City Planning Commission
2020 Report to City Council

Planning Commission

Earl Fraley, Jr., Chairman

Matthew Hales, Vice-Chairman
Dr. Ramona Austin
Dr. Amanda Lloyd
Kevin Murphy
Kathryn Shelton
Kim Sudderth

Approved: February 25, 2021
Department of City Planning

Chairman's Message

February 25, 2021

To the Honorable Mayor and Council
City of Norfolk, Virginia

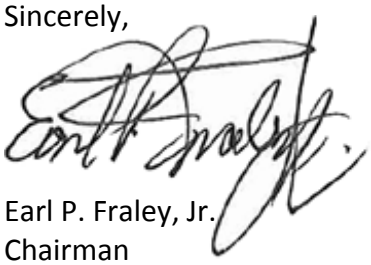
Ladies and Gentlemen:

It is my pleasure to share with you a summary of the Planning Commission's activities during calendar year 2020. The theme running through this entire report will most definitely be the theme of 2020 for the entire world — COVID-19 had an impact on every activity, including the activities of the City Planning Commission. We moved to virtual meetings in March and explored ways to add temporary flexibility to some land use categories to allow businesses to safely continue to operate. However, even the presence of the pandemic did not deter the activities of the City Planning Commission. There were 127 public hearing applications and 14 design review items heard by the City Planning Commission during 2020.

Even with the challenges presented by the pandemic, the City Planning Commission continued its tradition of lively discussion and debate, particularly around the topic of short-term rentals. These lively discussions are vital to ensuring the full vetting of potential issues and for ultimately providing the best possible land use recommendations to City Council for their consideration. We are proud of our work and will continue grow in our roles as citizen planners.

We continue to be thankful for the opportunity to serve and for the trust placed in us to advise the City and City Council. It is a great honor to be a part of the planning process in Norfolk. We look forward to continuing our service in 2021 and thank you for your support and confidence in us.

Sincerely,



Earl P. Fraley, Jr.
Chairman

CC: Dr. Larry H. Filer II, City Manager
George M. Homewood, FAICP CFM, Planning Director

Norfolk City Planning Commission

The Norfolk City Planning Commission (henceforth referred to as the "Planning Commission" or "CPC") is a seven-member body, appointed by City Council, responsible for the review of land use and zoning matters for the City of Norfolk. The Planning Commission makes recommendations on various matters to City Council, which is ultimately responsible for making a final decision on those matters. The Planning Commission is also responsible for the development and implementation of the City's General Plan, *plaNorfolk2030*.

Planning Commission members in 2020 were: Earl Fraley, Jr., Chairman; Matthew Hales, Vice-Chairman; Dr. Ramona Austin; Kevin Murphy; and Kathryn Shelton. Dr. Amanda Lloyd and Kim Sudderth were appointed to the Planning Commission in 2020 and Dr. Dan Neumann and Nikita Houchins rolled off the commission during the year. George Homewood, Planning Director, served as Executive Secretary.

The CPC met on 17 separate occasions in 2020. During a normal year, the Planning Commission convenes every second and fourth Thursday of each month. Because 2020 was far from a normal year, the CPC maintained this bi-monthly format for only a portion of the year. In March, September, and October, the CPC gathered once, with no mid-month meetings. They also only met once in November and December due to the holidays. In April 2020, the CPC did not gather at all. Starting in March of 2020, the CPC convened virtually. The table below illustrates each member's attendance for the year.

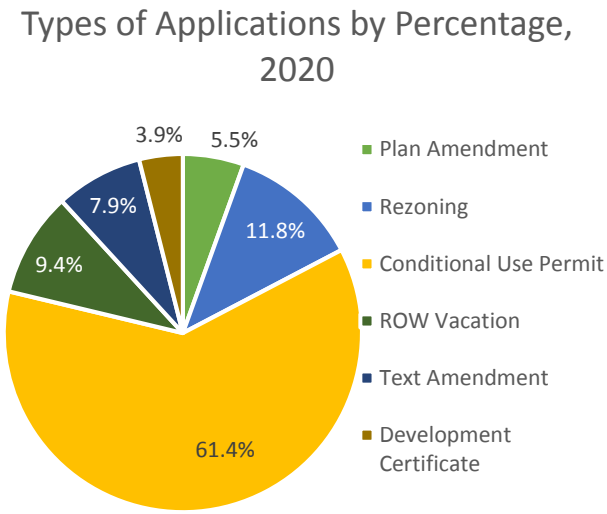
Member Name	Meetings in Attendance	Meetings Absent
Earl Fraley, Jr., Chairman	16	1
Matthew Hales, Vice-Chairman	17	0
Dr. Ramona Austin	14	4
Nikita Houchins **	7	0
Dr. Amanda Lloyd *	12	0
Kevin Murphy	17	0
Dr. Dan Neumann **	3	1
Kathryn Shelton	16	1
Kim Sudderth *	6	3

* Joined the commission during 2020 calendar year.
** Left the commission during 2020 calendar year.

In 2020, the Planning Commission processed 127 planning and zoning applications. Additionally, the Planning Commission considered presentations on many other topics throughout the year, including the Norfolk Multi-Modal Plan, the Design Principles for Multifamily Development, Downtown Norfolk 2030, Broad Creek Refresh, the Regional Hazard Mitigation Annual Report, and short-term rental provisions.

Planning & Zoning Applications Reviewed – 2020

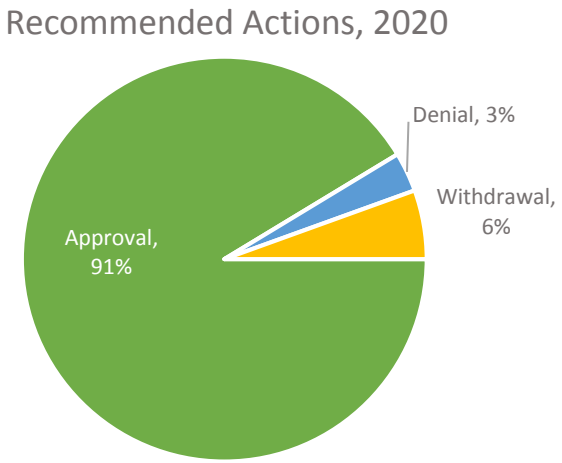
Of the 127 planning and zoning applications submitted to the Planning Commission in 2020, Conditional Use Permits (CUPs) once again represent the lion's share. 78 of the 127 applications were CUPs, which is 61.4%. Rezoning represents the second largest percentage, followed, in order, by Right-of-Way (ROW) Vacation, Text Amendment, Plan Amendment, and Development Certificates. The following table illustrates the disposition of all applications processed in 2020.



CPC Items & Recommendations, 2020

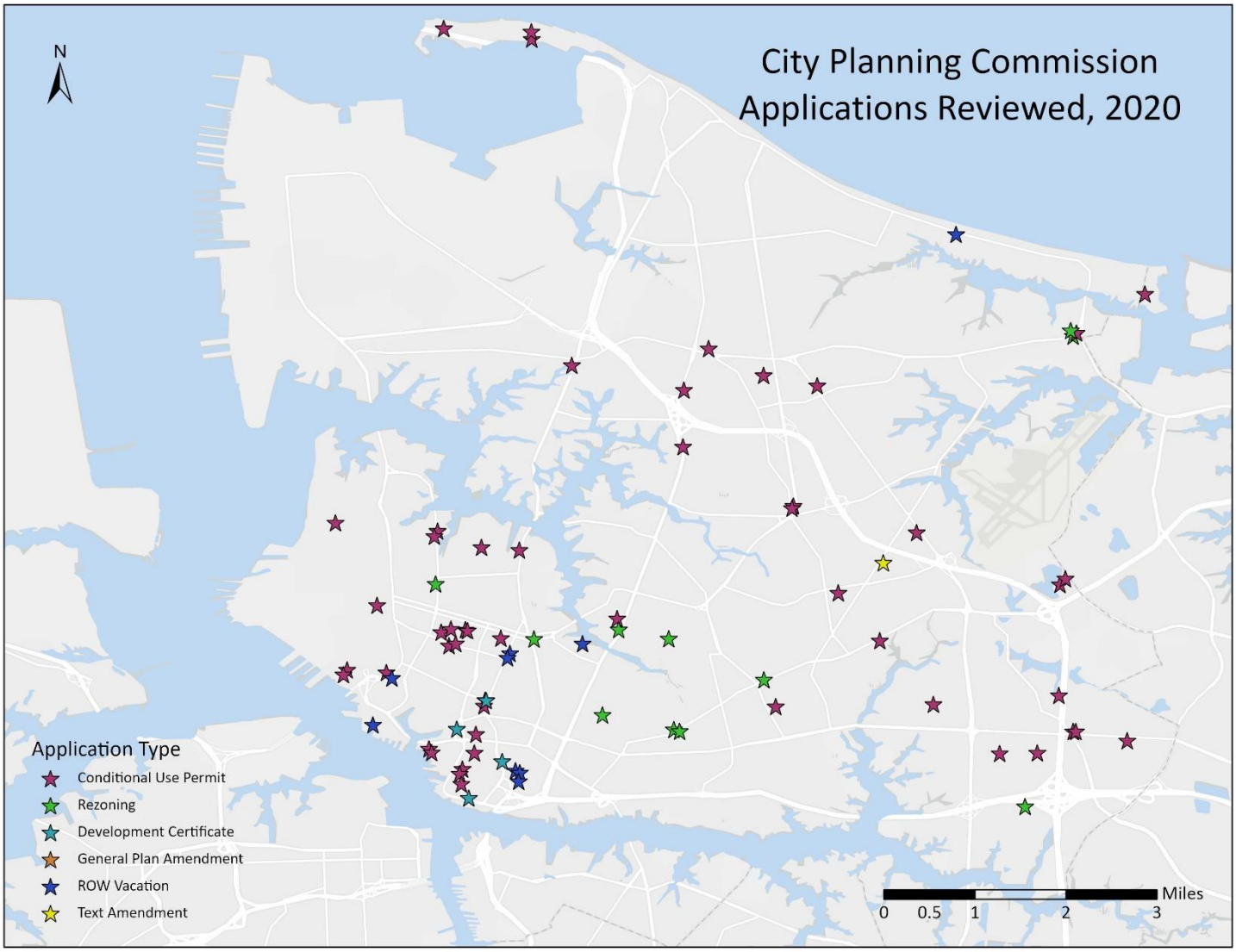
Application Types	Total	%	Approval	Denial	Withdrawal	% Approval
Plan Amendment	7	5.5%	7	0	0	100.0%
Rezoning	15	11.8%	14	0	1	93.3%
Conditional Use Permit	78	61.4%	68	4	6	87.2%
Right-of-Way Vacation	12	9.4%	12	0	0	100.0%
Text Amendment	10	8.0%	10	0	0	100.0%
Development Certification	5	3.9%	5	0	0	100.0%
Total	**127**	**100.0%**	**116**	**4**	**7**	**91.3%**

The Planning Commission recommended approval on 91.3% of the applications submitted in 2020, voting to recommend denial of four items. Seven items were withdrawn before the Commission could vote on them. The high approval rating from both the Planning Commission and the City Council (covered later) is due in large part to the efforts of staff to advise and guide applicants through the pre-approval process, assisting applicants in making improvements to their applications.



Planning & Zoning Applications Reviewed – 2020

The map below illustrates the geographic distribution of the types of applications reviewed by the Planning Commission in 2020. Each star on the map represents one item or application reviewed by the Planning Commission in the year 2020.



Source: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

115 individual stars can be found on the map. Not reflected on this map are 12 items of the total 127 items reviewed by the Planning Commission in 2020 that are not specific to one location, but instead impact the entire city (Ex. Text amendments to *plaNorfolk2030*).

Conditional Use Permits Reviewed – 2020

CUPs are the most common type of application considered by the Planning Commission, representing 61.4% of all agenda items in 2020. This is consistent with prior years in which 58.9% of agenda items in 2019, and 58.1% of items in 2018 were CUP applications. Continuing a trend that saw a decrease in alcoholic beverage related CUPs beginning in 2018, 35.9% of CUP applications related to alcoholic beverage uses were reviewed in 2020. This is down from 65% reviewed in calendar year 2017. This trend is likely due to the modifications of rules regarding alcohol sales in the 2018 Zoning Ordinance, shifting some of these uses from CUP to by-right uses. In total, 87.2% of conditional use permit applications were recommended for approval which is down from 90.9% last year. This is also 4.9% less than the 10-year average of 92.1%.

CUPs by Type & CPC Recommendations, 2020

CUP Type	Total	%	Approval	Denial	Withdrawn	% Approval
ABC Off-Premises	10	12.8%	9	0	1	90.0%
ABC On-Premises	1	1.3%	1	0	0	100.0%
Accessory Dwelling Units	2	2.6%	2	0	0	100.0%
Adult Daycare	1	1.3%	1	0	0	100.0%
Auto Related *	9	11.5%	9	0	0	100.0%
Child Daycare	1	1.3%	1	0	0	100.0%
Comm. Rec. Center	2	2.6%	0	2	0	0.0%
Comm. Signage	1	1.3%	1	0	0	100.0%
Convenience Store	3	3.8%	2	0	1	66.7%
Drive-through, Large	1	1.3%	1	0	0	100.0%
Drive-through, Small	1	1.3%	1	0	0	100.0%
Extended Hours	8	10.3%	7	0	1	87.5%
Gas Sales	2	2.6%	1	0	1	50.0%
Health and Fitness	1	1.3%	1	0	0	100.0%
< 50% 1st Floor Comm.	1	1.3%	1	0	0	100.0%
Live Entertainment	6	7.7%	5	0	1	92.9%
Medical Waste Transfer	1	1.3%	1	0	0	100.0%
Modify Standards	2	2.6%	2	0	0	100.0%
Multifamily	5	6.4%	5	0	0	100.0%
Nightclub	3	3.8%	3	0	0	100.0%
Retail > 50k Sq. Ft.	1	1.3%	1	0	0	100.0%
Short-Term Rental	7	9.0%	6	1	0	85.7%
Smoke or Vape Products	6	7.7%	4	1	1	66.7%
Tattoo Parlor	3	3.8%	3	0	0	100.0%
Total	**78**	**100.0%**	**68**	**4**	**6**	**87.2%**

* The "Auto Related" field represents four different CUP types: Auto Storage, Auto Sales, Auto Repairs, and Car Wash.
** Comm. Is shorthand for Commercial.

Of the 78 CUPs reviewed in total by the CPC in 2020, the single most reviewed item was ABC Off-Premises CUPs at 12.8%.

Norfolk City Council Disposition of CPC Items – 2020

The following table reflects Norfolk City Council's actions relative to the CPC's recommendations, by application type. Of the 127 items reviewed by the Planning Commission in 2020 (excluding withdrawn items), 96.7% were recommended for approval. 94.8% of the 116 items thus far considered by City Council were approved, though the specific items approved and denied differed slightly from Planning Commission recommendations.

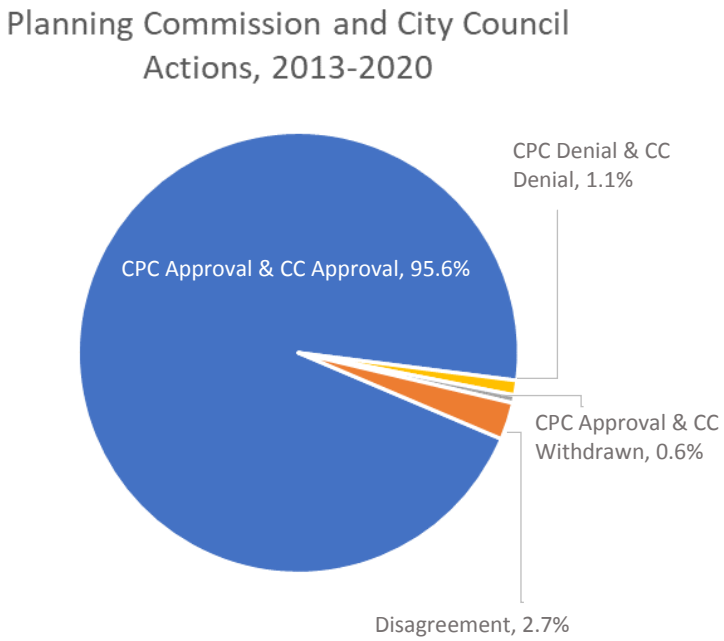
Planning Commission and City Council Actions, 2020

Application Types	CPC Recommendation		City Council Resolution				
	Approval	Denial	Approved	Denied	Withdrawn	% App. by City Council	Pending*
Plan Amendment	7	0	6	0	0	100.0%	1
Rezoning	14	0	14	0	0	100.0%	0
Cond. Use Permit	68	4	65	6	0	95.6%	1
ROW Vacation	12	0	12	0	0	100.0%	0
Text Amendment	10	0	10	0	0	100.0%	0
Dev. Certificate	3**	0	3	0	0	100.0%	0
Total	**114**	**4**	**110**	**6**	**0**	**94.8%**	**2**

* Pending: Items that were voted on by CPC but have not been reviewed by City Council. As of February 12, 2020.
** Two Dev. Certificates did not request waivers from the standards of the district, meaning they only required Planning Commission approval and are therefore not included in these figures.

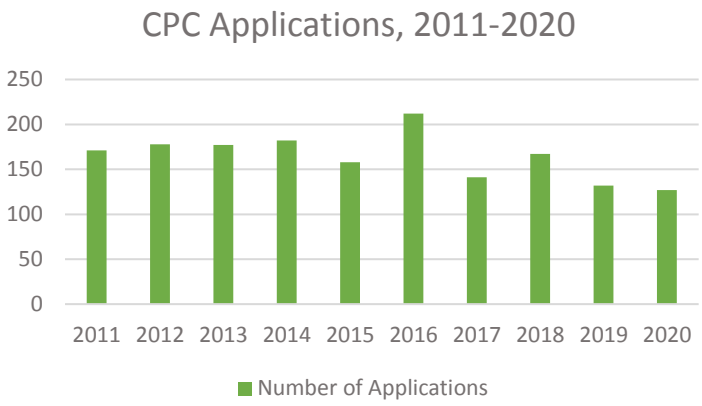
Of the 116 items recommended for approval by the CPC and subsequently put in front of City Council in 2020, City Council approved 110 items, or 94.8%.

City Council generally agrees with the recommendations of the Planning Commission. Since 2013, City Council has agreed with Planning Commission's recommendation – for either approval or denial – 96.7% of the time. An additional 0.6% of items were withdrawn prior to a vote from City Council. This means that the two bodies have disagreed on only 2.7% – 33 out of 1,211 – of all items reviewed by both bodies in eight years.

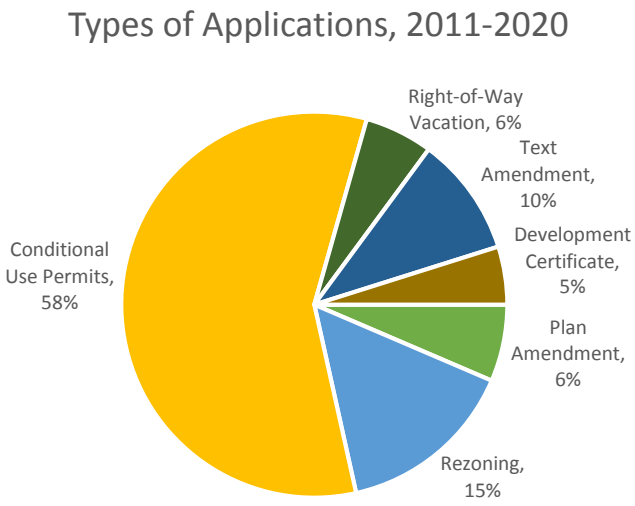


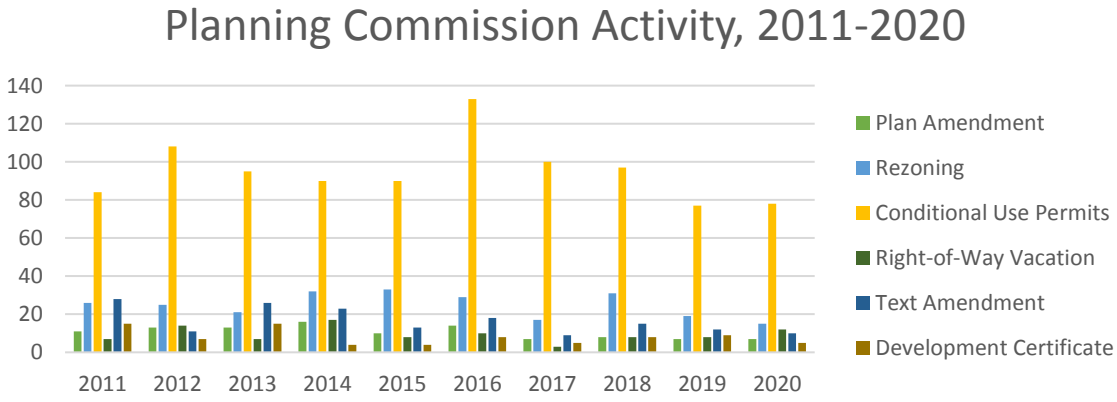
Planning & Zoning Applications Reviewed – Ten Year Review

The number of applications to the Planning Commission has fallen drastically since the 10-year high of 212 seen in 2016. 2020 saw the fewest total applications of the last ten years, with 127 total items reviewed. This is a decrease of over 22% from the 10 year average of 164.5. A total of 1,645 applications have been submitted to the Planning Commission since 2011.



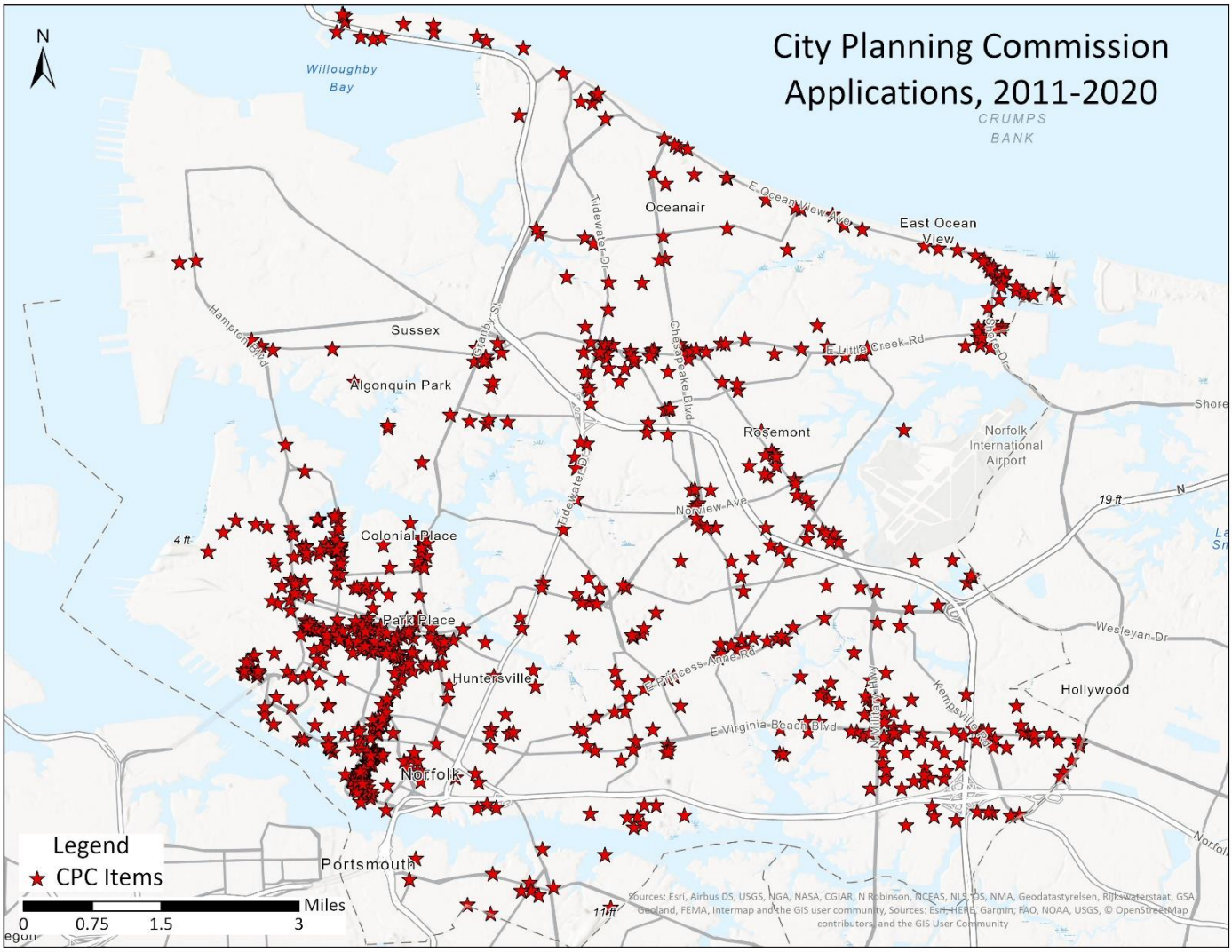
The conditional use permit has remained the most common application type for the entire 10-year period, consistently making up at least half of all applications each year. All other types of applications vary greatly from year-to-year. There appear to be few obvious trends in the data, though the four-year decline in conditional use permits is notable, particularly given that such a reduction was a stated goal of the 2018 Zoning Ordinance.





Planning & Zoning Applications Reviewed – Ten Year Review

The map below illustrates the geographic distribution of applications reviewed by the Planning Commission between 2011 and 2020.



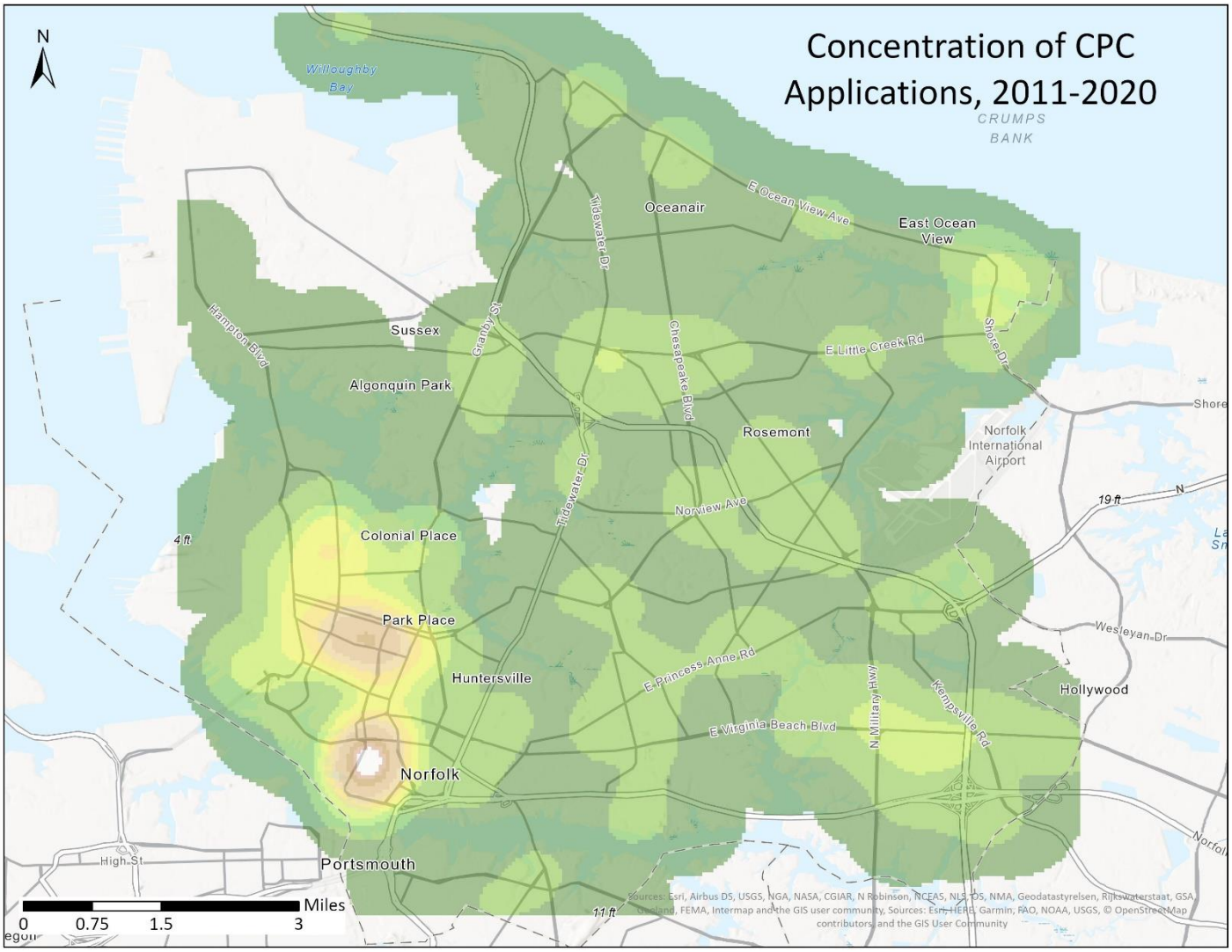
Disclaimer: The above map only accounts for applications with a specific location. Applications with a city-wide reach are not found within the data for this map.

As was the case for the map found in the "Planning & Zoning Applications Reviewed – 2020" section of this report, the stars in the above map represent applications with a specific location. These stars do not represent applications that affect the entire city.

Planning & Zoning Applications Reviewed – Ten Year Review

Like the map found on the previous page, the map below illustrates the geographic distribution of applications reviewed by the Planning Commission between 2011 and 2020. The map below, however, highlights through a kernel density analysis parts of the city where a greater concentration of the applications reviewed by the Planning Commission over the last 10 years are located. The white areas (such as seen in downtown Norfolk) are where the highest concentration of applications is found. The dark green areas are where little to no application clustering is found.

Scale: White (greatest concentration), red, orange, yellow, light green, dark green (least concentration)



Disclaimer: The above map only accounts for applications with a specific location. Applications with a city-wide reach are not found within the data for this map.

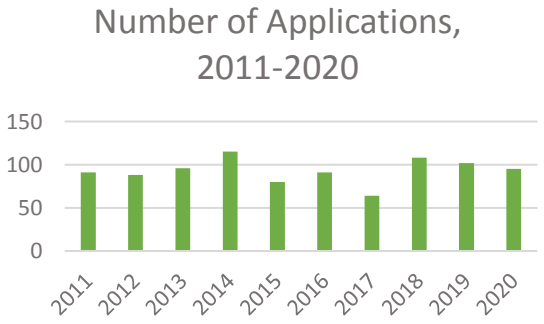
Architectural Review Board Items – 2020

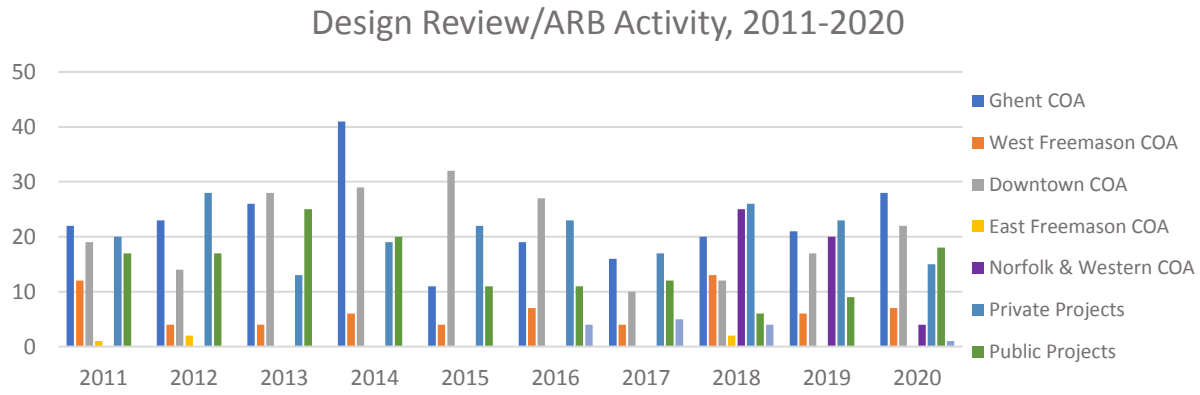
The Architectural Review Board (ARB) reviewed 95 items in 2020. ARB items are different from other items reviewed by the Planning Commission, in that the Planning Commission only reviews select items. ARB has the final say on all Certificates of Appropriateness (COAs) and on Determinations of Architectural Appropriateness. The Planning Commission only saw 14 of the 2020 ARB items. 88.4% of the items reviewed in 2020 received ARB approval, though many had to make multiple visits to the ARB before receiving approval.

ARB Item Types	Total	Percent	Approved*	Denied	Withdrawn	% Approved*
Ghent COA**	28	29.5%	24	1	3	85.7%
W. Freemason COA**	6	5.9%	6	0	1	85.7%
Downtown COA**	17	16.7%	19	0	3	86.4%
Landmark COA**	1	1.0%	4	0	0	100.0%
Norfolk & Western COA**	20	19.6%	14	0	1	93.3%
Private Projects	23	22.5%	16	0	2	88.9%
Public Projects	9	8.8%	1	0	0	100.0%
Total	**95**	**100.0%**	**84**	**1**	**10**	**88.4%**

* Approved, in this case, represents those reviews that have been approved or are in the process of being approved.
** COA = Certificate of Appropriateness

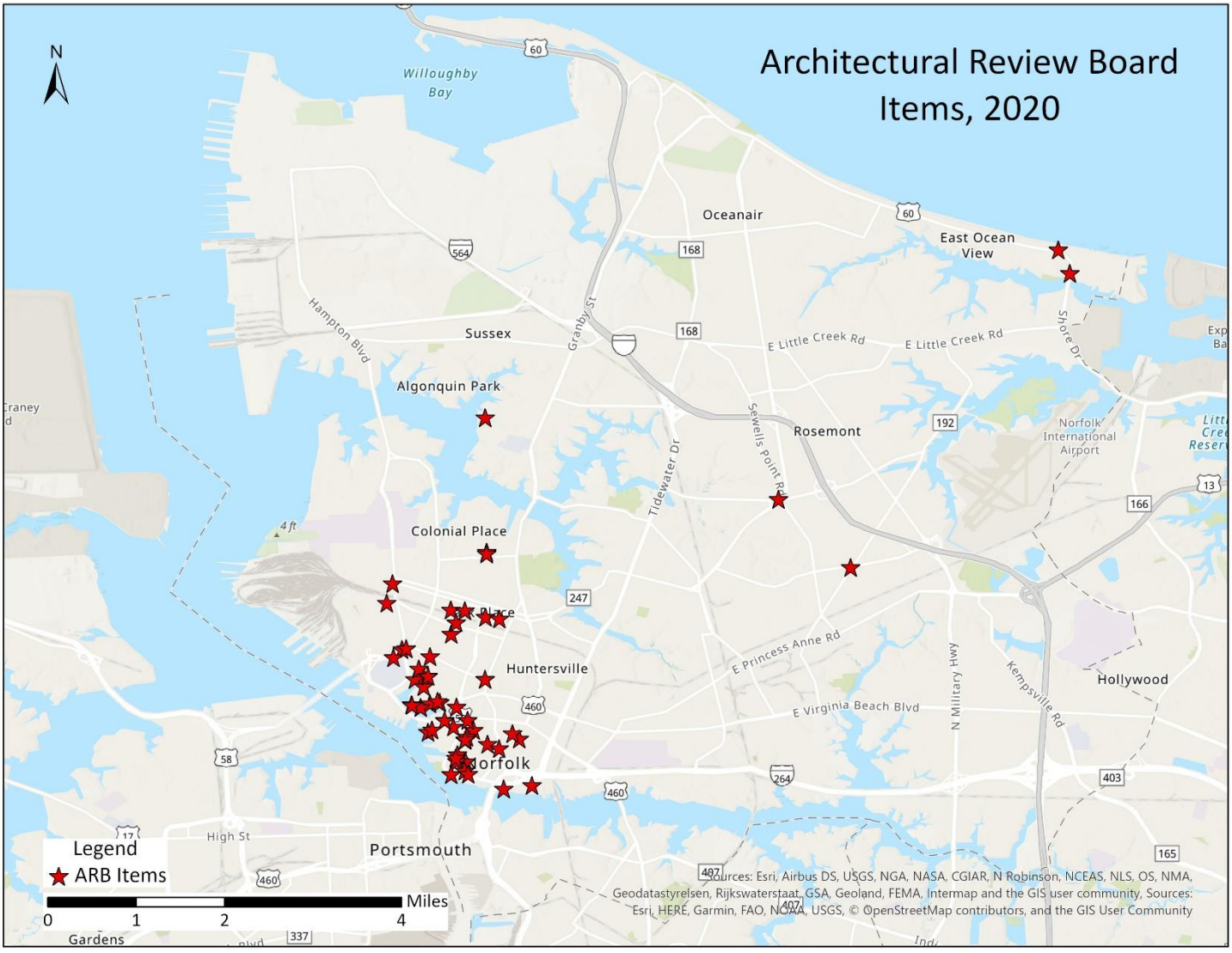
Averaging 93 items per year since 2011, the 95 items reviewed in 2020 puts this past year two items reviewed above the average. The composition of items, however, has changed substantially over the years, with the number of Downtown COAs dropping since 2015. Ghent COAs (29.5%) and Private Projects (22.5%) accounted for over half of the ARB items.





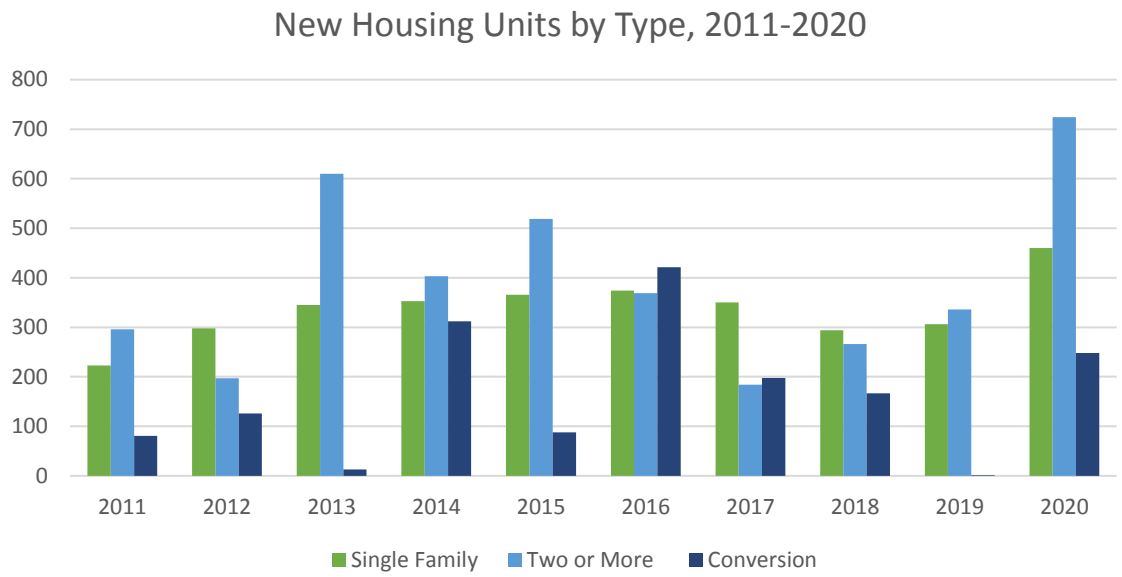
Architectural Review Board Items – 2020

As can be seen by reviewing the map below, most of the items seen by the Architectural Review Board are concentrated in the Downtown and Ghent areas of the city (where there are local historic districts) and the Railroad District. A few outliers do exist in Colonial Place, Newport Avenue, East Ocean View and Norview.



New Housing Units – 2020

The year 2020 was a busy one for building permits. Building permits for both single family dwellings and two or more-unit dwellings both hit 10-year highs, 460 and 724, respectively.



Residential conversion projects were also up over previous years, although 2020 only saw the third highest total of these types of projects over the last 10 years. Major residential developments that moved into the permitting stage during 2020 are shown in the table below.

Multifamily Building Permits Valued Over $1 million (2020)

First Permits Issued Month	Project Name	Project Location
April	Lofts at Front Street - 258 Units	533 Front St
May	VA Pilot Building Conversion - 181 Units	150 W. Brambleton Ave
June	38th Street Apartment Building - 148 Units	1055 38th St
August	Ashton Apartment Homes – 118 Units	1148 E. Princess Anne Rd
November	Office Building Conversion - 14 Units	740 Boush St
November	Market Heights Apartments - 164 Units	601 & 651 May Ave
November	Nansemond Bay Apartments - 28 Units	9611 Nansemond Bay St

OpenNorfolk: Adapting to COVID-19

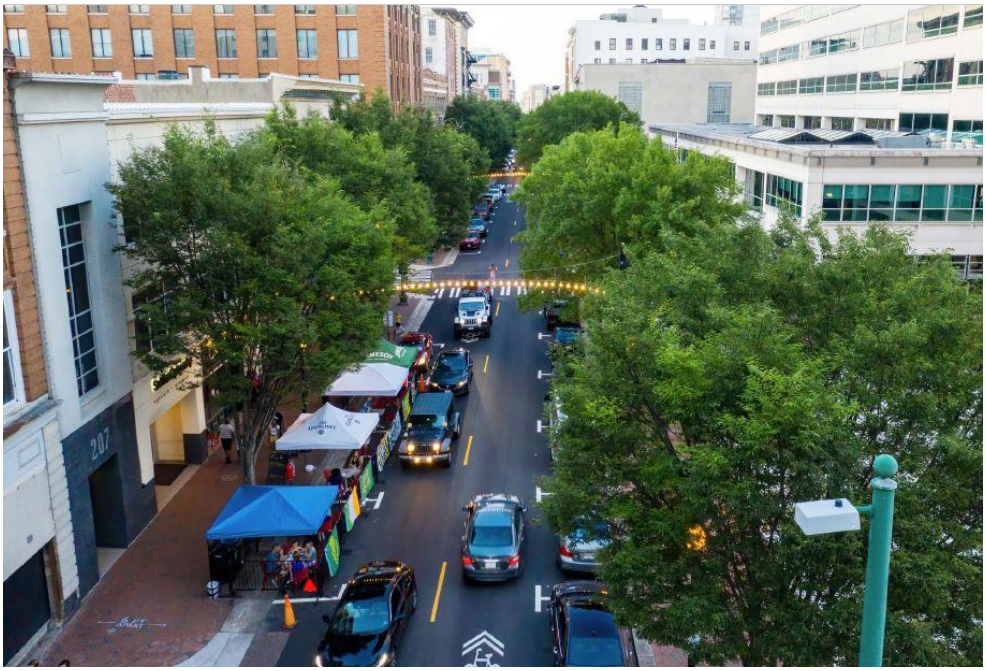
COVID-19 tested communities around the world during 2020. In response to the need for social distancing to prevent the spread of the disease, communities, including government and businesses, had to rapidly deploy new and innovative ways of operating. The City of Norfolk launched their efforts under the "OpenNorfolk" initiative, altering how the city operated and how the city provided direct assistance and aid to local businesses.

Open Norfolk Teens with a Purpose along Church Street

Open Norfolk Heater Delivery in the NEON District

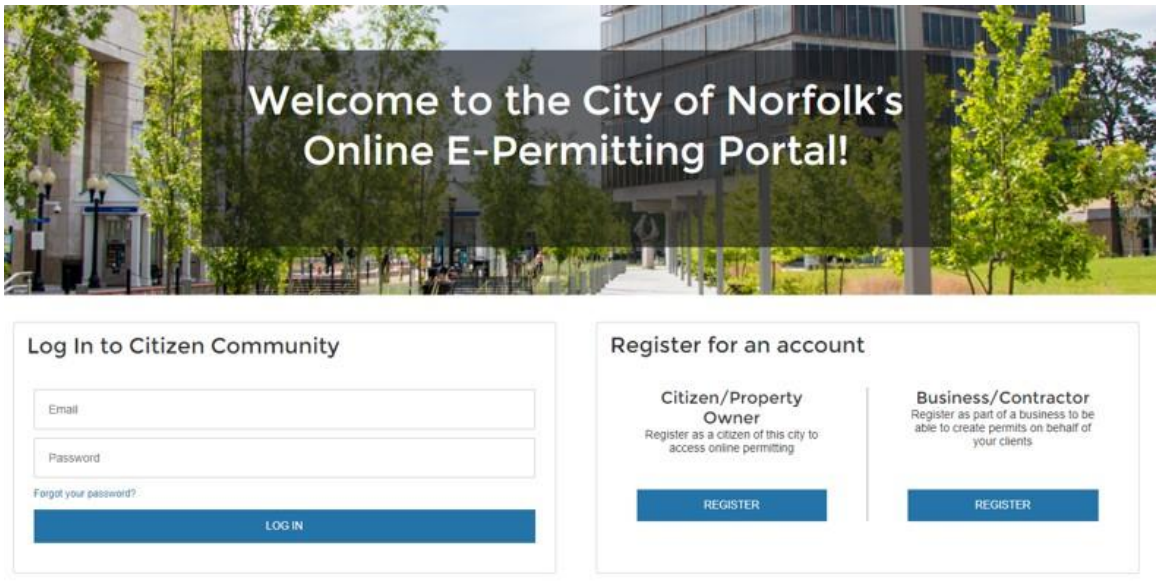
Under OpenNorfolk, "Neighborhood Spots" were developed in Five Points, Broad Creek, and St. Paul's. Organizations such as Teens with a Purpose provided outdoor areas for Norfolk citizens to gather in a socially distant, safe manner. These pop-up parks operated throughout the summer, providing programming and community events to the citizens of Norfolk.

OpenNorfolk assisted, and continues to assist, local businesses in creating safe outdoor spaces. The City temporarily waived certain regulations during COVID-19, permitting outdoor dining to occupy parking spaces both on-street and within parking lots, to create outdoor space for business operations. Establishments were also provided boots-on-the-ground assistance to set up their spaces. The City even provided heaters for the winter months.



Open Norfolk Installment along Granby Street

The City rapidly moved to an online platform for plan review and processing, utilizing the Clariti portal that has recently been expanded to allow for electronic submittals and payment for trade permits (plumbing, electrical and mechanical), paired with imaginative use of other electronic resources. The City also made some emergency zoning code provisions to allow for more flexibility for businesses during the pandemic, such as off-premises alcohol sales by the glass.



City of Norfolk's Online E-Permitting Portal

Completed Projects – 2020

2020 continued to see the completion of multiple major projects and the opening of many new or relocated businesses, despite the challenges imposed by the pandemic and the resultant impact on the economy. Most of these projects received some form of Planning Commission approval over the past few years and, as major construction projects often take some time to finish, finally opened during the past year.

During 2020, two major apartment complexes opened, Marina Villa and the Retreat at Harbor Pointe. Several residential communities continued development as well including Westport Commons, East Beach, plan book homes in Huntersville and the single-family homes surrounding Campostella Station apartments.

East Beach Mixed-Use at 9650 Shore Drive

The Retreat at Harbor Point at 310 Harbor Pointe Court

Campostella Station along Joyce Street

Westport Commons along W. Port Street

Marina Villa Apartments at 8150 Shore Drive

Completed Projects – 2020

Major medical offices opened in the eastern portion of the City along E. Virginia Beach Boulevard in the vicinity of Sentara Leigh Hospital. Several new businesses opened including Aldi in the former Farm Fresh building on W. 21st Street, Priority Ford, and Coastal Breeze Car Wash on N. Military Highway, the Glass Light Hotel in the former NRHA building, Mini Price Storage on Colley Avenue, IPConfigure on Bowdens Ferry Road and Send It Climbing Gym on Sewells Point Road.

There were also public or non-profit projects completed in 2020 such as the addition of public art instillation along Brambleton Avenue, the completion of the Broad Creek Legacy Park, and the addition of a trailhead for the Elizabeth River Trail in Plum Point Park.

Aldi at 730 W. 21st Street

Mini Price Storage at 2300 Colley Avenue

Coastal Breeze Car Wash at 834 N. Military Highway

Glass Light Hotel at 201 Granby Street

Broad Creek Legacy Park

Public Art Installation on W. Brambleton Avenue

Completed Projects – 2020

Sentara Brock Cancer Center at 6241 E. Virginia Beach Boulevard

Leigh Orthopedic Surgery Center at 6201 E. Virginia Beach Boulevard

IPConfigure at 2330 Bowdens Ferry Road

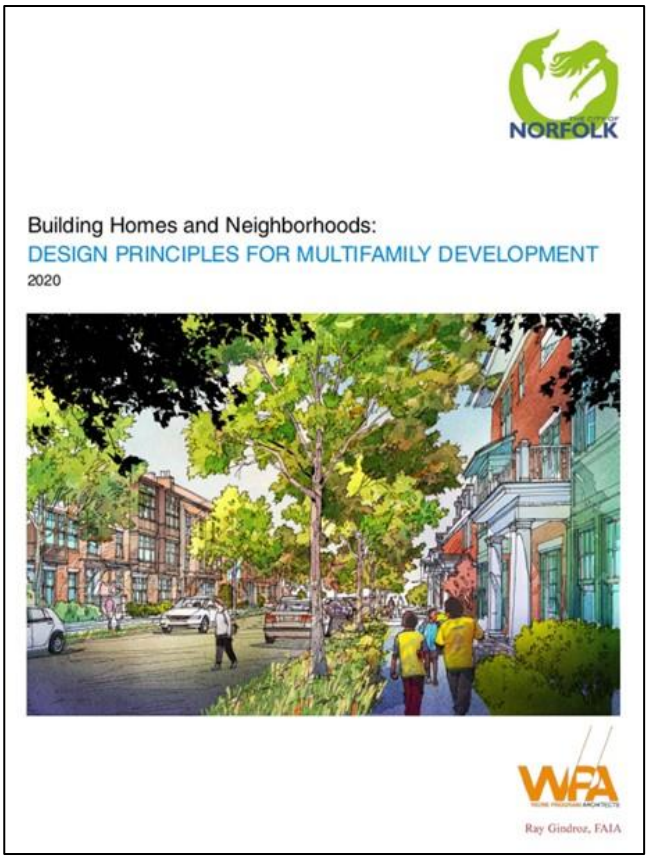
Elizabeth River Trailhead at Plum Point Park

Priority Ford at 3420 N. Military Highway

Send It Climbing Gym at 7405 Sewells Point Road

Completed Plans – 2020

Despite the pandemic and having to refocus resources to respond to immediate needs such as OpenNorfolk, several planning efforts were able to advance in 2020. Several significant planning projects were completed during the year, while several others saw noteworthy activity. Projects completed in 2020 included Phase I of the Broad Creek Refresh, the adoption of design principles for multifamily development, the adoption of a new plan for Downtown, and the adoption of the City's first Program for Public Information (PPI). In addition, implementation efforts continued for the the St. Paul's Choice Neighborhood effort, as well as continuing work on a a citywide historic resources survey and numerous plans and activities addressing flooding.



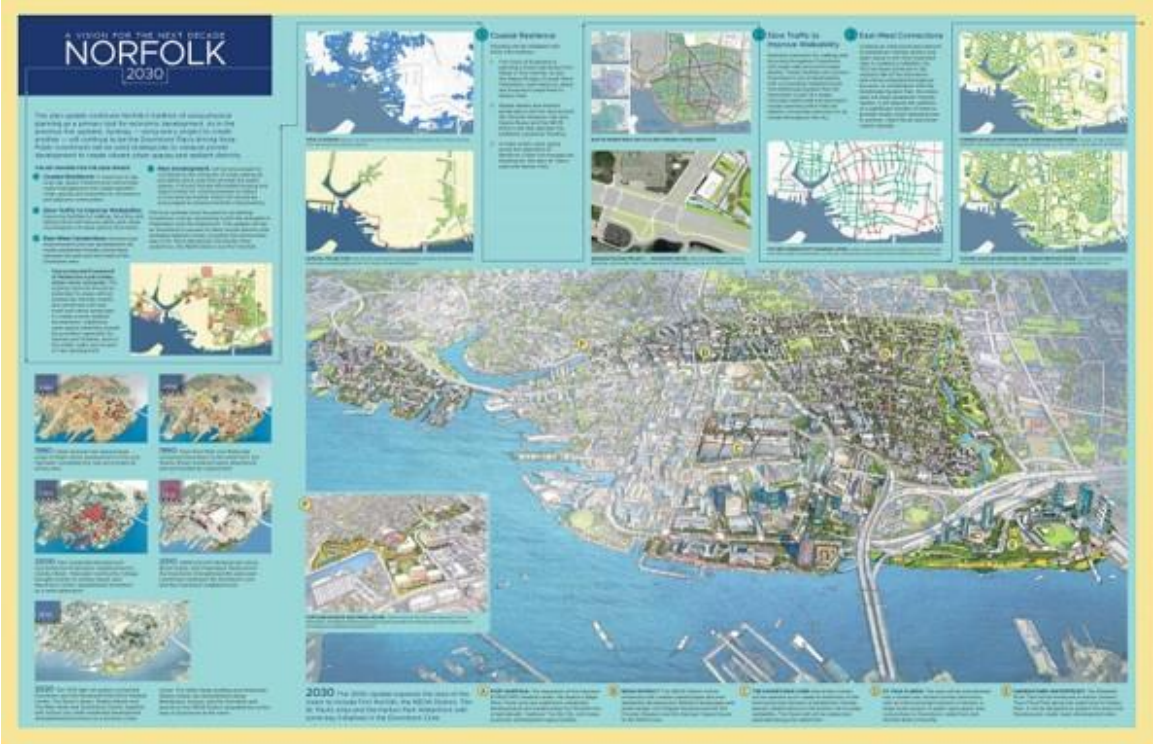
Multifamily Design Principles

The City of Norfolk, together with the Norfolk Redevelopment and Housing Authority, has been engaged in visioning and planning a revitalized community in the St. Paul's area. During 2020, the second two developments have worked their way from conceptualization to review by the Architectural Review Board and the City Planning Commission and to approval by City Council. Staff has been actively engaged in planning the next development projects and developing a new street network to support the revitalized community.

Phase I of Broad Creek Refresh focused on plan amendment and rezoning aimed at recognizing existing developments, including the new school and library and park, and removing industrial future land use designation and zoning from properties located within the neighborhood. These activities set up the next step for the planning effort for Broad Creek, Phase II of the Broad Creek Refresh, which is focused on strengthening the neighborhood and exploring opportunities for enhanced or new development.

The Design Principles for Multifamily Development are intended to provide a clear set of expectations for multifamily development based on years of feedback received from ARB, City Planning Commission, and City Council. The goal is to guide developers on how their designs can advance the City's goal for high quality multifamily development.

The City continued its tradition of providing ongoing guidance for Downtown development with the adoption of Downtown Norfolk 2030 Plan. Key drivers for the 2030 plan include coastal resilience, walkability, east-west connections, and opportunities for new development.



City of Norfolk Downtown Plan

The City of Norfolk finalized the development of a Program for Public Information (PPI), a proactive outreach strategy for flooding. The PPI was developed within the framework recommended by the Community Rating System (CRS) of the National Flood Insurance Program (NFIP) and includes multiple public outreach projects aimed at targeted areas and audiences for various hazard mitigation messages.

Review of 2020 Work Program

The 2020 Work Program did not anticipate a pandemic, which not only affected the projected work program items, but also generated additional work program needs which were not anticipated. For example, moving to a completely paperless and remote plan submittal and review process became the top priority for the department.

Therefore, many projects will need to carry over to 2021. The 2020 work program that was outlined in the 2019 annual report is presented below, along with an indication of each project's status. Those projects shaded green are considered complete. Those shaded yellow are not complete but are underway and are on track for completion. Work has not begun on those shaded red (note that many of those that have not begun are directly attributable to the pandemic).

Project	Projected Project Timeframe
plaNorfolk2050 – completion of existing conditions report, work plan, and outreach strategy	In process
Multifamily Design Principles – Preparation of a policy document to guide development of new multifamily housing throughout the City	Complete
Census 2020 – Review preliminary data	Not started
Inclusionary Housing Policy – preparation of a policy to encourage the development of inclusionary housing in new development	Complete
TIDE Light Rail Eastside Environmental Impact Study – status update	In process
Citywide Multimodal Master Plan – status update	In process
Downtown 2030 Master Plan – master plan update for Downtown Norfolk	Complete
Broad Creek Refresh – master plan for the Broad Creek area	In process
Park Place Plan – master plan for the Park Place neighborhood	Not started
Military Highway/Circle Plan – refinement of vision for west side of Military Highway	In process (modified approach)
Neighborhood Resilience Overlays – kickoff new project	Not started
Short-Term Rental Ordinance Revisions – kickoff consideration of revisions to short-term rental regulations	Complete
Commercial Recreation Center Ordinance Revisions – kickoff consideration of revisions addressing "games of skill"	Complete
Parking Regulations – consideration of revisions to parking regulations in the traditional character district	Not started
Reservoir Protection Overlay – consideration of an overlay district to address development within drinking water reservoir watersheds	Not started
Park Place Zoning Study – evaluation of zoning classifications in the Park Place neighborhood	In process

Project	Projected Project Timeframe
Central Brambleton Zoning Study – evaluation of zoning classifications in the Central Brambleton neighborhood	Not started
East Fairmount Park Zoning Study – evaluation of zoning classifications in the East Fairmount Park neighborhood	Not started
Resilience Quotient Revisions	In process
Fence Ordinance Revisions	Complete
Single-Family Zoning District Revisions – consideration of new/modified single-family zoning districts	Not started
Citywide Historic Survey – completion of first phase	In process
Preparation of Norfolk & Western Historic District guidelines	Complete
Pattern Book for Home Elevations	Not started
Pattern Book for Norfolk Neighborhoods – updating and expanding neighborhoods pattern book	Not started
Pattern/Plan Book for "Missing Middle Housing"	In process
Community Rating System strategy – submittal of paperwork necessary to obtain improved flood insurance rates for Norfolk residents	Complete
Enhanced Community Outreach on Flooding – PPI (program for public information) and STiR (start-up in residence) projects	Complete
Conditional Use Permit Revocation Policy	Complete
DEQ Five-Year Program Review – review of environmental program implementation and management	Not started
Dune Education Program/Dune Permit Project	Complete/In process
St. Paul's Redevelopment – staff support for the planning and implementation of St. Paul's vision	Ongoing
HUD Natural Disaster Resilience Competition Grant – staff support for the planning and implementation of resilience improvements	Ongoing
EPA Brownfields Grant – staff support for a market and redevelopment feasibility study of the Harbor Park area	Ongoing
Zoning Ordinance Maintenance – consideration of necessary revisions to Zoning Ordinance	Ongoing
Major development Projects – staff support for various projects	Ongoing
Joint Planning Commission/City Council meeting(s)	As needed
Joint Planning Commission/School Board meeting(s)	As needed
Joint Planning Commission/Economic Development Authority meeting(s)	As needed
Joint Planning Commission/Architectural Review Board meeting(s)	As needed

Disclaimer: The work program above only reflects items that may involve City Planning Commission in some fashion.

2021 Work Program

Unlike earlier years, there is a greater amount of uncertainty about upcoming events. COVID-19 will continue to have an impact on the work program, in ways that cannot always be anticipated. With that in mind and as the Planning Commission transitions into another year, there are many projects currently underway or planned for initiation in 2021. Below is a list of projects Planning Department staff and the Planning Commission should be working on over the coming year. However, as we have all learned, flexibility will be paramount as we continue to plan for Norfolk.

Project	Projected Project Timeframe
plaNorfolk2050 (year 1 of multi-year project) • Develop project scope and outline • Update Existing Conditions Report • Draft and issue RFP	Kickoff by late-2021
Broad Creek Refresh Phase II	Complete by late-2021
Downtown Ocean View—consensus for reuse of site	Complete by mid-2021
TIDE Light Rail Eastside Environmental Impact Study – final presentation	Complete by late-2021
Citywide Multimodal Transportation Master Plan – final presentation and adoption into plaNorfolk2030	Complete by mid-2021
Housing Policy Issues	
• Inclusionary Housing Policy--plan amendment to plaNorfolk2030	Kickoff by mid-2021
• Pattern/Plan Book for “Missing Middle Housing”	Complete by mid-2021
• Supporting regulatory changes	Kickoff by late-2021
Undergrounding Utilities—explore policy changes that could support future code amendments	Complete by mid-2021
Zoning Ordinance Updates	
• Short-Term Rental ordinance revisions	Complete by mid-2021
• Parking Regulations Analysis – evaluation and consideration of revisions to parking regulations in the traditional character district	Kickoff by late-2021
• Review of Restaurant Approval Requirements/Processes—modifications to Conditional Use Process for restaurants with entertainment to simplify process for change of managers	Complete by mid-2021
• Enhanced Drainage Review Standards—Minor Site Plan Review	Complete early-2021

Project	Projected Project Timeframe
Resilience Quotient Analysis and Updates	
• Tree Protection and Replacement Ordinance Changes	Complete by mid-2021
• Evaluation of program impact / best practices / etc.	Kickoff by mid-2021
• Resilience Quotient code revisions based on results of evaluation	Kickoff by late-2021
Business Friendly Norfolk Program recommendations (with Department of Development)	Complete by early-2021
Citywide Historic Resources Survey Plan– plan for how to survey City's historic resources and update surveys	Complete by late-2021
Historic Resources Surveying—apply for grant funding to begin survey effort	Complete by mid-2021
Pattern Book for Home Elevations	Kickoff by mid-2021
Pattern Book for Norfolk Neighborhoods – updating and expanding neighborhoods pattern book	Kickoff by late-2021
Floodplain Management Plan (through Stormwater IDQ contract)	Kickoff by mid-2021
Department of Conservation and Recreation grant application for flooding/watershed study	Complete by early-2021
Community Rating System (CRS)	
• Program for Public Information (PPI) annual report	Complete by late-2021
• 2021 Flood Insurance Assessment update	Complete by late-2021
• 2021 Hazard Mitigation Plan annual report	Complete by late-2021
DEQ Five-Year Program Review – review of environmental program implementation and management	(timing tied to DEQ schedule)
Dashboards/Data Analysis	
• Launch building permit dashboard	Complete early-2021
• Create story maps for Broad Creek Refresh	Complete by mid-2021
• Develop workplan for creation of additional story maps and data analysis	Complete by mid-2021
Census 2020 – Review preliminary data	(timing tied to Census Bureau releases)
Military Highway/Circle UDA area—staff support for redevelopment effort	Ongoing
St. Paul's Redevelopment – staff support for the planning and implementation of St. Paul's vision	Ongoing

Project	Projected Project Timeframe
HUD Natural Disaster Resilience Competition Grant – staff support for the planning and implementation of resilience improvements	Ongoing
EPA Brownfields Grant – staff support for a market and redevelopment feasibility study of the Harbor Park area	Ongoing
Zoning Ordinance Maintenance – consideration of necessary revisions to Zoning Ordinance	Ongoing
Major development Projects – staff support for various projects	Ongoing
Joint Planning Commission/City Council meeting(s)	As needed
Joint Planning Commission/School Board meeting(s)	As needed
Joint Planning Commission/Economic Development Authority meeting(s)	As needed
Joint Planning Commission/Architectural Review Board meeting(s)	As needed
Joint Planning Commission/NRHA Board meeting(s)	As needed

Disclaimer: The work program above only reflects items that may involve City Planning Commission in some fashion.