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HEARING DATE: JANUARY 13, 2016

TO: CHESAPEAKE PLANNING COMMISSIONERS

FROM: ALEXIS BAKER, SENIOR PLANNER *ARB*

THROUGH: JALEH M. SHEA, AICP, PLANNING DIRECTOR *JMS*

DATE: JANUARY 5, 2016

RE: **TA-Z-15-08**

An Ordinance amending Appendix "A" of the City Code, entitled "Zoning", Article 12, Sections 12-709, 12-721, and 12-723; thereof, and the South Norfolk Historic and Cultural Preservation Overlay District ("HC District") Design Guidelines, to revise the boundaries of the HC District as may be deemed in the best interest of the goals and objectives of the Historic and Cultural Preservation; to identify standards for maintenance and repair of buildings and structures within the HC District; to provide for the designation and regulation of contributing and non-contributing buildings and structures within the HC District; to identify permitted and conditional uses within the HC District; and to amend the HC District Design Guidelines to establish architectural, siting, landscaping, and other design standards for the construction, alteration, repair, demolition, and relocation of buildings, structures, landmarks, and features within the HC District.

TEXT AMENDMENT DESCRIPTION:

The Historic Preservation Commission was tasked by City Council to conduct a substantial review of the South Norfolk Historic and Cultural Preservation Overlay District (HC District) boundaries and guidelines and to make recommendations to the Planning Commission and City Council for any amendments or adjustments. Specifically, these tasks are as follows:

- 1) To determine whether the boundaries of the HC District are adequately and appropriately drawn to incorporate those structures and features that contribute to the historic, cultural, or architectural character of the HC District;

- 2) To determine whether the application of the requirements of the HC District to all buildings, structures, landmarks, area, and premises regardless of whether such features enhance the historic, cultural, and architectural character of the HC District effectively promotes the interests of historic and cultural preservation, quality of life, and preservation of property rights and values in the HC District; and
- 3) To determine whether the procedural and architectural requirements and standards therein adequately and effectively promote the interests of historic and cultural preservation, quality of life, and preservation of property rights and values in the HC District.

BACKGROUND:

The proposed amendment was initiated by City Council who adopted a resolution on October 27, 2015, requesting the Planning Commission to consider and make recommendations concerning the proposed amendment.

Due to the complexity of the initiating resolution, the resolution will be addressed with two proposed amendments: TA-Z-15-07 and TA-Z-15-08. This text amendment will involve a comprehensive study of the current South Norfolk Historic and Cultural Preservation District boundaries and guidelines. TA-Z-15-07 will make recommendations for amendments to the process and procedures for general and Board of Historic and Architectural Review Certificates of Appropriateness (COA's) within the South Norfolk Historic and Cultural Preservation Overlay District.

STAFF ANALYSIS:

The Chesapeake Historic Preservation Commission and staff have developed a reasonable schedule to conduct the review of historic district boundaries and guidelines. However, additional time is needed to complete the review, draft recommendations and provide an opportunity for community meetings and stakeholder comments.

STAFF RECOMMENDATION:

Staff recommends that **TA-Z-15-08** be **CONTINUED** to the **May 11, 2016**, Public Hearing.

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