

**APPLICATION  
CONDITIONAL CHANGE OF ZONING**

Date of application: March 12, 2012 .

**Conditional Change of Zoning**

From: C-2 Zoning To: Conditional C-3 Zoning  
C-3  
R-7

**DESCRIPTION OF PROPERTY**

Property location: (Street Number) \_\_\_\_\_ (Street Name) \_\_\_\_\_  
8.5 acre parcel at the southeast corner of Granby Street and East Little Creek Road

Existing Use of Property: Shopping Center

Current Building Square Footage All to be demolished

Proposed Use Supermarket anchored shopping center.

Proposed Building Square Footage 76,000+/-

Trade Name of Business (If applicable) Suburban Park Shopping Center

**APPLICANT/ PROPERTY OWNER**

1. Name of applicant: (Last) HRE Realty, L.C. (MI) \_\_\_\_\_ (First) \_\_\_\_\_

Mailing address of applicant (Street/P.O. Box): 999 Waterside Drive, Suite 2220

(City) Norfolk (State) VA (Zip Code) 23510

Daytime telephone number of applicant (757) 671-1700 Fax (757) 671-7477

E-mail address of applicant: bob@samvirginia.com

**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**  
810 Union Street, Room 508  
Norfolk, Virginia 23510  
Telephone (757) 664-4752 Fax (757) 441-1569

2. Name of property owner:(Last) same as applicant (MI) \_\_\_\_\_ (First) \_\_\_\_\_

Mailing address of property owner (Street/P.O. box): \_\_\_\_\_

(City) \_\_\_\_\_ (State) \_\_\_\_\_ (Zip Code) \_\_\_\_\_

Daytime telephone number of owner ( ) \_\_\_\_\_ Fax number ( ) \_\_\_\_\_

**CIVIC LEAGUE INFORMATION**

Civic League contact: Riverpoint, Suburban Acres, Wards Corner, Talbot Park, Riverfront  
Riverpoint (2/8), Suburban Acres (2/13), Wards Corner (2/27).

Date(s) contacted: Talbot Park (2/28), Riverfront (3/26)

Ward/Super Ward information: Ward 2, Superward 6

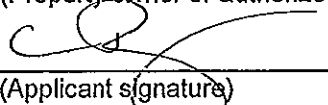
**REQUIRED ATTACHMENTS**

- ▶ Check for \$415.00 made payable to: Norfolk City Treasurer
- ▶ 2 8½x14 copies of a survey or site plan drawn to scale showing:
  - Existing and proposed building structures
  - Driveways
  - Parking
  - Landscaping
  - Property lines (see attached example).
- ▶ Proffered conditions.
- ▶ Description and details of the operation of the business (i.e., # of employees, # of bays, reason for rezoning, etc...)

**CERTIFICATION:**

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

**SIGNED:**

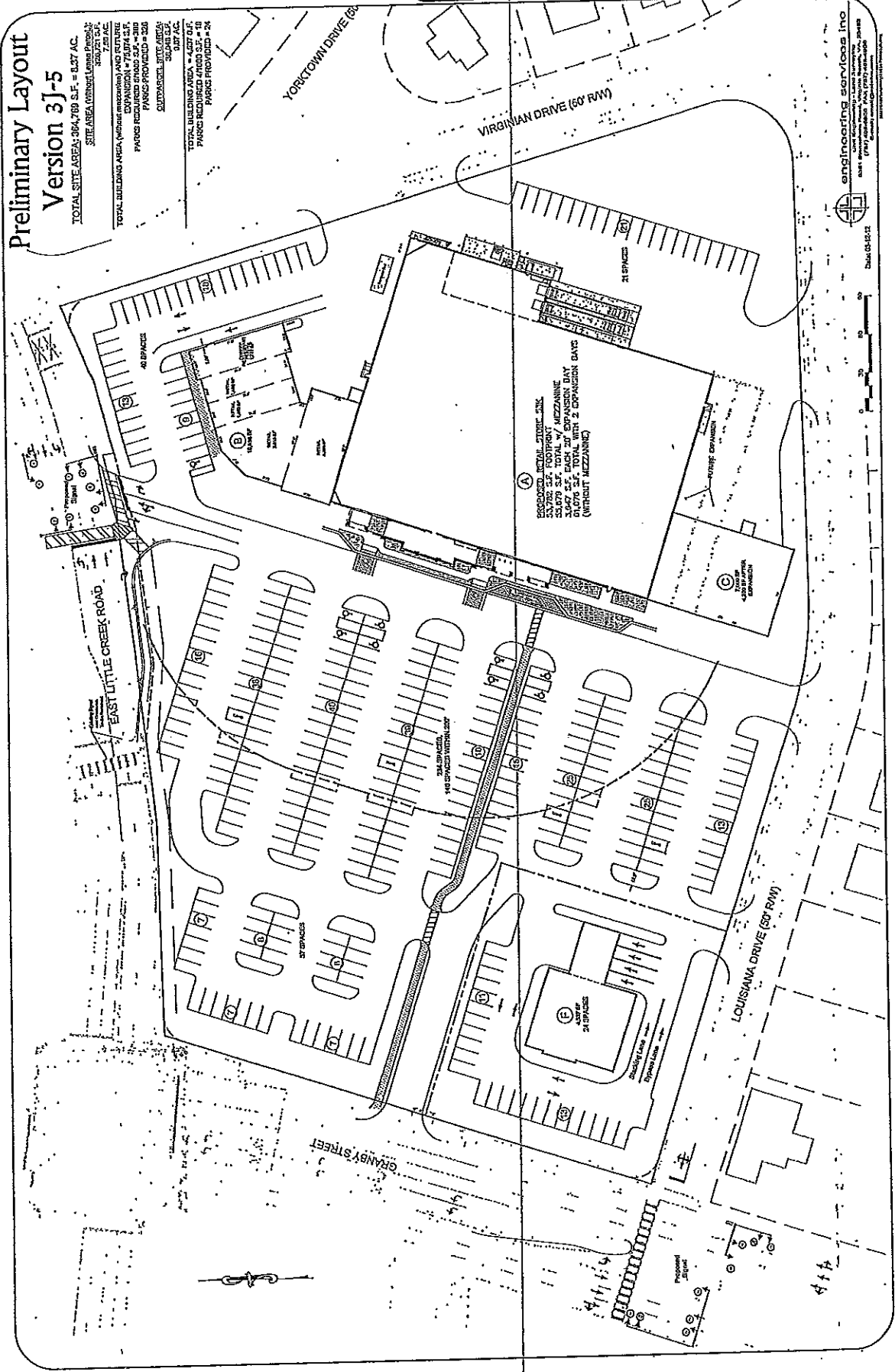
HRE Realty, L.C. \_\_\_\_\_ 1 1  
(Property owner or authorized agent signature) (Date)  
By:  \_\_\_\_\_ 3 1 12 1 12  
(Applicant signature) Manager (Date)

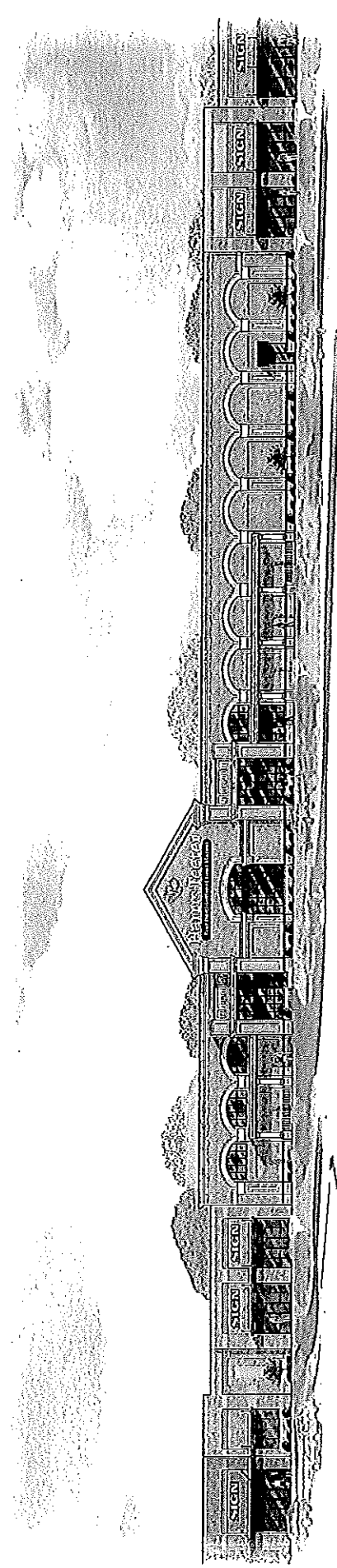
## Proffered Conditions

1. The Property shall be developed generally in accordance with the conceptual site plan entitled "Preliminary Layout Version 3J-5" prepared by Engineering Services, Inc., dated March 12, 2012, attached hereto as Exhibit A, subject to such modifications as may be required in the Site Plan review and approval process.
2. The outparcel located at the Southwest corner of the Property containing 0.85± acre is to be developed for a single user. The Site Plan for the use and development of the outparcel will be subject to the requirements of the Site Plan review and approval process as well as any other permits required by the Zoning Ordinance.
3. The buildings to be constructed on the Property will be consistent and generally in appearance with the rendering entitled "Granby Street Elevation, Suburban Park Shopping Center, Harris Teeter -- Wards Corner" prepared by Bondurant Associates dated March 12, 2012, attached hereto as Exhibit B.

**Preliminary Layout  
Version 3J-5**

TOTAL SITE AREA: 384,789 S.F. = 8.57 AC.  
 SITE AREA (WITHOUT LINES PARKING SPACES): 371,111 S.F.  
 TOTAL BUILDING AREA (WITHOUT EXPANSION AND FUTURE EXPANSION) = 73,074 S.F.  
 PARKS REQUIRED 6940 S.F. = 310  
 PARKS PROVIDED = 320  
 SUBTOTAL SITE AREA: 371,111 S.F. = 8.57 AC.  
 TOTAL BUILDING AREA = 4,237 S.F.  
 PARKS REQUIRED 4700 S.F. = 18  
 PARKS PROVIDED = 24






GRANBY STREET ELEVATION

# Suburban Park Shopping Center

## WARDS CORNER

Norfolk, Virginia

 SUBURBAN ASSET MANAGEMENT

 FONDURANT ASSOCIATES  
ARCHITECTS & INTERIORS  
POWERSOUTH, VIRGINIA  
4-29-82

EXHIBIT  
B  
tabber

## Description of Business

All of the improvements currently located on the Property will be demolished, the site cleared and prepared for the construction of a new shopping center. The shopping center to be constructed will be anchored by a super market (approximately 53,000 square feet), retail and service oriented shops (approximately 17,700 square feet divided into 10-12 bays) and an outparcel with one building (of up to approximately 6,500 square feet). It is anticipated that one or more of the stores may operate on a 24 hours per day, 7 days per week basis. The tenants of the shopping center are likely to employ 200-250 employees.

As currently configured, portions of the Property are zoned C-2, portions C-3 and portions R-7. In order to develop the new shopping center, the Property which currently includes 19 properties will be resubdivided into 2 parcels, as shown on the proposed site plan. Likewise, the Applicant is proposing to have the entire site rezoned to conditional C-3 with the proffered conditions to accommodate the proposed shopping center development.



APPLICATION  
ADULT USE SPECIAL EXCEPTION  
ALCOHOLIC BEVERAGES FOR OFF-PREMISES CONSUMPTION

Date of Application: March 12, 2012

DESCRIPTION OF PROPERTY

Property location: (Street Number) 7500 (Street Name) Block Granby Street

Existing Use of Property Shopping Center

Current Building Square Footage To be demolished

Proposed Use Grocery store anchored shopping center

Proposed Building Square Footage 53,782

Trade Name of Business (if applicable) Harris Teeter

APPLICANT/ PROPERTY OWNER

1. Name of applicant: (Last) Harris Teeter, Inc. (MI) \_\_\_\_\_  
(First) \_\_\_\_\_

Mailing address of applicant (Street/P.O. Box): 701 Crestdale Road

(City) Matthews (State) North Carolina (Zip Code) 28105

Daytime telephone number of applicant (704) 844-3480 Fax number (704) 844-6512

E-mail address of applicant: lramsey@harristeeter.com

2. Name of property owner: (Last) HRE Realty, L: C. (MI) \_\_\_\_\_ (First) \_\_\_\_\_

Mailing address of property owner (Street/P.O. box): 999 Waterside Drive, Suite 2220

(City) Norfolk (State) Virginia (Zip Code) 23510

Daytime telephone number of owner (757) 671-1700 Fax number (757) 671-7477

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT  
810 Union Street, Room 508  
Norfolk, Virginia 23510  
Telephone (757) 664-4752 Fax (757) 441-1569

**CIVIC LEAGUE INFORMATION**

Civic League contact: Riverfront, Suburban Acres, Wards Corner, Talbot Park, RIVERFRONT

Date(s) contacted: 2/28, 2/13, 2/27, 2/28, 3/26

Ward/Super Ward information: Ward 2, Superward 6

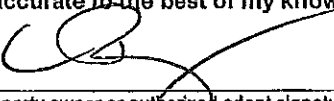
**REQUIRED ATTACHMENTS:**

- ✓ Check for \$265.00 made payable to: Norfolk City Treasurer.
- ✓ 2 8½x14 copies of a survey or site plan drawn to scale showing
  - All existing and proposed structures,
  - Driveways,
  - Parking,
  - Landscaping,
  - Property lines (see attached example).
- ✓ 2 8½x14 copies of a floor plan drawn to scale showing where cold and/or hot alcoholic beverages will be sold. (see attached example).
- ✓ Completed Exhibit A, Description of Operations.
- ✓ Please provide a brief description of the business (i.e., # of employees, current locations, type of restaurant, etc...).

**CERTIFICATION:**

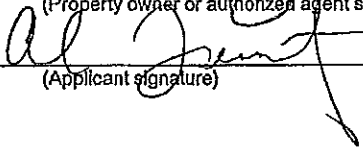
I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

SIGNED:



3/12/12  
(Date)

SIGNED:



3/8/12  
(Date)





**EXHIBIT "A"**  
**Description of Operations**  
**Off-Premises Sale of Alcoholic Beverage**

Date of Application: 3/12/12

Name of business: Harris Teeter

Address of business: 7500 Block Granby Street - Building to be constructed

Name(s) of business owner(s)\*: Harris Teeter

Name(s) of property owner(s)\*: HRE Realty, L.C.

Name(s) of business manager(s)/operator(s): \_\_\_\_\_

Daytime telephone number ( ): Building to be constructed

\*If business or property owner is a corporation or LLC, then all partners must be individually listed. Harris Teeter is owned by Ruddick Corp. (publicly traded); HRE Realty, L.C. is owned by Hampton Roads Enterprises, Inc.

1. Proposed Hours of Operation:			
<u>Facility</u>		<u>Alcoholic Beverage Sales</u>	
Weekday	From <u>12:00 AM</u> To <u>12:00 AM</u>	Weekday	From <u>6:00 AM</u> To <u>12:00 AM</u>
Friday	From <u>12:00 AM</u> To <u>12:00 AM</u>	Friday	From <u>6:00 AM</u> To <u>12:00 AM</u>
Saturday	From <u>12:00 AM</u> To <u>12:00 AM</u>	Saturday	From <u>6:00 AM</u> To <u>12:00 AM</u>
Sunday	From <u>12:00 AM</u> To <u>12:00 AM</u>	Sunday	From <u>6:00 AM</u> To <u>12:00 AM</u>

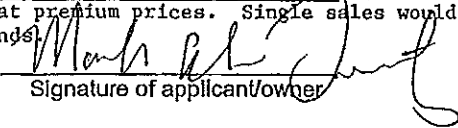
2. Type of alcoholic beverage applied for:  
 Beer     Wine     Mixed Beverage

3. Alcoholic beverages to be sold:  
 Room temperature     Refrigerated

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT  
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4. As a general rule, the City does not approve selling beer in a single-sized serving container or selling wine in a bottle that is less than 375 milliliters. If you are seeking approval to sell servings that do not meet these criteria, please explain your justification as well as indicate what sizes you would sell:

Alcoholic beverages will be sold in both single cans/bottles and by the case. ~~Harris Teeter's intent is to have single sales for specialty~~ crafted beers, such as beers from Holland, Belgium, Oregon, etc., that are not high in alcohol content but sell at premium prices. Single sales would not be permitted on national premium brands.

  
Signature of applicant/owner

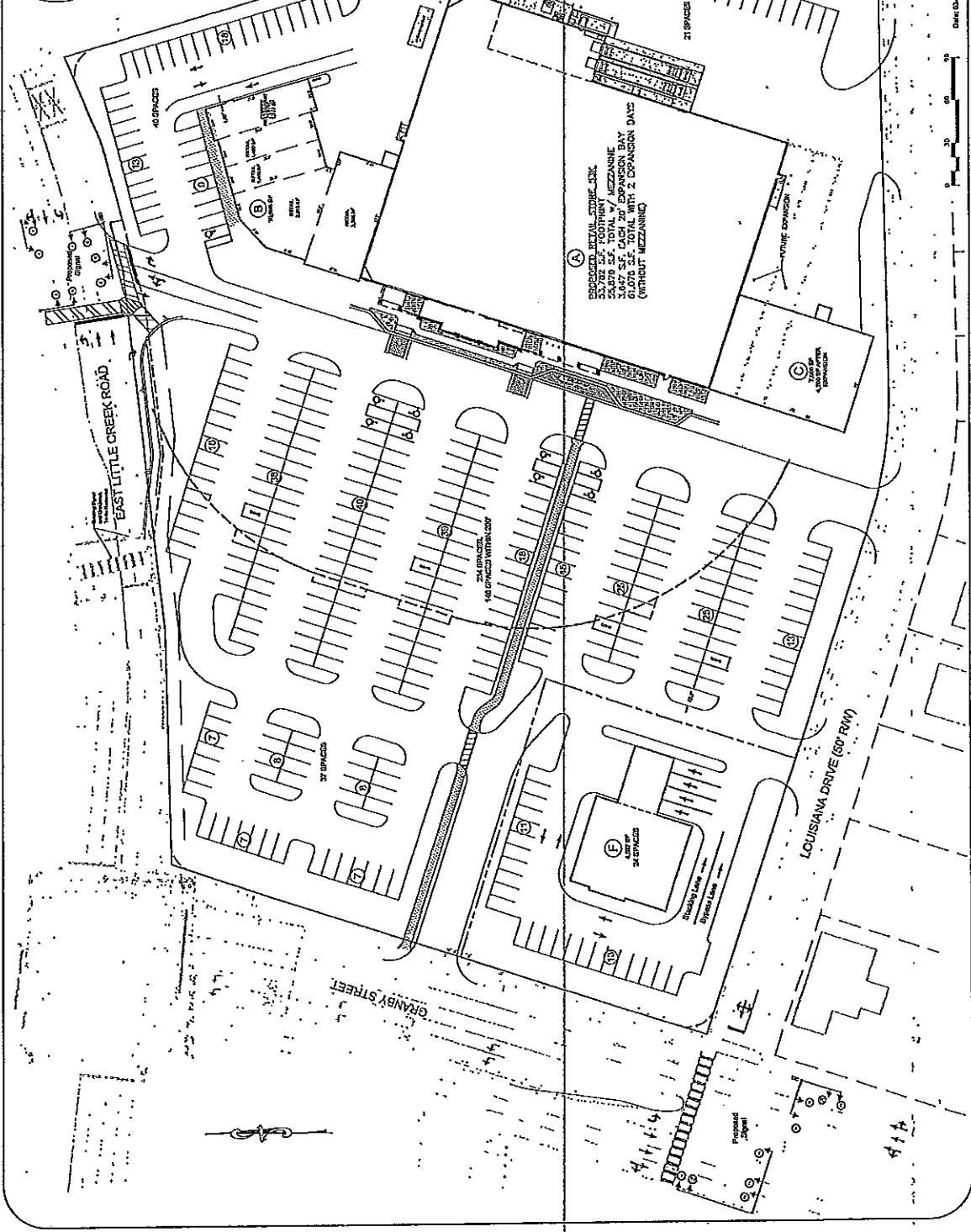
Beer to be sold in serving containers sized from 7 oz. to 22 oz.

Wine to be sold in serving containers sized from 187 ml to 5 L.

# Preliminary Layout Version 3J-5

TOTAL SITE AREA - 364,760 S.F. = 8.37 AC.  
 TOTAL BUILDING AREA (WITH EXPANSION AND PARKING) - 324,771 S.F.  
 TOTAL BUILDING AREA (WITH EXPANSION AND PARKING) - 75,874 S.F.  
 EXPANSION - 75,874 S.F.  
 PARKING REQUIRED 21,000 S.F. = 310  
 PARKS PROVIDED = 138

OUTPASSAGE SITE AREA - 30,000 S.F.  
 TOTAL BUILDING AREA - 4,637 S.F.  
 PARKS REQUIRED 4,000 S.F. = 10  
 PARKS PROVIDED = 24





## Description of Property

All those certain lots, pieces or parcels of land situate, lying and being in the City of Norfolk, Virginia, containing approximately 8.5 acres and being bounded and described as follows:

Beginning at the intersection of the eastern right-of-way of Granby Street and northern right-of-way of Louisiana Drive, as shown on the plat of Suburban Park, Section A, Property of Suburban Park Home Corporation, dated May, 1941, which plat is duly recorded in the Clerk's Office of the Circuit Court (formerly the Corporation Court) of the City of Norfolk, Virginia, in Map Book 10, at pages 88 and 89, and from said point, thence along said right-of-way of Granby Street N 23° 49' 00" E., a distance of 83.00 feet; thence N 66° 10' 00" W., a distance of 12.00 feet; thence N 23° 49' 00" E., a distance of 313.32 feet to the southern right-of-way of East Little Creek Road; thence along said right-of-way of East Little Creek Road S 84° 43' 00" E., a distance of 177.35 feet; thence N 89° 03' 00" E., a distance of 177.35 feet; thence N 89° 03' 00" E., a distance of 255.39 feet; thence N 80° 23' 00" E., a distance of 156.38 feet to the western right-of-way of Virginian Drive; thence along said right-of-way of Virginian Drive S 10° 10' 00" E., a distance of 537.68 feet; thence along a curve to the right with a radius of 50.00 feet, an arc distance of 91.34 feet to the northern right-of-way of Louisiana Drive; thence along said right-of-way of Louisiana Drive N 85° 30' 00" W., a distance of 339.84 feet; thence along a curve to the right with a radius of 275.00 feet, an arc distance of 92.79 feet; thence N 66° 10' 00" W., a distance of 381.41 feet to the point of beginning.



APPLICATION  
SPECIAL EXCEPTION

Special Exception for: Retail Establishment Operating After Midnight

Date of application: 3/12/12

DESCRIPTION OF PROPERTY

Property location: (Street Number) 7500 Block (Street Name) Granby Street

Existing Use of Property Shopping Center

Current Building Square Footage To be demolished

Proposed Use Full service supermarket

Proposed Square Footage 53,000

Proposed Hours of Operation:

Weekday From 12:00 AM To 12:00 AM

Friday From 12:00 AM To 12:00 AM

Saturday From 12:00 AM To 12:00 AM

Sunday From 12:00 AM To 12:00 AM

Trade Name of Business (if applicable) Harris Teeter

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT  
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Norfolk, Virginia 23510  
Telephone (757) 664-4752 Fax (757) 441-1569

APPLICANT/ PROPERTY OWNER

1. Name of applicant: (Last) Harris Teeter, (MI) \_\_\_\_\_ (First)  
Inc.

Mailing address of applicant (Street/P.O. Box): 701 Crestdale Road

(City) Matthews (State) NC (Zip Code) 28105

Daytime telephone number of applicant (~~704~~ 844-3499) Fax number (~~704~~ 844-6512)

E-mail address of applicant: lransey@harristeeter.com

2. Name of property owner: (Last) HRE Realty, L.C. (MI) \_\_\_\_\_ (First)

Mailing address of property owner (Street/P.O. box): 999 Waterside Drive, Suite 2220

(City) Norfolk (State) VA (Zip Code) 23510

Daytime telephone number of owner (~~757~~ 671-1700) Fax number (~~757~~ 671-7477)

CIVIC LEAGUE INFORMATION

Civic League contact: Riverpoint, Suburban Acres, Wards Corner, Talbot Park,  
Riverpoint, (2/8), Suburban Acres (2/13), Wards Corner, Riverfront

Date(s) contacted: Corner (2/27), Talbot Park (2/28), Riverfront (3/26)

Ward/Super Ward information: Ward 2, Superward 6

REQUIRED ATTACHMENTS:

- ✓ Check for \$265.00 made payable to: Norfolk City Treasurer.
- ✓ 2 8½x14 copies of a survey or site plan drawn to scale showing:
  - Existing and proposed building structures
  - Driveways
  - Parking
  - Landscaping
  - Property lines (\*see attached example).

**CERTIFICATION:**

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

SIGNED: CHRIS DEERY [Signature] 3/12/12  
Print Sign Date  
(Property owner or authorized agent signature)

SIGNED: Mark Al-Jundi [Signature] 3/12/12  
Print Sign Date  
(Applicant signature)

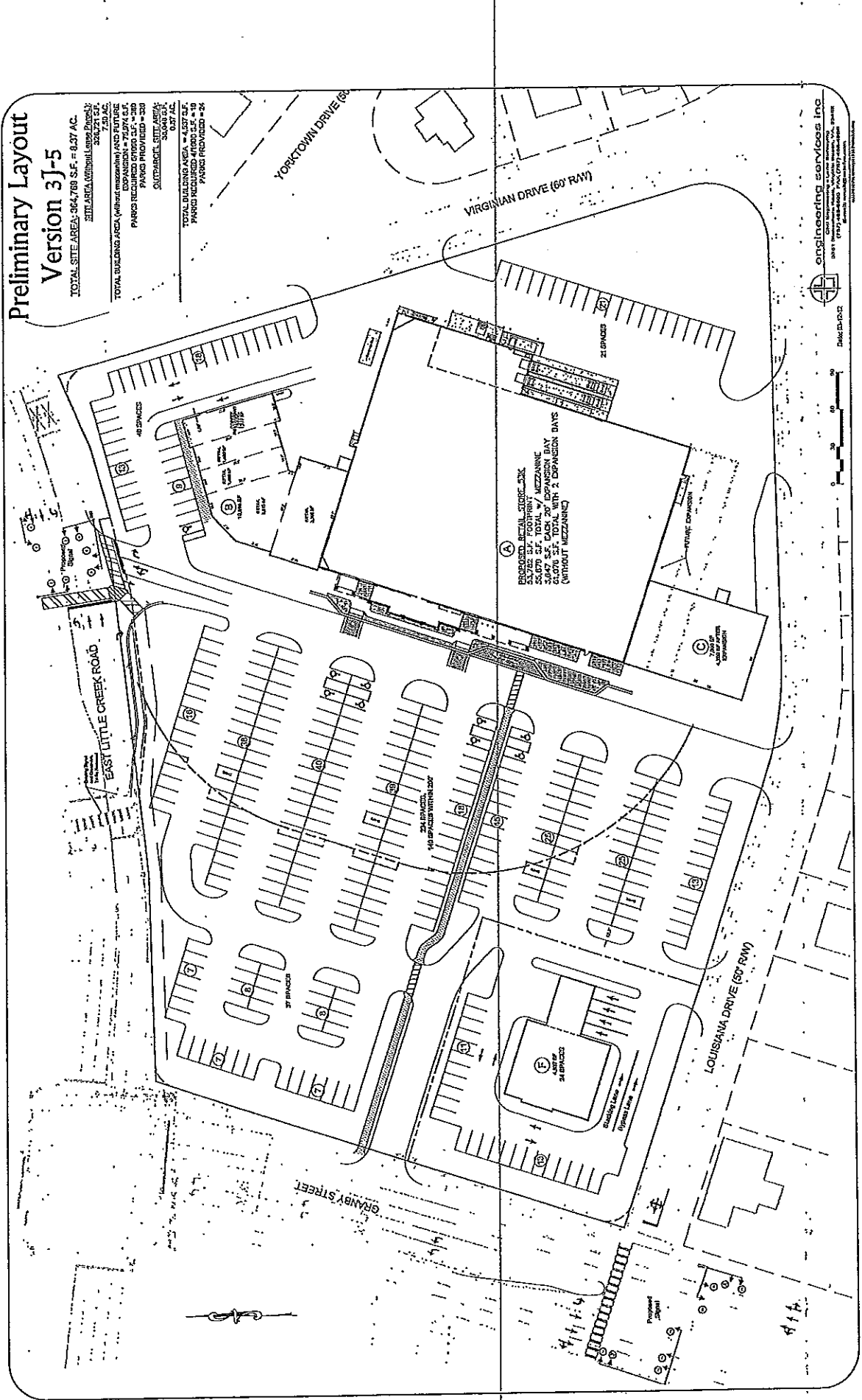
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT  
810 Union Street, Room 508  
Norfolk, Virginia 23510  
Telephone (757) 664-4752 Fax (757) 441-1569



# Preliminary Layout Version 3J-5

TOTAL SITE AREA: 364,768 S.F. = 8.37 AC.  
 SITE AREA WITHIN LOTS: 350,271 S.F.  
 7,500 AC.  
 TOTAL BUILDING AREA (WITHIN LOTS): 424,156 S.F.  
 TOTAL BUILDING AREA (WITHIN LOTS) = 424,156 S.F.  
 PARKING REQUIRED @ 7000 S.F. = 280  
 PARKING PROVIDED = 330  
 OUTPARCEL SITE AREA: 30,000 S.F.  
 0.68 AC.

TOTAL BUILDING AREA: 4,537 S.F.  
 PARKING REQUIRED @ 7000 S.F. = 19  
 PARKING PROVIDED = 24





# City of Norfolk

## APPLICATION SPECIAL EXCEPTION

Special Exception for: Commercial Drive-Through Facility

Date of application: 3/12/12

### DESCRIPTION OF PROPERTY

Property location: (Street Number) 7500 Block (Street Name) Granby Street

Existing Use of Property Shopping Center

Current Building Square Footage To be demolished

Proposed Use Branch banking facility with drive-through lanes to serve customers, including automatic teller machines

Proposed Square Footage 4,600±

Proposed Hours of Operation:

Weekday From 8:00 AM To 6:00 PM

Friday From 8:00 AM To 7:00 PM

Saturday From 8:00 AM To 1:00 PM

Sunday From Closed To \_\_\_\_\_

Trade Name of Business (If applicable) \_\_\_\_\_

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Norfolk, Virginia 23510  
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APPLICANT/ PROPERTY OWNER

1. Name of applicant: (Last) HRE Realty, L.C. (MI) (First) \_\_\_\_\_

Mailing address of applicant (Street/P.O. Box): 999 Waterside Drive, Suite 2220

(City) Norfolk (State) Virginia (Zip Code) 23510

Daytime telephone number of applicant (757) 671-1700 Fax number (757) 671-7477

E-mail address of applicant: bob@samvirginia.com

2. Name of property owner: (Last) Same as applicant (MI) \_\_\_\_\_ (First) \_\_\_\_\_

Mailing address of property owner (Street/P.O. box): \_\_\_\_\_

(City) \_\_\_\_\_ (State) \_\_\_\_\_ (Zip Code) \_\_\_\_\_

Daytime telephone number of owner ( ) \_\_\_\_\_ Fax number ( ) \_\_\_\_\_

CIVIC LEAGUE INFORMATION

Civic League contact: Riverpoint, Suburban Acres, Wards Corner, Talbot Park, Riverfront

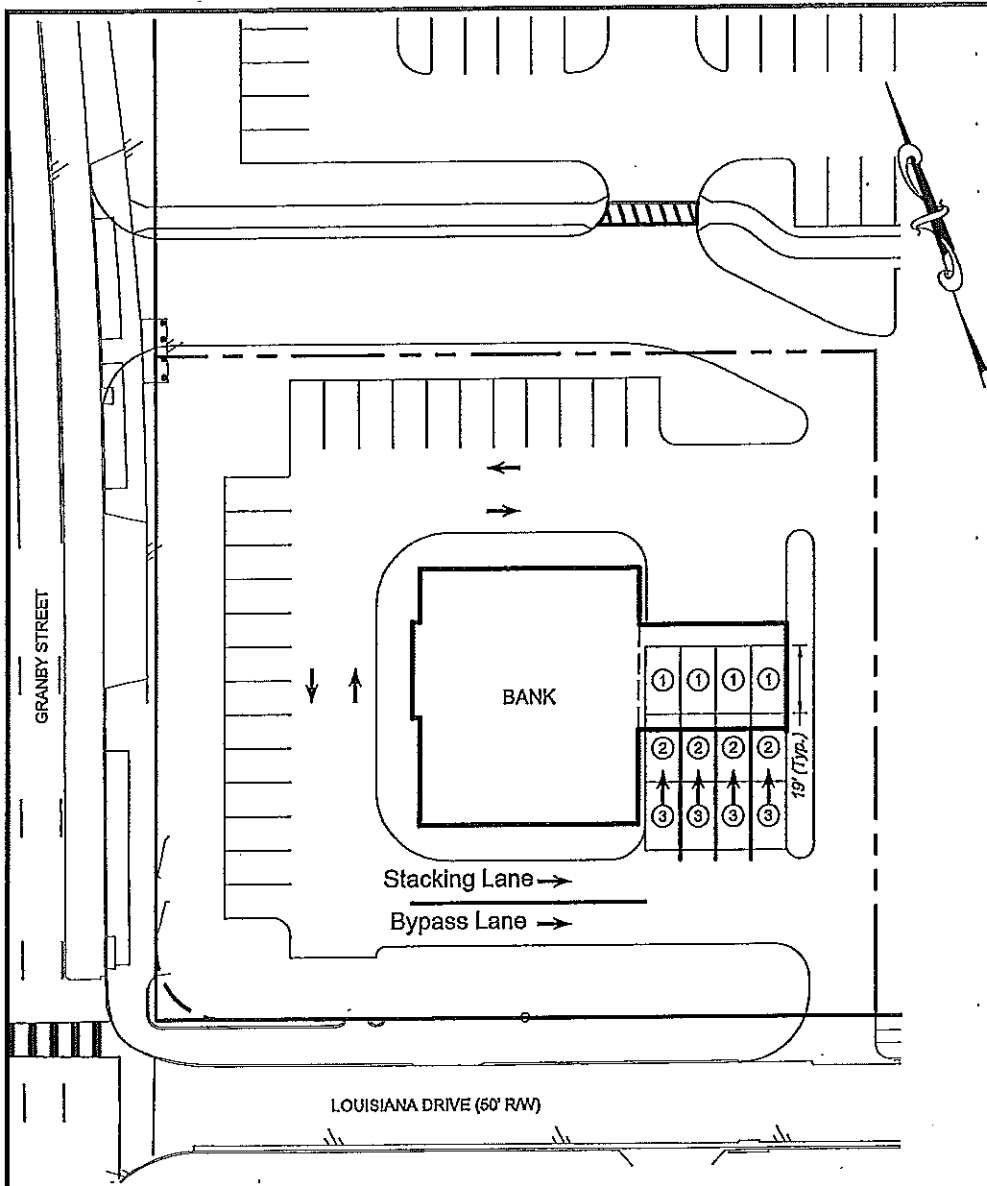
Date(s) contacted: Riverpoint (2/8), Suburban Acres (2/13), Wards Corner (2/23); Talbot Park (2/28), Riverfront (3/26)

Ward/Super Ward information: Ward 2, Superward 6

REQUIRED ATTACHMENTS:

- ✓ Check for \$265.00 made payable to: Norfolk City Treasurer.
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  - Existing and proposed building structures
  - Driveways
  - Parking,
  - Landscaping
  - Property lines (\*see attached example).





**engineering services inc**

Civil Engineering - Land Surveying  
 3351 Stoneshore Road, Virginia Beach, VA. 23452  
 (757) 468-6800 FAX (757) 468-4866  
 E-mail: email@eslofva.com

STACKING EXHIBIT  
 FOR  
 OUTPARCEL  
 AT  
 WARDS CORNER  
 NORFOLK, VIRGINIA

Date	Project	Scale:	Drawn By	Page:	Drawing Path\Name, Layout
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# City of Norfolk

## APPLICATION SPECIAL EXCEPTION

Special Exception for: Commercial Drive Through Facility

Date of application: 3-12-12

### DESCRIPTION OF PROPERTY

Property location: (Street Number) 100 block (Street Name) East Little Creek Road

Existing Use of Property Shopping Center

Current Building Square Footage to be demolished

Proposed Use End unit of a shopping center serving food and beverages with a  
drive-through lane to serve customers

Proposed Square Footage 1,800±

Proposed Hours of Operation:

Weekday From 6:00 AM To 11:00 PM

Friday From 6:00 AM To 11:00 PM

Saturday From 6:00 AM To 11:00 PM

Sunday From 6:00 AM To 11:00 PM

Trade Name of Business (If applicable) \_\_\_\_\_

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT  
810 Union Street, Room 508  
Norfolk, Virginia 23510  
Telephone (757) 664-4752 Fax (757) 441-1569

**APPLICANT/ PROPERTY OWNER**

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(City) Norfolk (State) Virginia (Zip Code) 23510

Daytime telephone number of applicant (757) 671-1700 Fax number (757) 671-7477

E-mail address of applicant: bob@samvirginia.com

2. Name of property owner: (Last) same as applicant (MI) \_\_\_\_\_ (First) \_\_\_\_\_

Mailing address of property owner (Street/P.O. box): \_\_\_\_\_

(City) \_\_\_\_\_ (State) \_\_\_\_\_ (Zip Code) \_\_\_\_\_

Daytime telephone number of owner ( ) \_\_\_\_\_ Fax number ( ) \_\_\_\_\_

**CIVIC LEAGUE INFORMATION**

Civic League contact: Riverpoint, Suburban Acres, Wards Corner, Talbot Park, Riverfront

Riverpoint (2/8), Suburban Acres (2/13), Wards Corner (2/27),  
Date(s) contacted: Talbot Park (2/28), Riverfront (3/26)

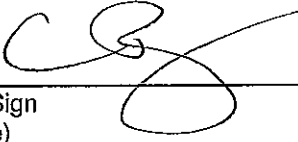
Ward/Super Ward information: Ward 2, Superward 6

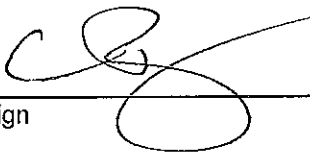
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  - Parking,
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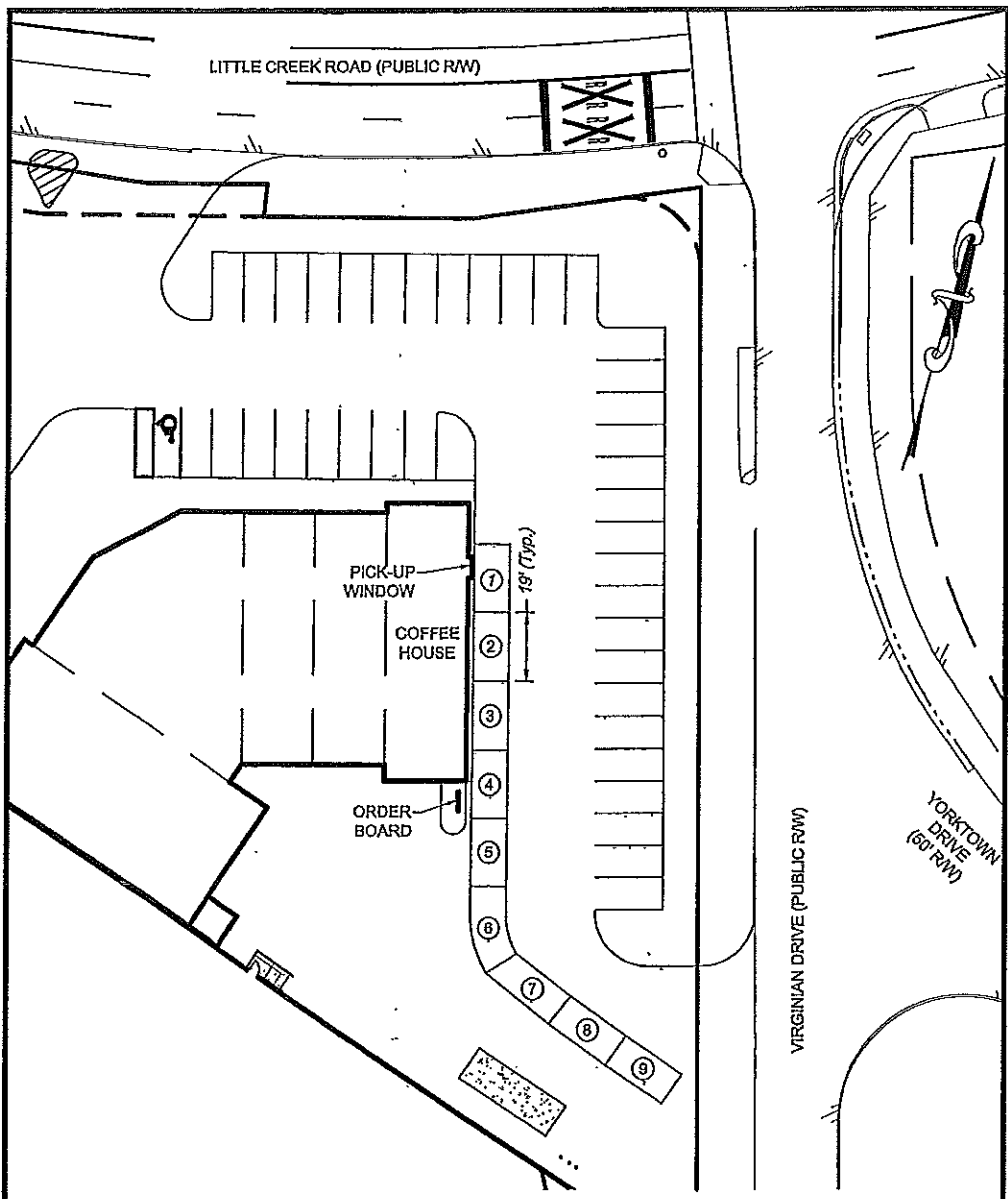
**CERTIFICATION:**

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

**SIGNED:** Chris Perry  3 / 12 / 12  
Print Sign Date  
(Property owner or authorized agent signature)

**SIGNED:** Chris Perry  3 / 12 / 12  
Print Sign Date  
(Applicant signature)





**engineering services inc**

Civil Engineering - Land Surveying  
 3351 Stoneshore Road, Virginia Beach, VA. 23452  
 (757) 468-6800 FAX (757) 468-4966  
 E-mail: email@estofva.com

STACKING EXHIBIT  
 FOR  
 COFFEE HOUSE  
 AT  
 WARDS CORNER  
 NORFOLK, VIRGINIA

Date	Project	Scale:	Drawn By	Page:	Drawing Path\Name, Layout
03/12/12	11018	1"=40'	PAYF	1 OF 1	M:\11\018\Preliminary\11018 Prelim3J5.dwg