



Requests

#4 Conditional Use Permit (Animal Hospital)

#5 Conditional Use Permit (Commercial Kennel)

Staff Recommendation

Approval

Staff Planner

Marchelle Coleman

Location

2497 North Landing Road

GPINs

1494811072, 1494800978

Site Size

2.87 acres

AICUZ

Less than 65 dB DNL

Watershed

Southern Rivers

Existing Land Use and Zoning District

Undeveloped lots / AG-2 Agricultural

Surrounding Land Uses and Zoning Districts

North

North Landing Road

Single-family dwellings, mixed retail / PD-H2

Planned Unit Development, B-1A Limited

Business

South

Single-family dwellings, open space / R-5S

Residential

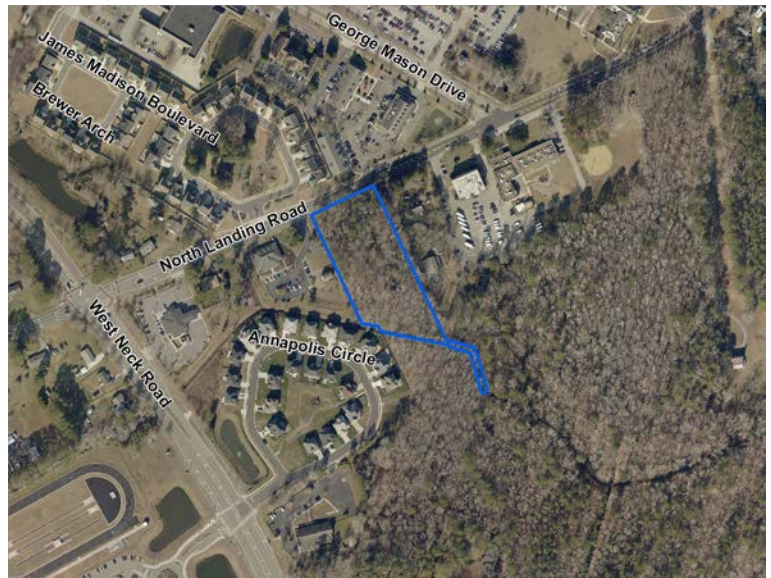
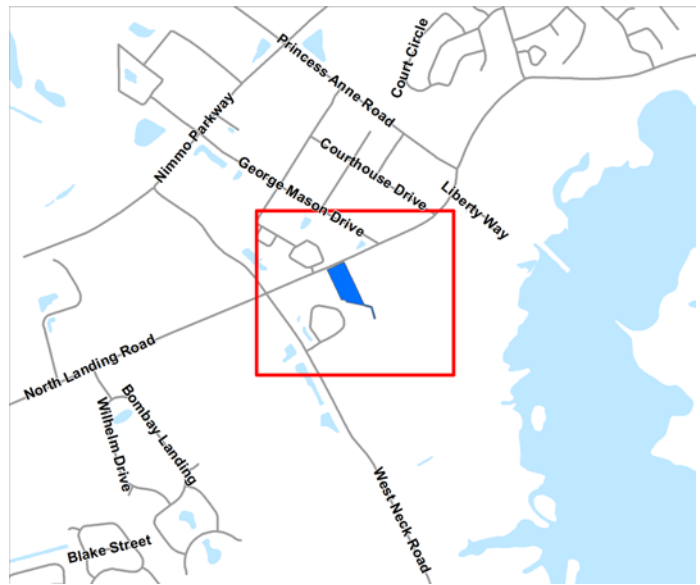
East

Single-family dwelling / AG-1 & AG-2

Agricultural

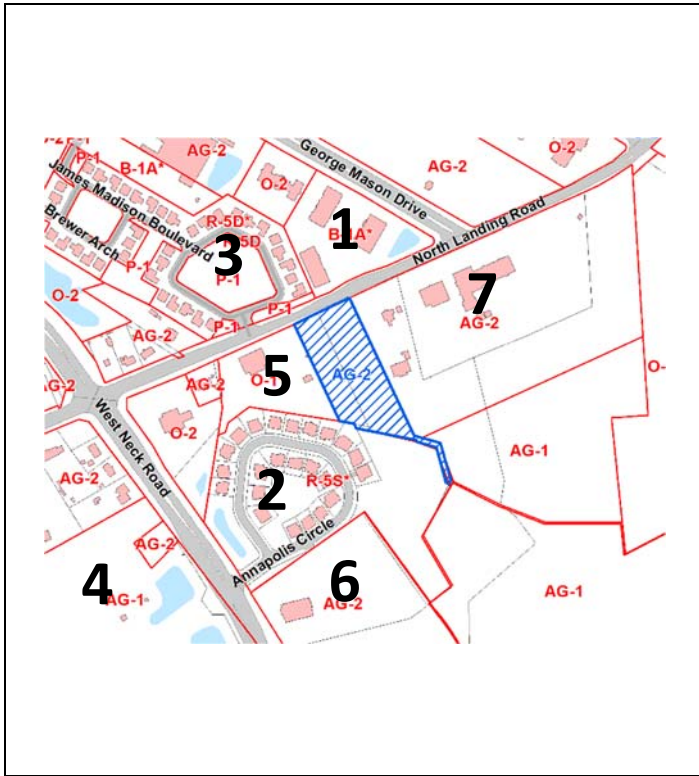
West

Medical office / O-1 Office



Background & Summary of Proposal

- The applicant is requesting Conditional Use Permits for an Animal Hospital and a Commercial Kennel in order to construct a 12,000 square foot veterinary practice and boarding facility on this 2.87-acre property zoned AG-2 Agricultural Zoning District and within the Courthouse Historic and Cultural District.
- As depicted on the conceptual site layout, the one-story, 12,000 square foot building will have two enclosed outdoor areas for the animals.
- Per Section 223 of the Zoning Ordinance, at least one off-street parking space per four hundred square feet of floor area shall be provided. The proposed parking on site exceeds the parking requirement by 36 spaces.
- The building elevation and renderings display a façade of Hardie board fiber cement siding, an asphalt shingle roof, and vinyl windows that coincide with the historic character of the area and adhere to the Historic and Cultural District design guidelines, as depicted on pages 10 through 12 of this report. The proposal was considered by the Historical Review Board (HRB) and received a Certificate of Appropriateness from the HRB on December 15, 2021.
- The Transition Area design guidelines call for non-residential development to provide a 50-foot buffer with robust landscaping along selected roadways. As depicted on the conceptual site layout, the proposed building is setback 51 feet from the right-of-way with the shortest elevation of the building facing the road with the parking lot situated along the western side of the building.
- The veterinary practice will provide boarding facilities to animals being treated at the clinic, as part of an overnight kennel and doggy day care center. All of the animals will be kept within the soundproofed, air-conditioned building unless otherwise in the enclosed outdoor areas for exercise and relief.
- As mentioned previously, there will be two outdoor yard enclosures for the animals, one will be approximately 450 square feet and the other will be approximately 1,425 square feet in size. The outdoor yard enclosures will be used only between the hours of 8:00 a.m. through 5:00 p.m. daily. The animals will be let out for exercise in the outdoor run area throughout the day, with only 15 animals in the yard at any given time. According to the applicant, for every 15 animals, one team member will be outside to supervise activities and behavior.
- The outdoor activities that are performed throughout the day are to enrich the animals' stay and to maintain a safe and monitored environment for each animal. Play time and brain activities for the animals are part of the day care and boarding programs. These activities include group sit, dog recall, and gate boundary skills. During play time, interaction with both play equipment and employees will occur.



Zoning History	
#	Request
1	MOD Approved 01/16/2018 MOD Approved 03/09/2004 CRZ (AG-2 to Conditional B-1A) Approved 02/08/1994
2	CRZ (Conditional O-2 & AG-2 to Conditional R-5S) Approved 02/11/2014 CRZ (AG-1 & AG-2 to Conditional O-2) Approved 04/08/2008
3	REZ (Conditional PD-H2 to P-1) Approved 08/14/2012 CRZ (AG-1 & B-1A to Conditional PD-H2) Approved 07/12/2011
4	CUP (Private Sewage Treatment System) Approved 05/24/2011 REZ (R-10 to AG-1) Approved 06/08/2010
5	CRZ (Conditional O-1 to Conditional B-1) Approved 11/18/2014 CRZ (AG-2 to Conditional O-1) Approved 10/10/2006
6	MOD (Pre-School/Day Care Facility) Approved 10/01/2019 CUP (Pre-School/Day Care Facility) Approved 07/03/2001
7	CUP (Group Home) Approved 05/24/1994

Application Types			
CUP – Conditional Use Permit	MOD – Modification of Conditions or Proffers	FVR – Floodplain Variance	LUP – Land Use Plan
REZ – Rezoning	NON – Nonconforming Use	ALT – Alternative Compliance	STR – Short Term Rental
CRZ – Conditional Rezoning	STC – Street Closure	SVR – Subdivision Variance	

Evaluation & Recommendation

The proposed Conditional Use Permits for both the Animal Hospital and Commercial Kennel, in Staff’s opinion, are acceptable. The proposal is in keeping with the policies and goals set forth in the Comprehensive Plan as it relates to non-residential uses in the Transition Area, as it is a low intensity use that provides a complementary and valuable service to nearby residents. The development, as recommended in the Transition Area design guidelines, complements the surrounding rural character in terms of size, scale, architecture, and materials. The building is low in scale, expresses architectural fenestration, and incorporates Colonial Revival-style elements, gable roofing, and windows that have symmetrical window grids that are of a rural vernacular design, ultimately reflecting the architectural character found in this Historic and Cultural District.

Section 223 of the Zoning Ordinance requires the structure occupied by animals be 100 feet from the property line of any adjacent lot, except where animals are kept in soundproof, air-conditioned buildings. As the animals will be kept within the soundproofed, air-conditioned building and only outdoors for play, exercise, and relief, this section of the ordinance is met. The building location is proposed as far away from the existing residential dwellings to the southwest as possible, while at the same time reducing impacts upon the environmentally sensitive areas on the property. The outdoor exercise area is approximately 178 feet from the nearest home. The land between the residence along West Neck Road and the proposed veterinary clinic is heavily wooded and will remain in this condition. There is also a wooded buffer between the outdoor exercise area and the residence to the north, which will remain, providing a buffer in between the two properties.

Staff finds the applicant’s process for treating animal waste on site to be acceptable. In addition, the turf area is proposed with antimicrobial properties to help with cleanliness and odor and will have a drainage system where

rainwater and urine can easily flow through the turf. The yard will be cleaned weekly with a spray deodorizer. Each day, the premises will be monitored by Staff to check for trash and animal waste.

The proposal was presented to the Transition Area and Interfacility Traffic Area Citizen’s Advisory Committee on October 1, 2020 and no objections were raised.

On December 15, 2020, the Historical Review Board issued a Certificate of Appropriateness for the exterior design of the proposed building and non-internally lit signage. Originally, the applicant proposed a smaller, 8,000 square foot building, with a future 4,000 square foot building expansion. Upon reconsideration, the applicant decided not to phase construction, but rather build the full 12,000 square foot building. This change required a reconsideration by the HRB for the larger building and other small adjustments to the plan, which was approved by the HRB on December 15, 2021.

It is the opinion of Staff that the traffic generated by this veterinary clinic and commercial kennel will result in 258 average daily trips. Based on the projected number of vehicles generated, the one vehicular ingress/egress access point proposed for the site will be able to accommodate the traffic generated from this use. Traffic Engineering Staff will provide more detailed comments during the site plan review process.

As depicted on the conceptual site layout, there are some wetlands on this site. These are not wetlands regulated by the City of Virginia Beach; however, approval from the United States Army Corps of Engineers for impacts will be required. The design of the site minimizes impacts to wetlands to a portion of the parking lot.

As recommended by Staff, the applicant has submitted a preliminary stormwater management analysis to the Development Services Center (DSC) outlining their proposed stormwater strategy for this site. The DSC has reviewed the preliminary stormwater analysis and based on their findings, is confident that the submitted strategy has the potential to successfully comply with stormwater regulations for this site. Upstream and downstream impacts will be more closely reviewed during site plan review for this project to ensure that negative impacts will not occur upstream and downstream as a result of this development. More detailed information can be found in the Stormwater Impacts section of this report.

Based on the considerations above, Staff recommends approval of these requests subject to the conditions below.

Recommended Conditions (Animal Hospital)

1. The applicant/owner shall submit a resubdivision plat to vacate the interior property line with the City of Virginia Beach Department of Planning & Community Development. Said plat shall be subject to review and approval of the Department of Planning & Community Development, and plat shall be recorded with the City of Virginia Beach Circuit Court Clerk’s Office within 365 days from the date of the City Council action.
2. When the property is developed, it shall be in substantial conformance with the concept plan entitled “CONCEPT SITE DIAGRAM – Revised Footprint, COURTHOUSE VETERINARY CLINIC & PET BOARDING, 2497 N. LANDING ROAD, VIRGINIA BEACH, VA.”, dated 10/20/2021 and prepared by BDA ARCHITECTURE, P.C., which has been exhibited to the Virginia Beach City Council and is on file in the Department of Planning and Community Development.
3. A Landscape Plan shall be submitted to the Development Services Center of the Department of Planning and Community Development for review and ultimate approval prior to the issuance of a Certificate of Occupancy. The Landscaping Plan shall address all requirements of the Landscaping Guide including, but not limited to, the installation of street frontage plantings, building foundation plantings, and interior parking lot plantings.
4. The exterior of the proposed buildings shall substantially adhere in appearance, size, materials to the submitted elevations entitled “EXTERIOR ELEVATIONS - COURTHOUSE VETERINARY CLINIC & PET BOARDING, 2497 NORTH

LANDING ROAD, VIRGINIA BEACH, VA 23456”, dated 8/18//2020 and prepared by BDA ARCHITECTURE, P.C., which has been exhibited to the Virginia Beach City Council and is on file in the Department of Planning and Community Development.

5. The signage design shall substantially adhere in appearance, size, materials to the submitted elevations entitled “SIGNAGE DESIGN - COURTHOUSE VETERINARY HOSPITAL, 2497 NORTH LANDING ROAD, VIRGINIA BEACH, VA 23456”, dated 09/23/2020 and prepared by BDA ARCHITECTURE, P.C., which has been exhibited to the Virginia Beach City Council and is on file in the Department of Planning and Community Development.
6. The applicant shall comply with Section 223 of the Zoning Ordinance.
7. The final stormwater plan submitted to the Development Services Center (DSC) shall be in substantial conformance with the preliminary stormwater analysis utilizing the same basis of design.

Recommended Conditions (Commercial Kennel)

1. The applicant/owner shall submit a resubdivision plat to vacate the interior property line with the City of Virginia Beach Department of Planning & Community Development. Said plat shall be subject to review and approval of the Department of Planning & Community Development, and plat shall be recorded with the City of Virginia Beach Circuit Court Clerk’s Office within 365 days from the date of the City Council action.
2. When the property is developed, it shall be in substantial conformance with the concept plan entitled “CONCEPT SITE DIAGRAM – Revised Footprint, COURTHOUSE VETERINARY CLINIC & PET BOARDING, 2497 N. LANDING ROAD, VIRGINIA BEACH, VA.”, dated 10/20/2021 and prepared by BDA ARCHITECTURE, P.C., which has been exhibited to the Virginia Beach City Council and is on file in the Department of Planning and Community Development.
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6. The applicant shall ensure that all dogs are properly vaccinated and immunized and are licensed through the City of Virginia Beach.
7. All dogs, when outside, shall be supervised at all times, and shall not be a nuisance to any other property owners or residents.
8. All signage on the site must be in accordance with sign regulations of the Zoning Ordinance.
9. The commercial dog kennel structure shall be maintained in a safe and sanitary condition.

10. All animal waste from the commercial dog kennel shall be collected and disposed of in a lawful manner on a daily basis.
11. Dog shows shall be prohibited.
12. The commercial dog kennel structure shall be constructed to be soundproofed and air-conditioned.
13. The applicant shall comply with Section 223 of the Zoning Ordinance.
14. The final stormwater plan submitted to the Development Services Center (DSC) shall be in substantial conformance with the preliminary stormwater analysis utilizing the same basis of design.

Further conditions may be required during the administration of applicable City Ordinances and Standards. Any site plan submitted with this application may require revision during detailed site plan review to meet all applicable City Codes and Standards. All applicable permits required by the City Code, including those administered by the Department of Planning / Development Services Center and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any approvals allowed by this application are valid.

The applicant is encouraged to contact and work with the Crime Prevention Office within the Police Department for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts and strategies as they pertain to this site.

Comprehensive Plan Recommendations

The Comprehensive Plan designates this property as being within the Transition Area. The Transition Area serves as a unique land use buffer between the low-density Rural Area from the more densely developed Suburban Area. Within the Transition Area, the Plan calls for development patterns that promote open space, low per acre density and preservation of natural features. Discretionary development proposals within the Transition Area, according to the Plan, should be well-planned, cluster residential development at densities no more than one dwelling unit per acre. New development should incorporate the specific planning and design principles established in the Transition Area Design Guidelines as well as adhere to the provisions of the Oceana Land Use Conformity and AICUZ programs.

Natural & Cultural Resources Impacts

The site is located in the Southern Rivers Watershed. Drainage in the Southern Rivers watershed is highly impacted by the presence of high ground water, poorly draining soils, and high-water surface elevations in downstream receiving waters. The mostly wooded site does contain a small portion of jurisdictional wetlands that are not regulated by the City of Virginia Beach. Staff is unaware of any cultural resources on the site.

Traffic Impacts

Street Name	Present Volume	Present Capacity	Generated Traffic
North Landing Road	10,800 ADT ¹	12,500 ADT ¹ (LOS ⁴ "D")	Existing Zoning Land Use ² –10 ADT Proposed Land Use ³ – 258 ADT
¹ Average Daily Trips	² as defined by a 2.87-acre AG-2 zoned parcel	³ as defined by a veterinary clinic	⁴ LOS = Level of Service

Master Transportation Plan (MTP) and Capital Improvement Program (CIP)

North Landing Road is a two-lane suburban minor arterial. The site has a single direct access point to North Landing Road. This segment of North Landing Road is not named in the MTP and there are no CIP projects on it.

Public Utility Impacts

Water

The site must connect to City water. There is a 16-inch City water main along North Landing Road.

Sewer

The site must connect to City sanitary sewer. There is an eight-inch City sanitary sewer gravity main and a 16-inch City sanitary sewer force main along North Landing Road.

Stormwater Impacts

Project Stormwater Design Staff Summary

The project consists of a 2.87 acre development at 2497 N Landing Road. In the existing conditions, the area is grassy, wooded, and has some (unmarked/not yet flagged) wetlands areas. The proposed development is designed to drain into a proposed onsite stormwater management facility (SWMF) before discharging into an existing ditch that leads into West Neck Creek. The proposed SWMF will consist of a dry pond detention system that will be located south of the parking lot. The detention pond will be used to satisfy water quantity requirements, and offsite nutrient credits will be used to satisfy water quality requirements.

The provided preliminary stormwater management design demonstrates conveyance of the runoff from the proposed development for storms up to and including the 100-year event plus 1.5' of sea-level rise (SLR). The submitted stormwater model included an offsite analysis of the drainage ditch to verify that the project will not have a negative impact or increase flooding levels on the existing stormwater system upstream or downstream.

Based on the information provided by Pinnacle Group Engineering in the Preliminary Stormwater Analysis, the DSC agrees that the proposed conceptual stormwater management strategy has the potential to successfully comply with the stormwater requirements. Final design and detailed updates will be made during site plan submittal. More detailed project stormwater information is listed below.

Project Information

Total project area: 2.87 Acres

Pre-Development impervious area: 0.0 Acres

Post-Development impervious area: 0.61 Acres

Does the analysis utilize the City of Virginia Beach Master Drainage Model: Yes

Does the analysis incorporate into design updated rainfall amounts (NOAA plus 20%) and account for 1.5' SLR: Yes

Stormwater Management Facility Design Information

Type of facility proposed: Dry detention pond

Total storage volume provided in proposed stormwater management facilities: 15,000 cubic feet

Description of outfall: Runoff is proposed to leave the site from the dry detention pond facility that discharges into the existing ditch along the rear property line.

Downstream conveyance path: The existing ditch along the rear property line drains east into West Neck Creek, which outfalls into the North Landing River, through the Currituck Sound, and ultimately into the Atlantic Ocean.

Stormwater Quality Compliance Design Information

Pounds of phosphorus removal per year (lb/yr) required: 2.33 lb/yr

Method of treatment proposed: The required 2.33 lb/yr reduction is proposed to be provided through the purchase of nutrient credits from an offsite nutrient bank.

Stormwater Quantity Compliance Design Information

Channel protection: Provided stormwater model demonstrates non-erosive velocities of stormwater discharge.

Flood protection: Attenuation of peak flow rates with no increase in flooding for 10-year storm in all evaluated stormwater structures upstream and downstream.

100-Year storm evaluation: Stormwater modeling demonstrates project meets requirement of no increase in flooding for 100-year storm in all evaluated structures upstream and downstream.

Sea-Level Rise: Project evaluated, and stormwater modeling demonstrates proposed buildings will not be impacted by stormwater during 100-year (including 1.5' SLR) storm event.

Public Outreach Information

Planning Commission

- As required by the Zoning Ordinance, the public notice sign(s) was placed on the property on December 13, 2021.
- As required by State Code, this item was advertised in the Virginian-Pilot Beacon on Sundays, December 26, 2021 and January 2, 2022.
- As required by City Code, the adjacent property owners were notified regarding the request and the date of the Planning Commission public hearing on December 27, 2021.
- This Staff report, as well as all reports for this Planning Commission's meeting, was posted on the Commission's webpage of www.vbgov.com/pc on January 6, 2022.

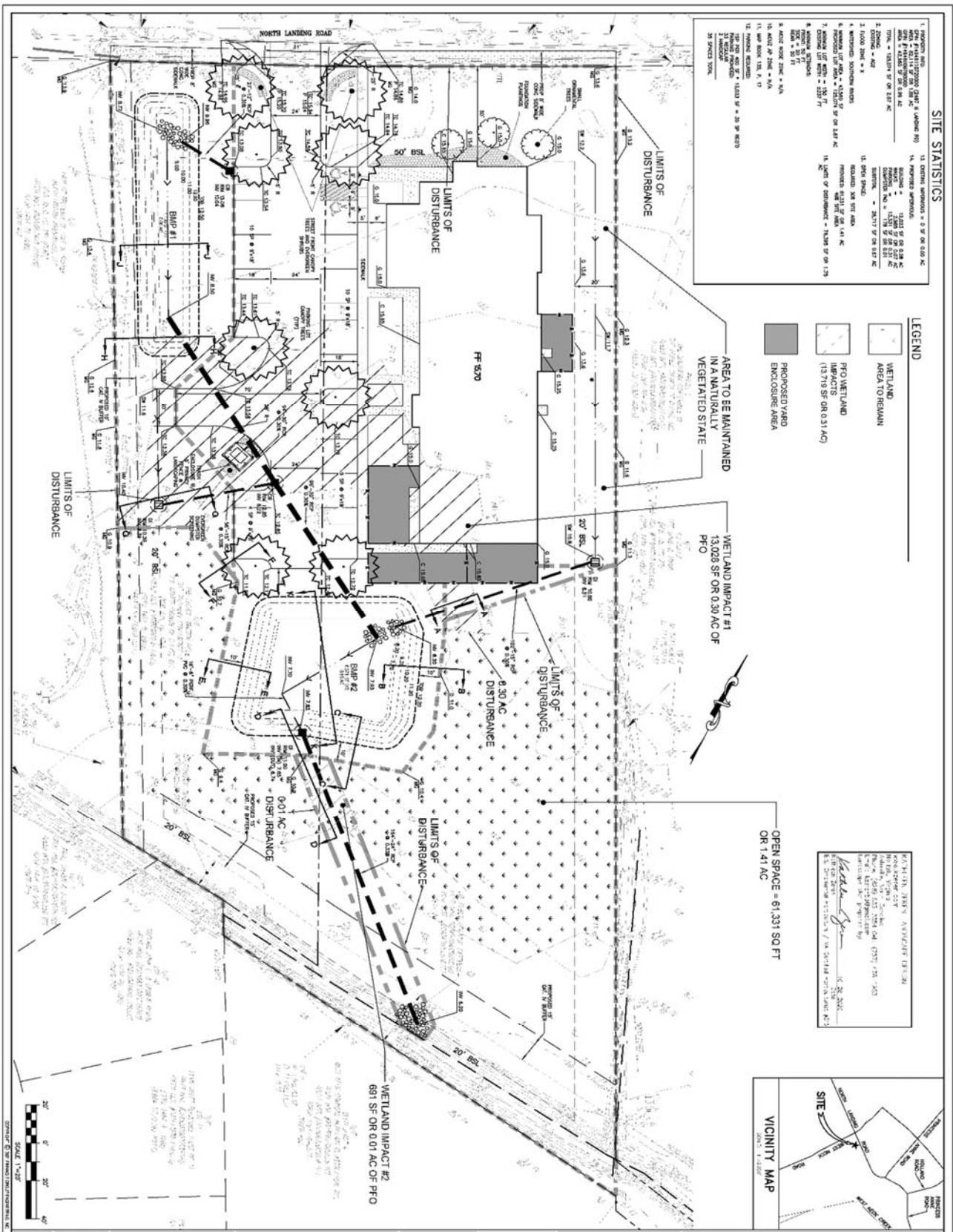
City Council

- As required by City Code, this item was advertised in the Virginian-Pilot Beacon on Sundays, January 30, 2022 and February 6, 2022.
- As required by City Code, the adjacent property owners were notified regarding both the request and the date of the City Council's public hearing on January 31, 2022.
- The City Clerk's Office posted the materials associated with the application on the City Council website of <https://www.vbgov.com/government/departments/city-clerk/city-council/Documents/BookmarkedAgenda.pdf> on February 11, 2022.

Proposed Conceptual Site Layout



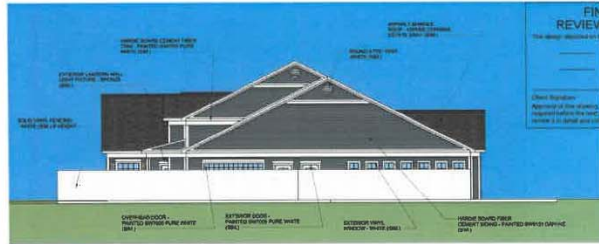
Proposed Conceptual Landscape Plan



Proposed Building Elevations



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



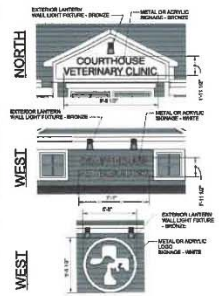
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

FINAL DESIGN REVIEW AND APPROVAL
The design presented on this plan is an approved final design.
as shown
with modifications noted

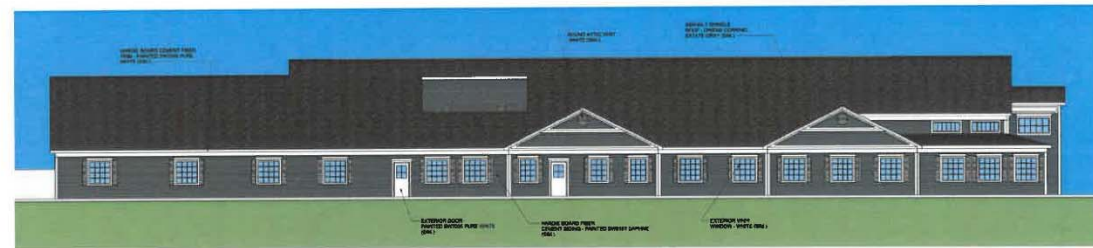
Client Signature: _____ Date: _____
Approved by the architect as shown or with modifications noted, I represent to the satisfaction of the design services provided, please verify it is final and contact our office with any questions.



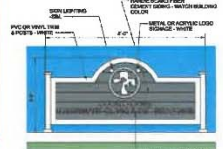
WEST ELEVATION
SCALE: 1/8" = 1'-0"



BLDG MOUNTED SIGNS
SCALE: 1/4" = 1'-0"

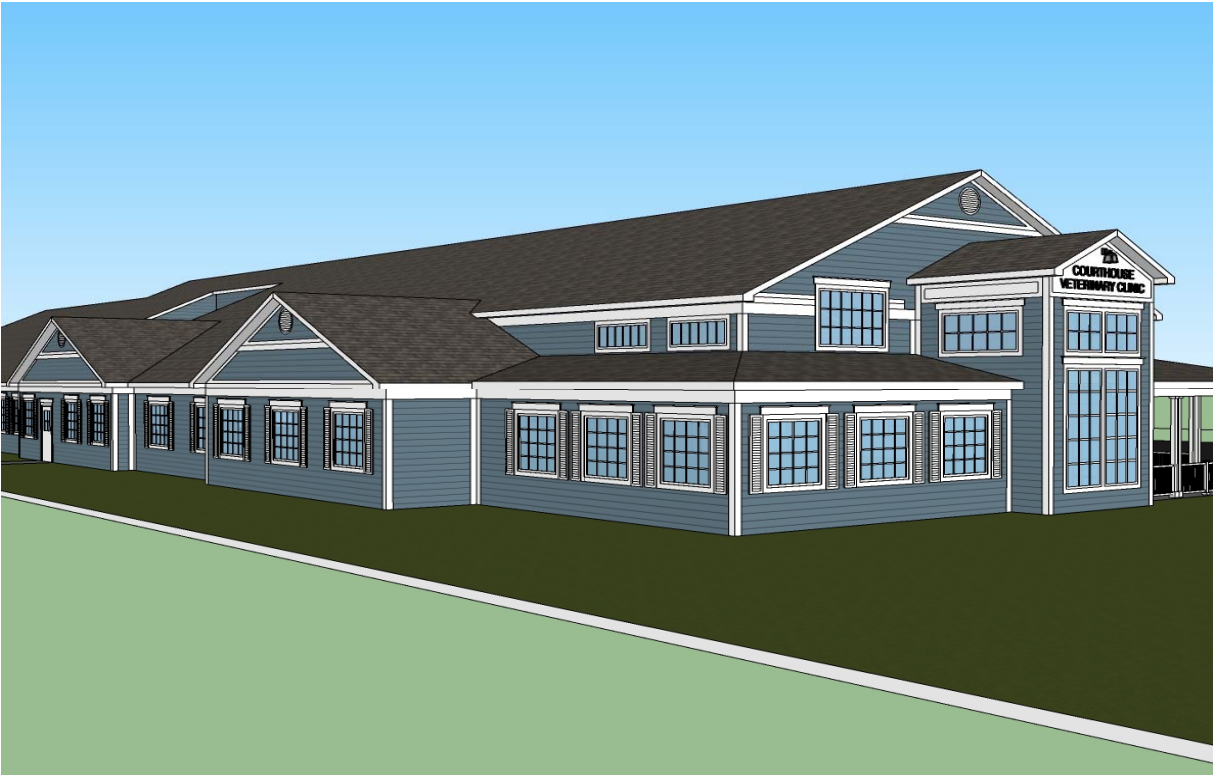


EAST ELEVATION
SCALE: 1/8" = 1'-0"



MONUMENT SIGN
SCALE: 1/2" = 1'-0"

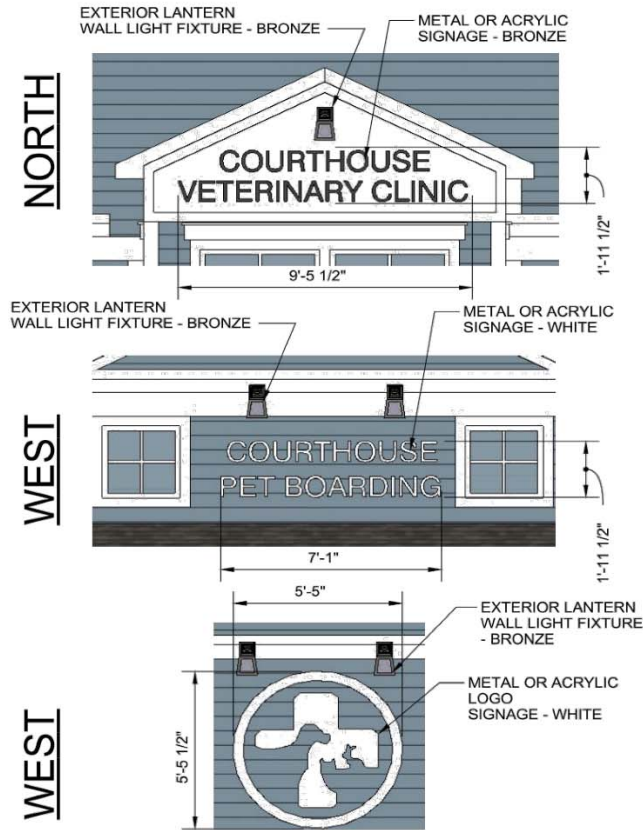
Proposed Building Renderings



Proposed Building Renderings

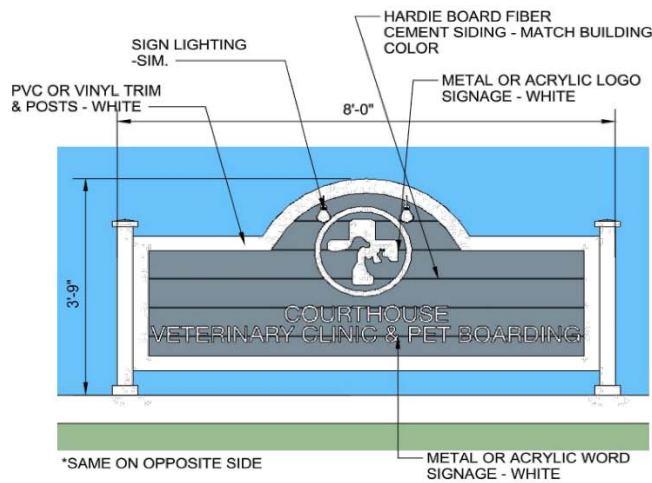


Proposed Sign Renderings



BLDG MOUNTED SIGNS

SCALE: 1/4" = 1'-0"



MONUMENT SIGN

SCALE: 1/2" = 1'-0"

Site Photo





The disclosures contained in this form are necessary to inform public officials who may vote on the application as to whether they have a conflict of interest under Virginia law. The completion and submission of this form is required for all applications that pertain to City real estate matters or to the development and/or use of property in the City of Virginia Beach requiring action by the City Council or a City board, commission or other body.

Applicant Disclosure

Applicant Name Watson Real Estate II, LLC

Does the applicant have a representative? **Yes** **No**

- If **yes**, list the name of the representative.

Leslie Watson, Esq.

Is the applicant a corporation, partnership, firm, business, trust or an unincorporated business? **Yes** **No**

- If **yes**, list the names of all officers, directors, members, trustees, etc. below. (Attach a list if necessary)

Brian Watson

- If **yes**, list the businesses that have a parent-subsidiary¹ or affiliated business entity² relationship with the applicant. (Attach a list if necessary)

Watson Real Estate, LLC; Courthouse Veterinary Clinic, LLC; Courthouse Veterinary Hospital, LLC

¹ "Parent-subsidiary relationship" means "a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation." See State and Local Government Conflict of Interests Act, VA. Code § 2.2-3101.

² "Affiliated business entity relationship" means "a relationship, other than parent-subsidiary relationship, that exists when (i) one business entity has a controlling ownership interest in the other business entity, (ii) a controlling owner in one entity is also a controlling owner in the other entity, or (iii) there is shared management or control between the business entities. Factors that should be considered in determining the existence of an affiliated business entity relationship include that the same person or substantially the same person own or manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a close working relationship between the entities." See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.

Disclosure Statement



Known Interest by Public Official or Employee

Does an **official or employee of the City of Virginia Beach** have an interest in the subject land or any proposed development contingent on the subject public action? Yes No

- If **yes**, what is the name of the official or employee and what is the nature of the interest?

Applicant Services Disclosure

1. Does the applicant have **any existing financing (mortgage, deeds of trust, cross-collateralization, etc) or are they considering any financing** in connection with the subject of the application or any business operating or to be operated on the property?

Yes No

- If **yes**, identify the financial institutions providing the service.

TOWNE BANK

2. Does the applicant have a **real estate broker/agent/realtor** for current and anticipated future sales of the subject property?

Yes No

- If **yes**, identify the company and individual providing the service.

3. Does the applicant have services for **accounting and/or preparation of tax returns** provided in connection with the subject of the application or any business operating or to be operated on the property? Yes No

- If **yes**, identify the firm and individual providing the service.

Wes Barnes C.P.A., Partner of Barnes, Brock, Cornwell, and Heilman

4. Does the applicant have services from an **architect/landscape architect/land planner** provided in connection with the subject of the application or any business operating or to be operated on the property? Yes No

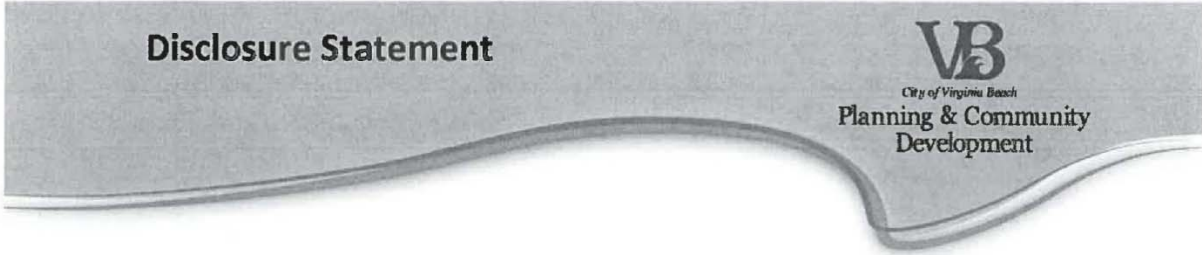
- If **yes**, identify the firm and individual providing the service.

BDA Architecture, P.C. Becky Gasser Rodney Flores, Pinnacle Group Engineering, Inc.

5. Is there any other **pending or proposed purchaser** of the subject property? Yes No

- If **yes**, identify the purchaser and purchaser's service providers.

Disclosure Statement



6. Does the applicant have a **construction contractor** in connection with the subject of the application or any business operating or to be operated on the property? Yes No

- If yes, identify the company and individual providing the service.

7. Does the applicant have an **engineer/surveyor/agent** in connection with the subject of the application or any business operating or to be operated on the property? Yes No

- If yes, identify the firm and individual providing the service.

Rodney Flores, Pinnacle Group Engineering Inc.

8. Is the applicant receiving **legal services** in connection with the subject of the application or any business operating or to be operated on the property? Yes No

- If yes, identify the firm and individual providing the service.

Les Watson, Wolcott, Rivers, Gates

Applicant Signature

I certify that all of the information contained in this Disclosure Statement Form is complete, true, and accurate. I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein two weeks prior to the meeting of Planning Commission, City Council, VBDA, CBPA, Wetlands Board or any public body or committee in connection with this application.

Applicant Signature
Watson Real Estate II, LLC

Print Name and Title

11/08/21

Date

Is the applicant also the owner of the subject property? Yes No

- If yes, you do not need to fill out the owner disclosure statement.

FOR CITY USE ONLY/ All disclosures must be updated two (2) weeks prior to any Planning Commission and City Council meeting that pertains to the applications

<input checked="" type="checkbox"/>	No changes as of	Date	1/26/2022	Signature	
				Print Name	Marchelle L. Coleman

Next Steps

- Upon receiving a recommendation from Planning Commission, this request will be scheduled for a City Council public hearing. Staff will inform the applicant and/or their representative of the date of the hearing in the upcoming days.
- Following City Council's decision, the applicant will receive a decision letter from Staff.
- Once the conditions of approval are in place and/or completed, the applicant must contact the Zoning Division of the Planning Department to obtain verification that the conditions have been met. Contact the Zoning Division at 757-385-8074.
- If the request requires land disturbance and/or a subdivision of property, please contact the Development Services Center (DSC) to discuss next steps for site plan/plat review. Contact the DSC at 757-385-4621 or the Development Liaison Team at 757-385-8610.
- Please note that further conditions may be required during the administration of applicable City Ordinances and Standards. Any site plan submitted with this application may require revision during detailed site plan review to meet all applicable City Codes and Standards. All applicable permits required by the City Code, including those administered by the Department of Planning / Development Services Center and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any approvals allowed by this application are valid.
- The applicant is encouraged to contact and work with the Crime Prevention Office within the Police Department for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts and strategies as they pertain to this site.