



DEVELOPMENT ADVISORY – Number: 1 **January 18, 2006**

New Communication Initiative

This advisory is the first of a new program to provide periodic development information. We are starting this electronic advisory program to alert development stakeholders of various day-to-day issues concerning development. This could include notices of new procedures and policies, changes in personnel, or suggestions for ways to enhance the efficiency of the development process within Chesapeake. The City continues to encourage people to sign up to receive this publication. Anyone interested in subscribing should contact Deanna Willard at (757) 382-6848 or email at dwillard@mail.city.chesapeake.va.us.

Environmental Site Assessments

In November 2005, City Council adopted an ordinance requiring environmental site assessments for proposed residential and assembly use developments. These assessments are required upon the first stage of the development process. Dependent on the type of development, the first stage could be a rezoning, preliminary subdivision, or a construction plan. The detailed requirements for the environmental site assessments can be found in Chapter 17 of the Public Facilities Manual ([PFM](#)) [Click here](#). The review fees provided in the City ordinance are \$1600 for an Environmental Site Assessment Phase 1, and \$2300 for a Phase 2 (if required). The City is currently using a contractor with an environmental consultant to assist the City in performing reviews. Any questions regarding this issue should be addressed to David Mergen at (757) 382-6307 or email at dmergen@mail.city.chesapeake.va.us.

Operation Streamline – Plan Review Times

Public Works has recently assessed the success of the Operation Streamline review time guidelines. The assessment indicates that there has been significant success with the City's review times. Approximately 85% of all reviews in the last year were completed within the aggressive review time guidelines the City established with Operation Streamline. During the same period there were 4% of plans returned to applicants because the submittal package was incomplete. During the development of the review time guidelines the City identified incomplete submittals as a primary obstacle to the City

meeting the desired review time guidelines. As we look forward to a new year, it would be in everyone's best interest to insure construction plan submittals are complete. To assist you in providing complete submittal packages, there are checklists online for different types of developments ([PFM Guidelines](#)). Also there is a Submittal Package Checklist we encourage applicants to submit with plans ([PFM Guideline XVIII](#)). In addition, we encourage consultants to meet with our staff to go over the review comments in order to expedite the plan approval.

Subdivision and Zoning Ordinance Amendments Relative to BRAC Directives

On November 22, 2005, City Council adopted amendments to the City's Subdivision Ordinance and Zoning Ordinance as part of Chesapeake's Strategy to comply with the Base Realignment and Closure Commission directives. The ordinances expand the Fentress Overlay District to the 65 and greater noise contour, require more stringent noise attenuation measures for buildings located within the Fentress Overlay District. The ordinances also add Land Use Compatibility Tables and requires the Planning Commission and City Council to follow these tables when considering conditional use permits and rezoning in the Fentress Airfield Overlay district. As part of this initiative, city-wide ordinances were adopted that will require a conditional use permit for regional septic facilities serving more than one residential dwelling unit or more than one commercial property. The ordinances are available by visiting the Planning Department website at <http://cityofchesapeake.net/services/depart/planning/index.shtml>.