



Department of Planning
801 Crawford Street, 4th Floor
Portsmouth, Virginia 23704
757.393.8836 (t) 757.393.5223
<https://www.portsmouthva.gov/181/Planning-Department>

To: Planning Commission

From: Planning Staff

Date: February 2, 2021

RE: Z-20-11 – Bruce Watts, with Woda Cooper Development, Inc., requests the rezoning of 3820 King Street and 3810 Louisa Avenue from Conditional High Density Urban Residential, URH-K to High Density Urban Residential, URH for 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.

Summary Dates:

Planning Commission Public Hearing:	TBD
1 st City Council Reading and Public Hearing (tentative):	TBD
2 nd 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 rezoning request is to remove the current proffers approved by City Council October 11, 2005 allowing for 23 condominiums to be developed on the property. Removal of the proffers would allow the applicant to proceed with the review of a Use Permit for 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

757-393-8836, Ext. 4210