



**Department of Planning**  
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**To:** Planning Commission

**From:** Planning Staff

**Date:** February 2, 2021

**RE: UP-20-12** – Bruce Watts, with Woda Cooper Development, Inc., requests a Use Permit at 3820 King Street and 3810 Louisa Avenue to develop a four-story 52-unit multi-family apartment building. The property consists of 3.184 acres and the proposed density is 16 dwelling units per acre. The property is owned by WD Realty, LLC and is identified as Tax Map 304, Parcel 9 and Tax Map 356, Parcel 43. The Future Land Use Map of the *Build One Portsmouth* Comprehensive Plan designates this property for commercial development.

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**Summary Dates:**

Planning Commission Public Hearing:	TBD
1 <sup>st</sup> City Council Reading and Public Hearing (tentative):	TBD
2 <sup>nd</sup> City Council Reading (tentative):	TBD

**Summary Facts:**

**I. APPLICANT**

Bruce Watts, 530 South Main Street, Norfolk, Virginia 23523

**II. LOCATION & LEGAL DESCRIPTION**

3820 King Street and 3810 Louisa Avenue also referenced as Tax Map 304, Parcel 9 and Tax Map 356, Parcel 43

**III. PROPERTY OWNER**

WD Realty, LLC, 3145 Virginia Beach Boulevard, Suite 203, Virginia Beach, Virginia 23452

**IV. PURPOSE**

The purpose of the Use Permit is to develop a proposed 52-unit multifamily apartment development.

**V. RECOMMENDATION**

**DEFERRAL** – The applicant requires additional time to devise an alternative parking plan that meets the requirements set forth in Portsmouth City Code Section 40.2-301(F) and to redesign their proposal to meet the requirements of the City’s Flood Protection Ordinance found in Portsmouth City Code Section 14.1.

**Staff Contact:** Stacy J. Porter

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