



**PLANNING COMMISSION AGENDA
TUESDAY, OCTOBER 5, 2021 @ 1:30 P.M.
CITY COUNCIL CHAMBER
6TH FLOOR, CITY HALL
801 CRAWFORD STREET**

CALL TO ORDER

ROLL CALL

[TRANSCRIPT](#) OF THE SEPTEMBER 7, 2021 PUBLIC HEARING

ANNOUNCEMENT OF FUTURE CONFERENCES AND MEETINGS

- **NEXT WORK SESSION: DUE TO ELECTION DAY OUR NEXT SCHEDULED WORKSESSION WILL BE NOVEMBER 16, 2021 @ 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 [DECEMEBR 14, 2021](#) PUBLIC HEARINGS OR AS OTHERWISE NOTED.

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

PUBLIC HEARING ITEM S:

[UP-21-15 \(Mayflower Park\)](#) – Glenn Robinson and Ellen Crane, of Calvary Truck Rental and Moving Supplies LLC, request a Use Permit for a vehicle sales use to rent U-Haul vehicles and sell moving supplies within the shopping center on a 5.634 acre parcel at 6229 Portsmouth Boulevard in the Neighborhood Mixed-Use (NMU) zoning district. The Future Land Use Map of the *Build One Portsmouth* Comprehensive Plan designates this property as a Mixed-Use Corridor. The property is owned by Manor Village LLC and is identified as Tax Map 620, Parcel 2.

Staff Coordinator: Julie Chop

[Z-21-06 \(Ansell Gardens Apartments\)](#) - Community Housing Partners Corporation requests a Rezoning of 2216 and 2220 Waldron Avenue from Urban Residential, UR to Multifamily Urban Residential, UR-M to develop 39 apartment units and a new leasing office on the combined properties. The properties are forested and vacant of structures. The proposed development is an expansion of the neighboring Ansell Gardens Apartments. The combined properties are approximately 2.26 acres in size and will be developed at a density of 18 units per acre. The properties are further described as Tax Map 465, Parcels 38 and 39. The Generalized Future

Land Use Map of the *Build One Portsmouth* Comprehensive Plan recommends Low to Medium Density Single-Family Residential Development for both properties. **Staff Coordinator: Stacy Porter**

UP-21-16 (Ansell Gardens Apartments) – Community Housing Partners Corporation requests a Use Permit for 2216 and 2220 Waldron Avenue to develop 39 apartment units and a new leasing office on the combined properties. The properties are forested and vacant of structures. The proposed development is an expansion of the neighboring Ansell Gardens Apartments. The combined properties are approximately 2.26 acres in size and will be developed at a density of 18 units per acre. The properties are further described as Tax Map 465, Parcels 38 and 39. The Generalized Future Land Use Map of the *Build One Portsmouth* Comprehensive Plan recommends Low to Medium Density Single-Family Residential Development for both properties. **Staff Coordinator: Stacy Porter**

CA-21-04 (City-wide) – The City of Portsmouth proposes to amend *City Code Ch. 40.2 Zoning Ordinance* to require a Use Permit for the car wash or auto detailing use in all districts that allow this use, including Neighborhood Mixed-Use (NMU), General Mixed-Use (GMU), Light Industrial (IL), Industrial (IN), and Historic Limited Business (HLB). The City of Portsmouth proposes to amend the use-specific standards for the car wash or auto detailing use to ensure the use is compatible with their surroundings. **Staff Coordinator: Julie Chop**

ADJOURNMENT: