

**ORDINANCE NO. 7637-20**

AN ORDINANCE TO AMEND AND REORDAIN ORDINANCE NO. 5028-97 BY AMENDING THAT CERTAIN MAP ENTITLED, "ZONING DISTRICT MAP" (CONSISTING OF REAL ESTATE TAX ASSESSMENT MAPS 001 THROUGH 322 AND KEPT ON FILE IN THE OFFICES OF THE DEPARTMENTS OF CODES COMPLIANCE AND PLANNING) DATED THE 10TH DAY OF JUNE, 1997, WHICH SAID MAP IS MADE A PART OF THE SAID ORDINANCE NO. 5028-97.

WHEREAS, conditional zoning application CZ-2020-0001 has been made by **IMPRESSIONS III, LLC** for the rezoning of the hereinafter described property from the present R7 Medium Density Multiple-Family Dwelling District, conditioned by written and voluntarily proffered conditions, to R7 Medium Density Multiple-Family Dwelling District, conditioned by amended written and voluntarily proffered conditions; and

WHEREAS, the application has been considered by the Planning Commission for the City of Newport News for recommendation and has been duly advertised as required by law and the said Planning Commission has made its recommendation.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Newport News, Virginia:

Section 1. That Ordinance No. 5028-97 is hereby amended and reordained by amending that certain map entitled, "Zoning District Map" (Consisting of Real Estate Tax Assessment Maps 001 through 322 and kept on file in the offices of the Departments of Codes Compliance and Planning) dated the 10th day of June, 1997, which said Map is made a part of Ordinance No. 5028-97 by changing the following described property from the present R7 Medium Density Multiple-Family Dwelling District, conditioned by written and voluntarily proffered conditions, to R7 Medium Density Multiple-Family Dwelling District, conditioned by amended written and voluntarily proffered conditions:

Legal Description:

ALL that certain piece or parcel of land situate, lying and being in the City of Newport News, Virginia containing a total of 6.0465 acres, shown as Parcel 1 containing 5.819 acres and a Parcel containing 0.227 acres and being more particularly shown on a plat of survey made by Coenen & Associates, Inc., entitled "ALTA/ACSM LAND TITLE SURVEY OF PARCEL 1, 5.819 ACRES MADISON COMPANY SUBDIVISION AND A PARCEL

CONTAINING 0.227 ACRES PROPOSED MASTER PLAN MADISON CORP. ET ALS NEWPORT NEWS, VIRGINIA” dated April 1, 2005 and attached to a deed recorded in the Clerk’s Office, Circuit Court, Newport News, Virginia in Deed Book 2013, Page 828, and to which reference is made for a more particular description of the property herein conveyed.

The property has a common street address of 350 Bell King Road and is assigned Real Estate Assessor’s Tax I.D. # 171.00-02-10.

Section 2. That the rezoning approved hereby is conditioned by written and voluntarily proffered conditions contained in the application and binding the development of the property as set forth in the exhibit, consisting of two pages and labeled “A-5”. These conditions shall continue in effect until a subsequent amendment to the zoning of the property described in Section 1 hereof; provided that the conditions shall continue if the subsequent amendment is part of a comprehensive implementation of a new or substantially revised zoning ordinance.

PASSED BY THE COUNCIL OF THE CITY OF NEWPORT NEWS ON JULY 14, 2020

Mabel Washington Jenkins, MMC  
City Clerk

McKinley L. Price, DDS  
Mayor

A true copy, teste:

City Clerk

## Conditioned Proffer Statement for Change of Zoning

To: The Honorable Newport News City Council

Date: \_\_\_\_\_

Application Number: \_\_\_\_\_

- (1) The development shall be restricted to the construction and operation of market rent apartments, not to exceed 132 in number (84 2-Bedroom and 48 3-Bedroom)
- (2) The layout of the apartments shall be in general accordance with the attached plan entitled, "Preliminary Plan Bell King Road Apartments, Newport News, Virginia", prepared by Coenen & Associates, Inc, Engineers-Surveyors-Planners, dated January 14, 2004, which is made a part hereof by reference thereto.
- (3) The exterior design of the apartment shall consist of brick and vinyl siding with vinyl soffits and cornice wrapped in metal.
- (4) There shall be maintained on the northerly side of Bell King Road a building setback line of not less than thirty (30') feet which shall be landscaped, together with landscaping along the eastern side and the northern side of the property under a Landscaping Plan to be submitted to the City of Newport News and which shall be subject to the approval of the Director of Planning.
- (5) There shall be only one (1) entrance to the subject property off Bell King Road and the Applicant shall provide a right of ingress and egress to and from the adjacent properties.
- (6) Applicant agrees to provide on the site proposed for re-zoning a sheltered bus stop for school children at a location and with a design acceptable to the Department of Transportation of the School Board for the City of Newport News.

In reference to the above request for a change of zoning:

Conditioned: "I hereby proffer that the development of the subject property shall be in accordance with conditions set forth in this submission."



Owner or bona fide representative

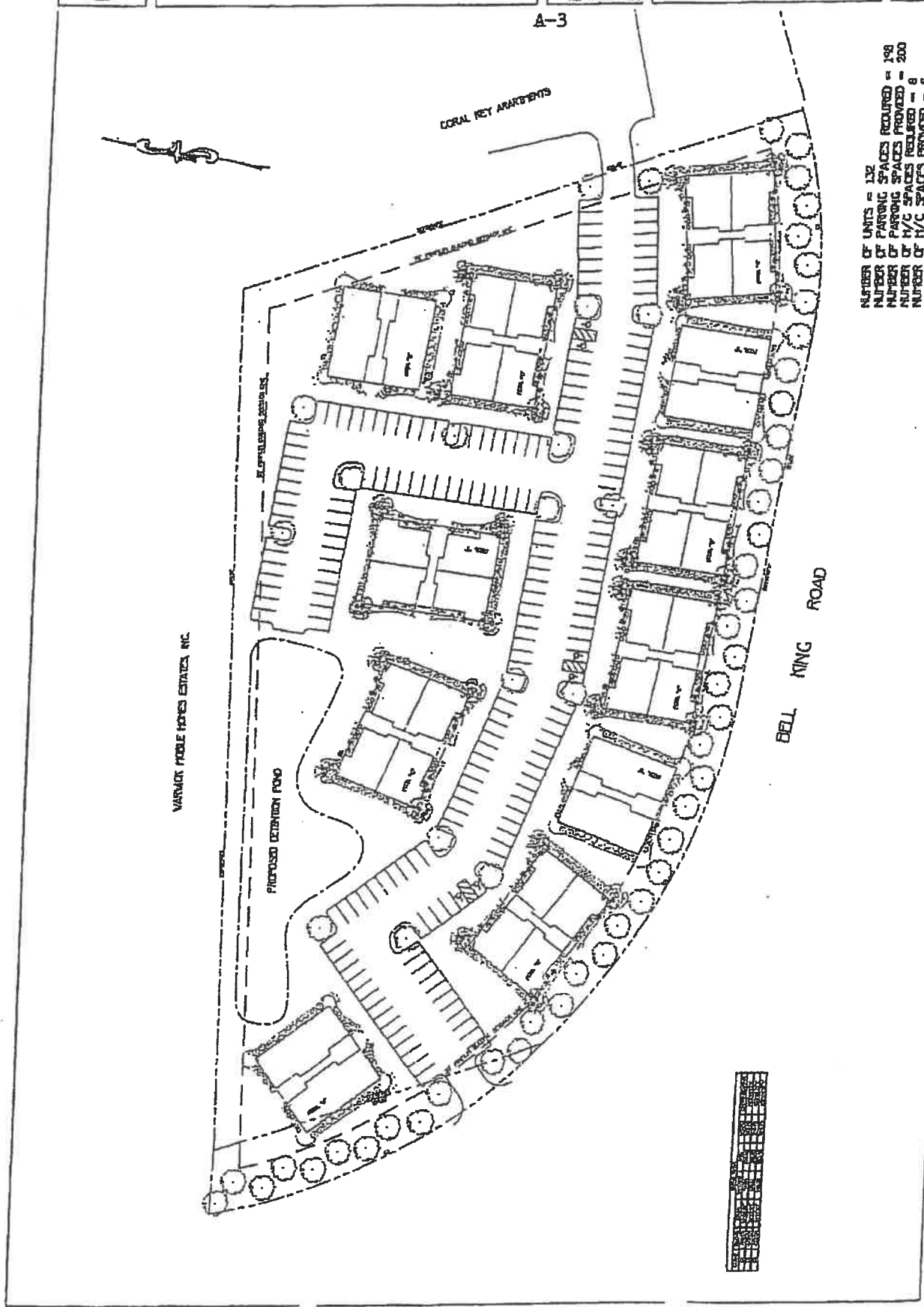
1	1
1	1

PRELIMINARY PLAN  
 BELL KING ROAD  
 APARTMENTS  
 NEWPORT NEWS, VIRGINIA

DATE	NOV 14 1968
BY	
CHECKED	



COENEN & ASSOCIATES, INC.  
 ENGINEERS - SURVEYORS - PLANNERS  
 6901 CLAYTON ROAD, SUITE 200, NEWPORT NEWS, VA 23601



NUMBER OF UNITS = 132  
 NUMBER OF PARKING SPACES REQUIRED = 198  
 NUMBER OF PARKING SPACES PROVIDED = 200  
 NUMBER OF H/C SPACES REQUIRED = 8  
 NUMBER OF H/C SPACES PROVIDED = 6

VARBUCK FIDELITY INVESTMENTS, INC.

PROPOSED DETENTION POND

CORAL KEY APARTMENTS

BELL KING ROAD