



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

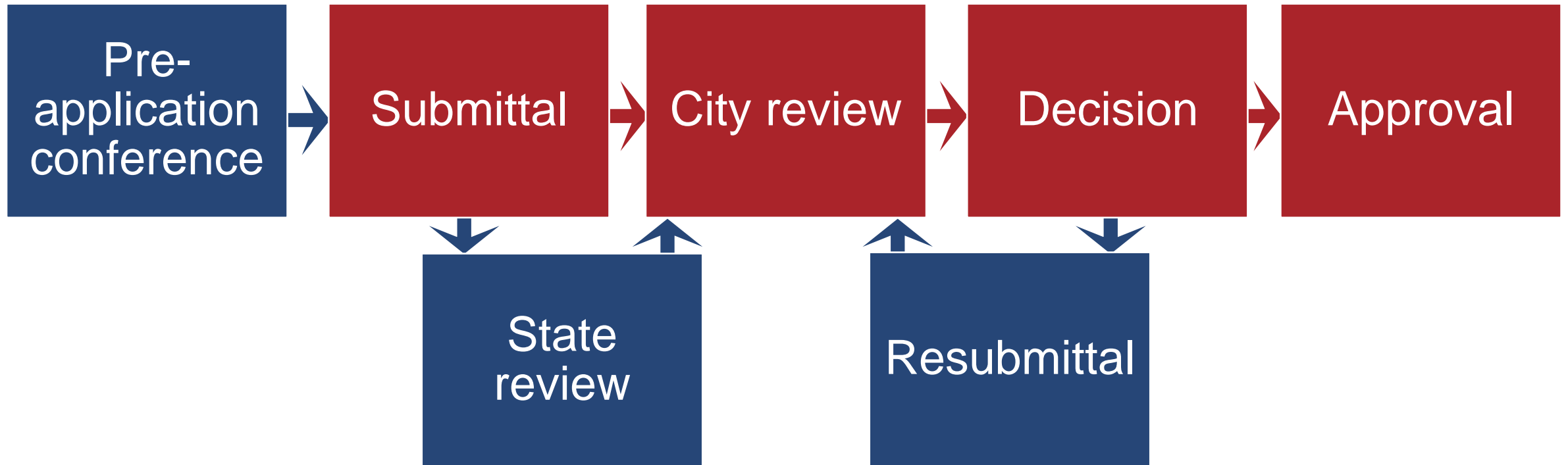


# Applicability

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 parcel<sup>1</sup>
3. Increasing the generation of vehicular trips and the number of vehicular parking spaces from existing conditions<sup>1</sup>
4. Increasing the usable space of any building or structure by 1,000 or more square feet, as measured by applicable building codes<sup>1</sup>
5. A parcel within fifty (50) feet of the James River floodwall.

<sup>1</sup> *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

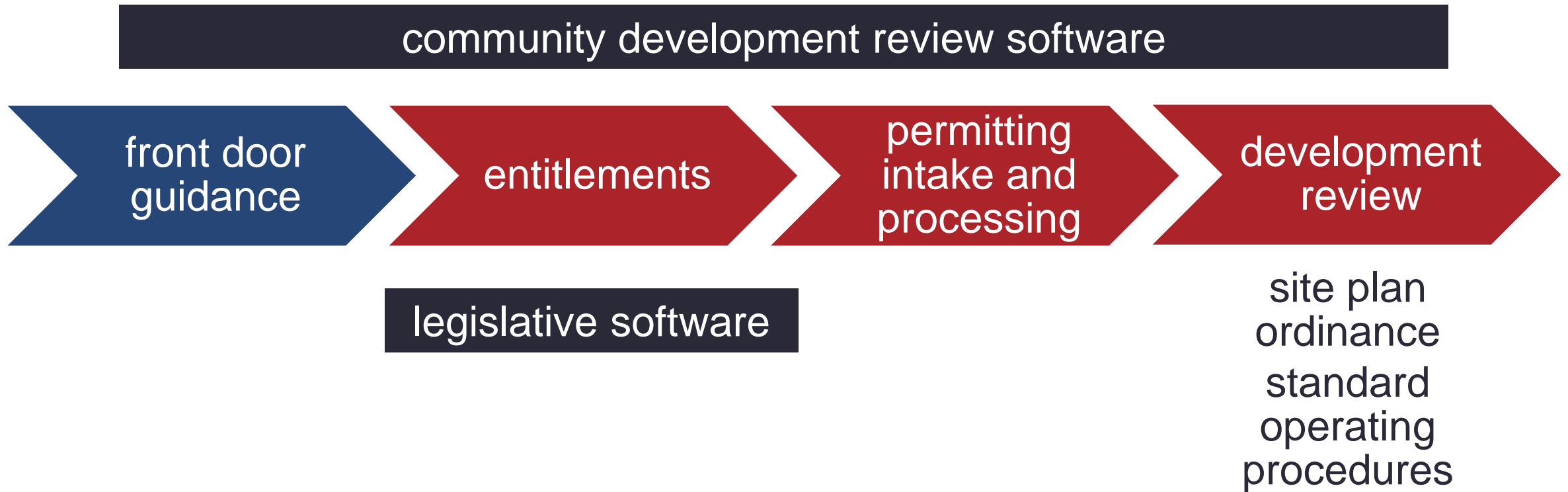
# Variations and exceptions

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?