

*City of Virginia Beach*  
*Development Services Center*  
**DSC INFORMATION NOTICE #113**  
**May 16, 2005**

***Topic: Existing Environmental Conditions***

Background

The characteristics and condition of property proposed for development has always been a concern when reviewing applications for rezonings and conditional use permits and development plans. Phase I Environmental Site Assessments have been required for property proposed for reservation or dedication to the City. These sites have included rights-of-way and recreation/open space sites. Phase I and Phase II Assessments and additional testing, as deemed necessary, have and will continue to be required on these sites to determine the suitability of the property for the intended public use.

As we continue to see development of sites in the transition area, infill sites and redevelopment, staff has become more and more sensitive to potentially unsuitable sites for residential development. Additional information will be required by staff to provide additional analysis of certain applications and development plans for residential development.

*Topic #1: Planning Commission/City Council Applications*

In addition to public property, the City is also concerned about the development of residential property on fill sites or sites with environmental or hazardous conditions. In an effort to identify sites with environmental or hazardous conditions as soon as possible in the development process, Phase I Environmental Site Assessments shall be required for any conditional rezoning, rezoning, or conditional use permit application that proposes residential uses or mixed-use development that includes residential uses. The Phase I Assessment is required at the time of the application submittal. Based on the findings in the Phase I Assessment, a Phase II Assessment and/or testing may be required.

*Effective Date:* All residential applications submitted on or after August 1, 2005.

*Topic #2: Development Plan Review*

All preliminary subdivision plats and site plans for proposed residential uses, including motels, hotels, apartments and other permanent or temporary residential units, must submit a Phase I Environmental Site Assessment with the initial plat or plan submittal. In addition, reservations and dedications of public property must also provide a Phase I Environmental Site Assessment with the initial submittal. Excluded from this requirement are plats for vacating lots lines, site plans for duplexes and single-family lots. Based on the findings in the Phase I Assessment, a Phase II Assessment and/or testing may be required.

*Effective Date:* Applicable items submitted for the first time on or after June 1, 2005.