



DSC NOTICE #151

***City of Virginia Beach
Planning Department
Development Services Center
September 25, 2008***

Topic: Water Quality Landscape Plan Administrative Variance Guidelines for Parking Lots

Background

One of the City Council appointed Green Ribbon Committee's recommendations was to improve water quality by amending site design guidelines. The Committee recommended revisions be made to the current design guidelines to provide more options for low impact water quality techniques and to improve the water quality benefits of buffer areas and green spaces associated with parking lots. In response to this recommendation, the Green Ribbon Implementation Committee has developed an administrative variance process as a midterm strategy. This variance process will provide the options and flexibility needed to achieve water quality benefits through low impact development (LID).

Discussion

The City of Virginia Beach encourages the use of low impact development practices within parking lots for redevelopment and retrofit sites as well as new "greenfield" sites. Staff recognizes that this type of stormwater treatment design may not mesh well with existing requirements. A process and guidelines for preparing water quality landscape plans for parking lots has been developed to address this issue.

The attached **Water Quality Landscape Plan Administrative Guidelines for Parking Lots** was created to provide the development community with an alternative to the existing parking lot and building landscape requirements. Over the next eighteen months, staff will continue working to revise Section 5A of the Site Plan Ordinance and the City of Virginia Beach Landscaping Guide to incorporate new low impact development measures for parking lots and buildings. The ultimate goal is to revise the Site Plan Ordinance and Landscaping Guide so that water quality landscape plans will not require an administrative variance.

Implementation/Effective Date: September 25, 2008

For More Information, Please Contact:

Process:

Ronald Frink, E.I.T. rfrink@vb.gov(757) 385-5661

Steve Medvick, P.E. smedvick@vb.gov(757) 385-8202

Amy Ballard, P.E. aballard@vb.gov(757) 385-5692

Landscaping and Zoning Requirements:

Faith Christie fchristi@vb.gov(757) 385-6379