for a three-story, 42-unit senior living multi-family dwelling on approximately 4.9 acres at 5311, 5315, 5319 High Street, and 3107 Honeysuckle Lane with a proposed density of 8.5 dwelling units per acre. The property is currently zoned General Residential, GR. The applicant is concurrently requesting a Rezoning of the property to Multi-Family Urban Residential, UR-M (Z-22-04). The Future Land Use Map of the *Build One Portsmouth Comprehensive Plan* designates this property for Single-Family Residential – Low/Medium Density. The properties are owned by Portsmouth Redevelopment and Housing Authority (PRHA) and are further described as Tax Map 812, Parcels 1, 1.1, 1.2, and 1.3.

Summary Dates:

Planning Commission Public Hearing:	February 7, 2023
City Council Reading and Public Hearing (tentative):	March 14, 2023

Summary Facts:

I. PETITIONER

Scott Campbell, AIA, of VIA Design Architects, on behalf of PRHA, 319 E. Plume Street, Norfolk, VA 23510

II. LOCATION & LEGAL DESCRIPTION

5311, 5315, 5319 High Street, and 3107 Honeysuckle Lane, also referenced as Tax Map 812, Parcels 1, 1.1, 1.2, and 1.3.

III. PROPERTY OWNER

Portsmouth Redevelopment and Housing Authority (PRHA), 3116 South Street, Portsmouth, VA 23707

IV. PURPOSE

The applicant requests a rezoning of the properties from General Residential (GR) to Multi-Family Urban Residential (UR-M) in order to develop a three-story 42-unit senior living multi-family dwelling development.

V. SUMMARY & RECOMMENDATION

Applicant has withdrawn this application. See attached letter of withdrawal.

Staff Contact: Ms. Julie Chop, MURP, CZA

757-393-8836, Ext. 4258

From: [Scott Campbell](#)
To: [Chop, Julie](#)
Subject: RE: 5315 High St. Z-22-04 & UP-22-14 - WITHDRAW APPLICATION
Date: Thursday, January 26, 2023 2:02:13 PM
Attachments: [image001.png](#)

Julie,

Per our phone conversation, PRHA is officially withdrawing the Rezoning and Use Permit for 5315 High Street.

Thanks for all your communications and efforts to work with us on this project.

Scott Campbell, AIA, LEED AP[®] BD+C

Principal

VIA design

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The increase in the amount of new impervious surfaces as well as the amount of disturbed area for the proposed improvements is going to be significant. This will be exacerbated by the stormwater collection and management facilities required to meet