



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Update on CPR.2021.158

MONDAY, 17 OCTOBER 2022



Kevin J. Vonck, Ph.D., Director

What are the specific changes
being proposed?

Intent

to amend § Chapter 30, Article X, Division 4, City Code regarding a review and approval process for a plan of development

establish site plan regulations and polices to implement the master plan for the physical development of the city

facilitate a coordinated, adjusted, and harmonious development of the city and its environs in accordance with existing and future needs

promote health, safety, morals, comfort, prosperity and general welfare; and further efficiency and economy in the development process

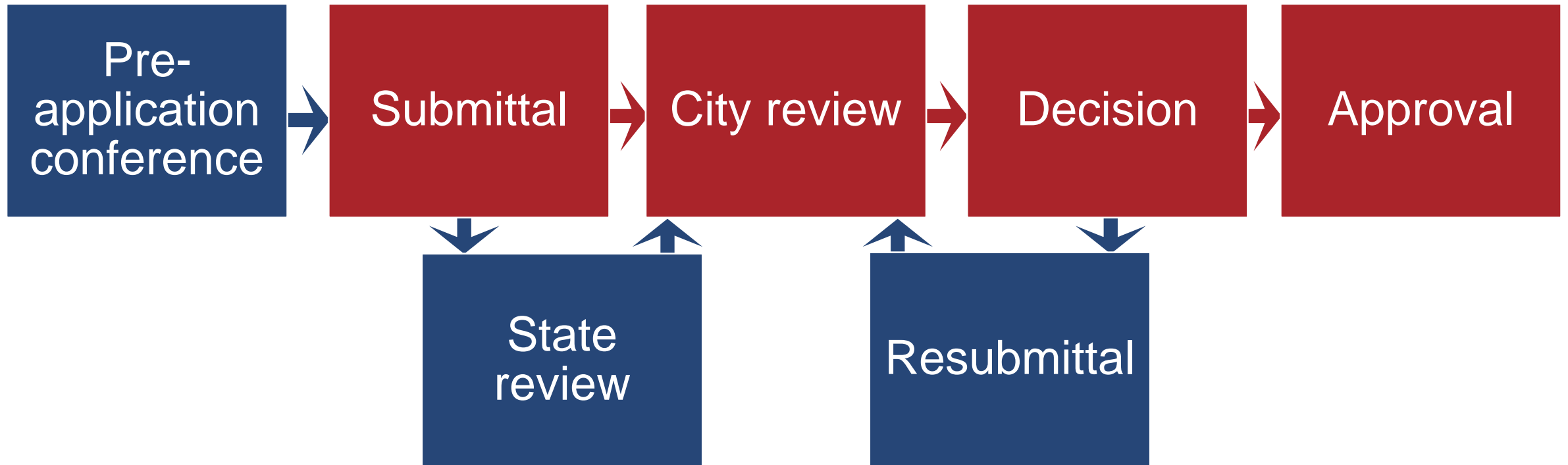
ensure certain land development activities are compliant with § 15.2-2241 through 15.2-2245 and §15.2-2258 through §15.2-2261 Code of Virginia; Chapter 17 City Charter; and Chapters 13, 14, 23, 24, 25, 28, and 30 City Code

Applicability

1. Land disturbance of 4,000 square feet or greater; or 2,500 square feet or greater in Chesapeake Bay Preservation Act Area
2. Changing public streets, public utilities, and rights-of way, including the addition or alteration of any vehicular access to a parcel¹
3. Increasing the generation of vehicular trips and the number of vehicular parking spaces from existing conditions¹
4. Increasing the usable space of any building or structure by 1,000 or more square feet, as measured by applicable building codes¹
5. A parcel within fifty (50) feet of the James River floodwall.

¹ *excepting the construction or rehabilitation of buildings only containing one or two dwelling units*

Procedures



City review

specific deficiencies

the regulations or policies to which the deficiencies apply; and required modifications or corrections that will permit approval

discretionary modifications

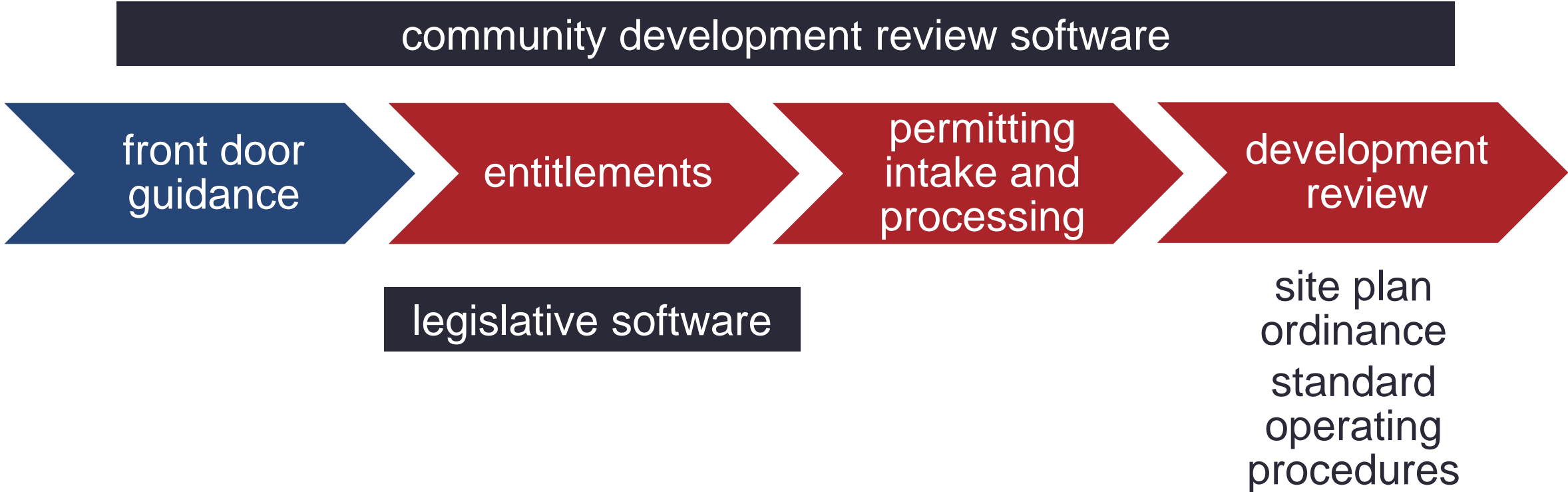
while not required, are intended to promote health, safety, morals, comfort, prosperity, and general welfare in accordance with the spirit and intent of this division

Variations and exceptions

1. Strict adherence to applicable regulations and policies:
 1. Results in a substantial injustice or hardship;
 2. Inhibits orderly development;
 3. Conflicts with the application of standard and customary engineering practices;
 4. Significantly degrades the health, safety, and welfare of occupants or users on the parcel or adjacent parcels
2. Site plan submittal: application provides sufficient drawings and data needed to reasonably evaluate compliance with applicable regulations and policies
3. Unusual situations (location, size, topography, or shape of the parcel): solution is equal to or exceeding substitution of a technique, design, method, or material

How does this project fit
into a broader context?

Comprehensive process improvements



Performance measures

PERFORMANCE MEASURE	GOAL
average # business days to intake and route submitted application	5
average # business days to complete initial plan review for small (<\$1.5 million) project after completed application	10
average # business days to complete initial plan review for medium (<\$30 million) project permit after completed application	20
average # business days to complete initial review of plan of development (POD) or site plan after completed application	15

Performance measures

PERFORMANCE MEASURE	GOAL
average # business days to conduct Section 106 review after completed application	10
average # business days to issue administrative Certificate of Appropriateness (COA) after completed application	10
average # business days to issue zoning confirmation letter (ZCL) after completed application	20
average # business days to issue Certificate of Zoning Compliance (CZC) letter after completed application	10

Questions?

