

m and Correctness Approved:

Contents Approved: L.M.V

Office of the City Attorney

NORFOLK, VIRGINIA

By DEPT.

Planning

### ORDINANCE No. 41,794

PH-1A

AN ORDINANCE TO REZONE PROPERTY EXTENDING ON BOTH THE NORTH AND SOUTH SIDE OF FLOWERFIELD ROAD AS IT EXTENDS FROM THE WESTERN LINE OF SHORE DRIVE FROM R-11 (MODERATE DENSITY MULTIPLE-FAMILY) TO CONDITIONAL R-13 (MODERATELY HIGH DENSITY MULTIPLE-FAMILY).

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

Section 1:- That the property extending on both the north and south side of Flowerfield Road as it extends from the western line of Shore Drive is hereby rezoned from R-11 (Moderate Density Multiple-Family) to Conditional R-13 (Moderately High Density Multiple-Family). The property which is the subject of this rezoning is more fully described as follows:

Property extending on both the north and south side of Flowerfield Road as it extends from the western line of Shore Drive and continues westwardly; property terminates 630 feet, more or less, west of the western line of Woodall Road on the north side of Flowerfield Road and 760 feet, more or less, west of the western prolongation of Woodall Road on the south side of Flowerfield Road.

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

- (a) Construction of Parcels A and B will substantially adhere to the attached site plan.
- (b) With the exception of the 32 new units, the number, height and size of the existing units will not be changed.

- (c) The property owner will provide the City with finance assistance acceptable to the City for any speed calming facilities (speed bumps) it deems necessary on Flowerfield Road and Woodall Road.

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

Adopted by Council April 19, 2005  
Effective April 19, 2005

TRUE COPY  
TESTE:

\_\_\_\_\_  
R. BRECKENRIDGE DAUGHTREY, CITY CLERK

BY:

\_\_\_\_\_  
DEPUTY CITY CLERK

1. LOCATION AND ZONING  
PROPOSED REZONING & GENERAL PLAN AMMENDMENT  
PARK TOWN ASSOCIATES, L.C.



Planning Commission Public Hearing

January 27, 2005

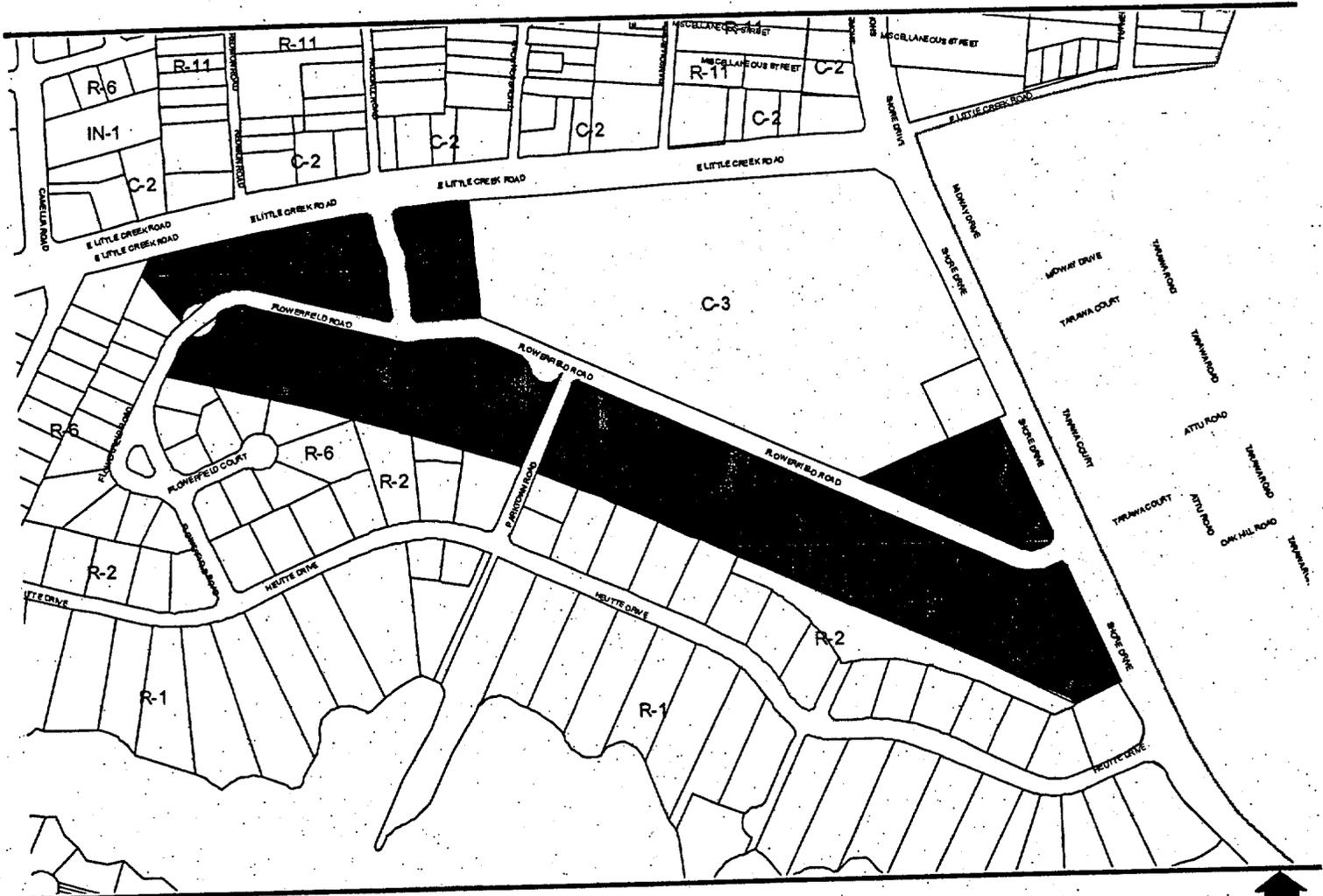
Application 2 a & b

 Location

2. SITE

PROPOSED REZONING & GENERAL PLAN AMMENDMENT

PARK TOWN ASSOCIATES, L.C.



Planning Commission Public Hearing

January 27, 2005

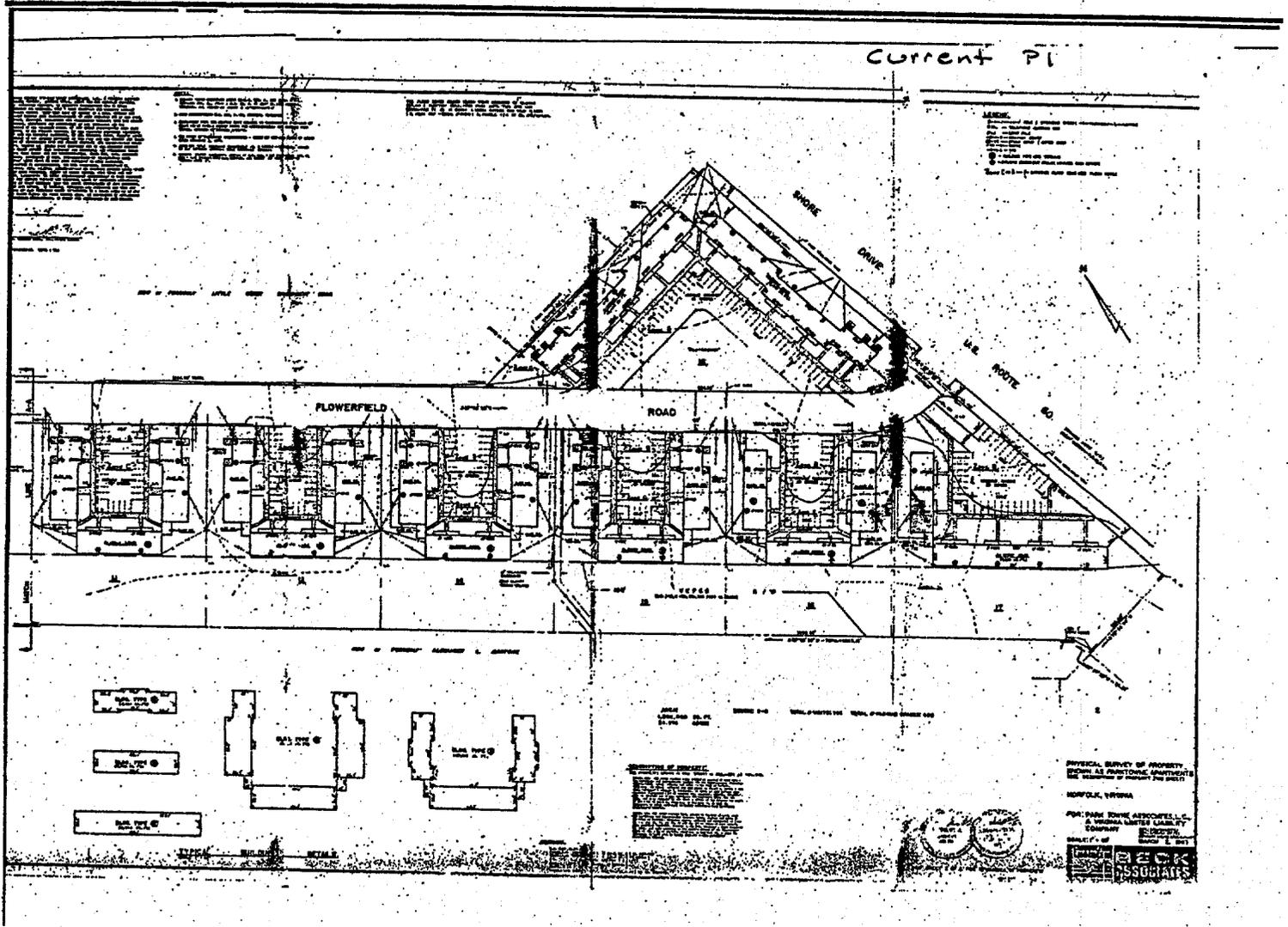
Application 2 a & b

■ Location

3. SITE PLAN (A)

PROPOSED REZONING & GENERAL PLAN AMMENDMENT

PARK TOWN ASSOCIATES, L.C.  
(Current)



Planning Commission Public Hearing

January 27, 2005

Application 2 a & b

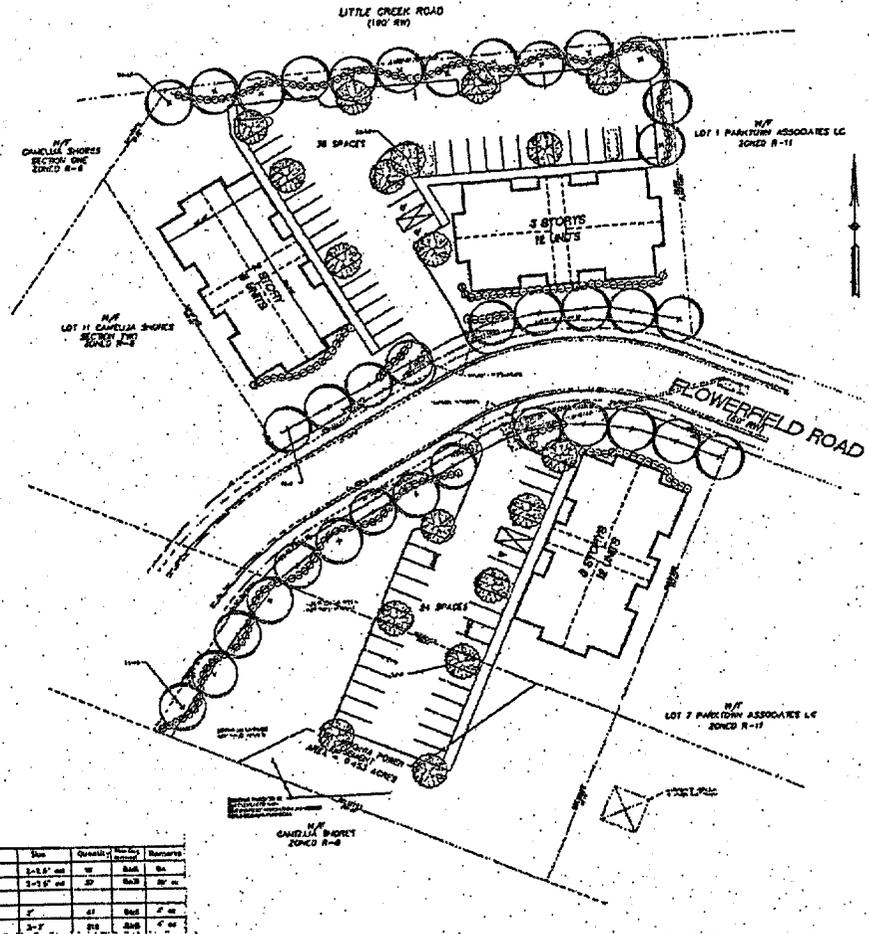
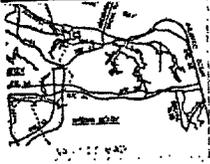
Location



### 3. SITE PLAN

## PROPOSED REZONING & GENERAL PLAN AMMENDMENT

### PARK TOWN ASSOCIATES, L.C. (Proposed)



**LANDSCAPE PLANTING SCHEDULE**

Species Name	Common Name	Size	Quantity of Plants	Remarks
Juniperus horizontalis 'Blue Star'	Creeping Blue Juniper	1-1.5' and 2'	10	SAF
Salix humilis 'Weeping Willow'	Green Weeping Willow	1-1.5' and 2'	20	SAF
Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	2'	40	SAF
Prunella americana 'Blackberry'	Blackberry	1-2'	200	2' in

Planning Commission Public Hearing

January 27, 2005

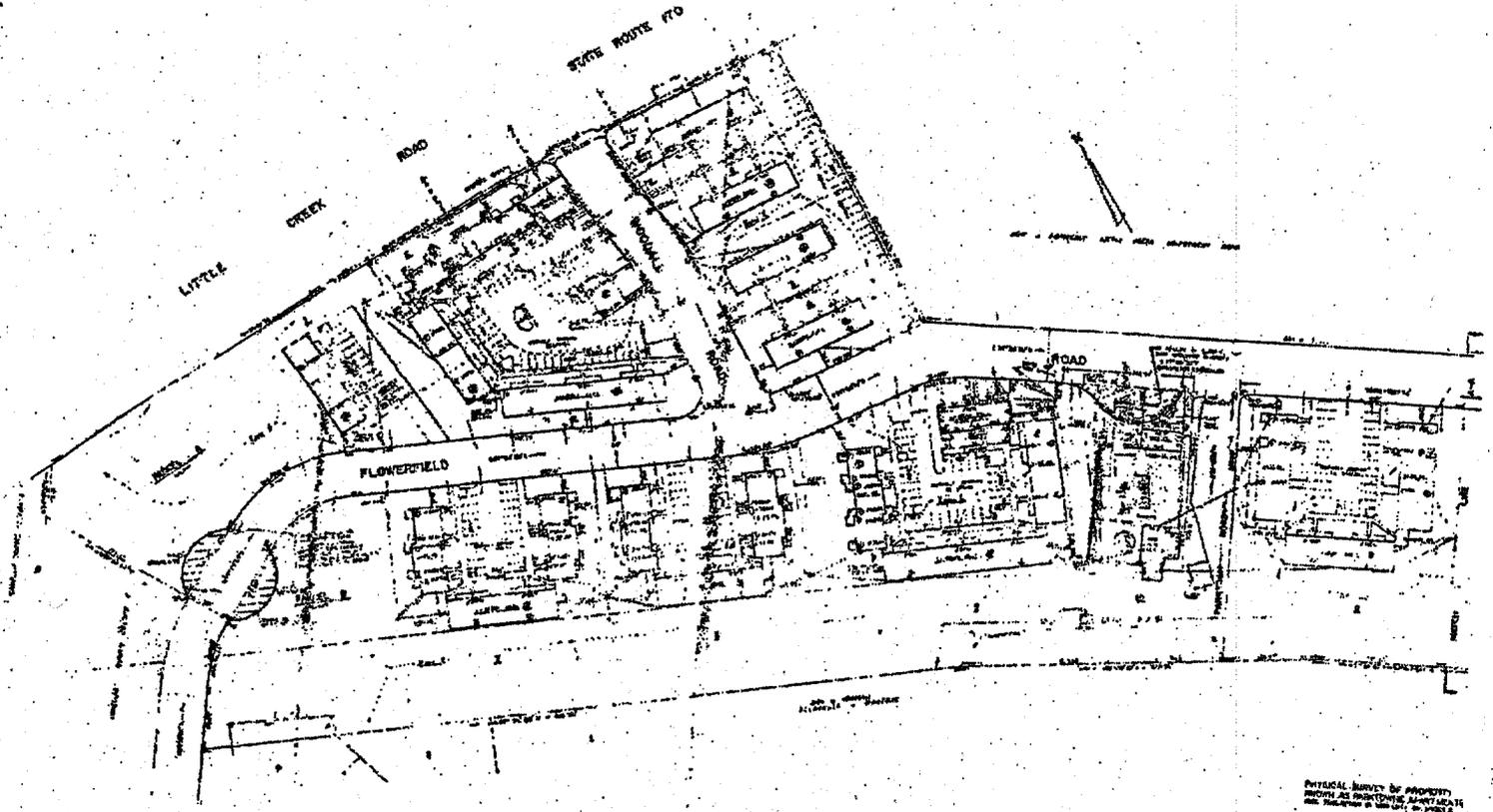
Application 2 a & b

Location

PLAN PREPARED BY: GARY P. HARRIS  
GEOGRAPHIC DESIGN GROUP  
COLUMBIANA, AL.



3. SITE PLAN (B)  
PROPOSED REZONING & GENERAL PLAN AMMENDMENT  
PARK TOWN ASSOCIATES, L.C.  
(Current)



PHYSICAL SURVEY OF PROPERTY  
PROVIDES FOR THE AMMENDMENT  
AS SHOWN ON SHEET 1 OF 2  
NOVEMBER 2004  
PARK TOWN ASSOCIATES, L.C.  
& WINDY HILLS DEVELOPMENT  
COMPANY  
2501 N. W. 10th St.  
Fort Lauderdale, FL 33309  
TEL: 954-575-1111  
FAX: 954-575-1112

Planning Commission Public Hearing  
January 27, 2005      Application 2 a & b  
[Redacted] Location

