



**PLANNING COMMISSION AGENDA
TUESDAY, FEBRUARY 7, 2023 @ 1:30 P.M.
CITY COUNCIL CHAMBER
6TH FLOOR, CITY HALL
801 CRAWFORD STREET**

CALL TO ORDER

ROLL CALL

TRANSCRIPT OF THE JANUARY 17, 2023 PUBLIC HEARING

ANNOUNCEMENT OF FUTURE CONFERENCES AND MEETINGS

- **NEXT WORK SESSION : MARCH 7, 2023 @ 12:30 P.M.
(6TH FLOOR CITY COUNCIL CHAMBER) FOLLOWED BY
PUBLIC HEARING 1:30 P.M. (CITY COUNCIL CHAMBER)**

**ITEMS REVIEWED TODAY WILL BE PRESENTED TO CITY COUNCIL FOR ACTION
AT THEIR MARCH 14, 2023 PUBLIC HEARINGS OR AS OTHERWISE NOTED.**

PLANNING COMMISSION RULES LIMIT A SPEAKER UP TO FIVE (5) MINUTES

Z-22-04 (WOODBINE) - Scott Campbell, AIA, of VIA Design Architects, requests to rezone approximately 4.92 acres at 5311, 5315, 5319 High Street, and 3107 Honeysuckle Lane from General Residential (GR) to Multi-Family Urban Residential (UR-M) in order to develop a four-story 57-unit senior living multi-family dwelling development. The applicant is concurrently requesting a Use Permit for a multi-family dwelling (UP-22-14). The Future Land Use Map of the Build One Portsmouth Comprehensive Plan designates this property for Single-Family Residential - Low/Medium Density. The properties are owned by Portsmouth Redevelopment and Housing Authority (PRHA) and are further described as Tax Map 812, Parcels 1, 1.1, 1.2, and 1.3. **- The applicant has withdrawn this application.**

UP-22-14 (WOODBINE) - Scott Campbell, AIA, of VIA Design Architects, requests a Use Permit for a four-story, 42-unit senior living multi-family dwelling on approximately 4.92 acres at 5311, 5315, 5319 High Street, and 3107 Honeysuckle Lane with a proposed density of 11.6 dwelling units per acre. The property is currently zoned General Residential (GR). The applicant is concurrently requesting a Rezoning of the property to Multi-Family Urban Residential (UR-M) (Z-22-04). The Future Land Use Map of the Build One Portsmouth Comprehensive Plan designates this property for Single-Family Residential - Low/Medium Density. The properties are owned by Portsmouth Redevelopment and Housing Authority (PRHA) and are further described as Tax Map 812, Parcels 1, 1.1, 1.2, and 1.3. **- The applicant has withdrawn this application.**

UP-22-20 (PRENTIS PLACE) - Safe Harbor Behavioral Healthcare, LLC requests a Use Permit for a halfway house on the 0.12-acre property at 1820 Prentis Avenue in the Multi-Family Urban Residential (UR-M) zoning district. The Future Land Use Map of the Build One Portsmouth Comprehensive Plan designates this property for Mixed Residential. The property is owned by L. Louise Lucas and is further described as Tax Map 69, Parcel 22. **Staff Coordinator: Amy Mervine**

Z-22-07 (WEST CRADOCK) - Community Housing Partners requests to rezone the combined 2.4-acre at 2216 and 2220 Waldron Avenue from Urban Residential (UR) to Multi-Family Urban Residential (UR-M) in order to increase the maximum dwelling units per acre to 18. The applicant is concurrently requesting a Use Permit for a multi-family dwelling development (UP-22-22). The proposed development is an expansion of the neighboring Ansell Gardens Apartments. The Future Land Use Map of the Build One Portsmouth Comprehensive Plan designates this property for Low to Medium Density Single-Family Residential. The property is owned by Portsmouth Afton Square LP and is further described as Tax Map 465, Parcel 39 and Tax Map 465, Parcel 38. **Staff Coordinator: Amy Mervine**

UP-22-22 (WEST CRADOCK) - Community Housing Partners requests a Use Permit for a two-building 39-unit multifamily dwelling development on the combined 2.4-acre property at 2216 and 2220 Waldron Avenue in the Urban Residential (UR) zoning district. The applicant is concurrently requesting a Rezoning from UR to UR-M (Z-22-07). The proposed development is an expansion of the neighboring Ansell Gardens Apartments. The Future Land Use Map of the Build One Portsmouth Comprehensive Plan designates this property for Low to Medium Density Single-Family Residential. The property is owned by Portsmouth Afton Square LP and is further described as Tax Map 465, Parcel 39 and Tax Map 465, Parcel 38. **Staff Coordinator: Amy Mervine**

CA-23-01 (CITY WIDE) - By request of City Council, the City of Portsmouth proposes to amend City Code Ch. 40.2 Zoning Ordinance (including without limitation Sec. 40.2-532(I) and Sec. 40.2-533(I)) to allow City Council to elect to reconsider Zoning Map Amendments and Use Permits that were previously denied prior to the end of the current one-year waiting period for refiling denied applications. **Staff Coordinator: Julie Chop**

NEW BUSINESS:

ADJOURNMENT: