

Form and Correctness Approved:

Contents Approved:

By Daniel B. Hagemister
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DEPT. Planning

NORFOLK, VIRGINIA

ORDINANCE No. 41,226

PH-3A

AN ORDINANCE TO REZONE CERTAIN PROPERTY LOCATED NORTH OF BOLLING AVENUE FROM R-11 (MODERATE DENSITY MULTIPLE-FAMILY) TO CONDITIONAL IN-1 (INSTITUTIONAL).

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That certain property located north of Bolling Avenue is hereby rezoned from R-11 (Moderate Density Multiple-Family) to Conditional IN-1 (Institutional). The property which is the subject of this rezoning is more fully described as follows:

Property generally bounded on the northwest by Monroe Place, on the east by Jamestown Crescent and on the northeast by the rear property lines of properties located along the southeastern side of Magnolia Avenue, on the south by Bolling Avenue and on the west and southwest by Westmoreland Avenue. This property is also depicted on Exhibit A appended hereto.

Section 2:- That the property rezoned by this ordinance shall be subject to the following conditions:

- (a) The school will be developed in accordance with the attached site plan prepared by Tymoff & Moss, provided, however, (i) the chapel may be positioned at a location other than that reserved for the chapel on the attached site plan, and (ii) all development shall be subject to Site Plan approval.
- (b) The site shall be developed in accordance with an approved site plan designed in conformance with the requirements of Chapter 26, Site Plan Review, and Chapter 17, Landscape and Buffers, of the City of Norfolk Zoning Ordinance, 1992 as amended.
- (c) The principal use of the site shall be a private school for children from pre-kindergarten through the eighth grade, along with accessory uses incidental and subordinate to the private school use.

- (d) The chapel on the site may be made available occasionally for religious services, including wedding ceremonies.
- (e) The facilities on the site may be used for operation of summer day camps.
- (f) The height of the new buildings on the site will not exceed 35 feet above grade, as determined in accordance with the definition of "building height" as set forth in Section 2-3 of the Zoning Ordinance.
- (g) There will be no exposed mechanical equipment on building roofs visible from ground level.
- (h) The athletic fields will not be illuminated for nighttime play.
- (i) Trees will be preserved to the extent feasible as shown on the attached site plan.
- (j) The school will be designed for a capacity of 400 students.
- (k) The times for commencement and dismissal of classes at the site will be set with a view toward limiting peak-time vehicular traffic on Bolling Avenue.

Section 3:- That this ordinance shall be in effect from and after the date of its adoption.

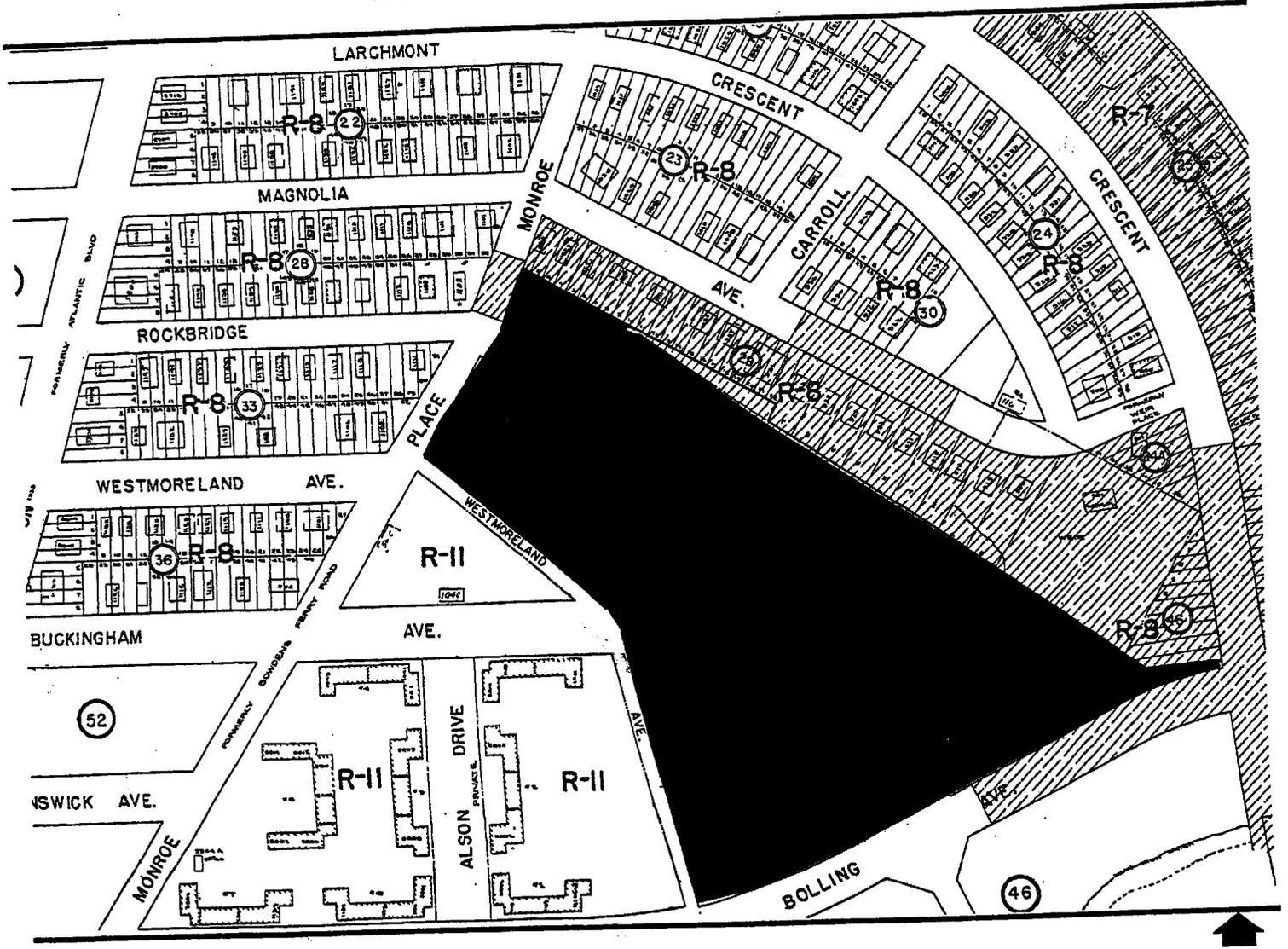
Adopted by Council November 18, 2003
Effective December 19, 2003

TRUE COPY
TESTE:

R. BRECKENRIDGE DAUGHTREY, CITY CLERK

BY: _____
DEPUTY CITY CLERK

2. SITE
PROPOSED STREET CLOSURE & CHANGE OF ZONING
BARRY ROBINSON HOME FOR BOYS TRUST



Planning Commission Public Hearing

October 23, 2003

Application 1

Scale: 1" = 800'

■ Location

EXHIBIT
A