



Applicant **City of Virginia Beach**
Public Hearing **May 8, 2019**
North End Overlay Amendment

Agenda Item

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Request

An Ordinance to Amend Section 506 of the City Zoning Ordinance Pertaining to the Lot size and Lot width requirements of two single-family dwellings located on a single lot in the North End Overlay District.

Summary of Request

In November 2015, the City Council approved an overlay over the North End neighborhood of Virginia Beach. This overlay allows for two single-family homes to be developed on a lot that can support a duplex. The intention of this overlay was to enhance the redevelopment of the area to include beach cottages, rather than large duplex structures. This request was brought to staff and has been reviewed by the North End Civic League.

Over the past three and a half years, there have been a substantial number of development projects that have used this overlay to develop sites with two single-family dwellings. Many of these developments have used 5,000 square feet lots with 50-feet of frontage for the development of two homes. This has presented issues that have been brought to staff's attention by the community, particularly the North End Civic Association. The community feels that these developments to be too dense for these small lots and have presented extreme difficulty in handling the stormwater on site. As such, this ordinance has been proposed which will require that a newly created lot be a minimum of 7,500 square feet, with a minimum width of 50-feet, to be developed with two single family dwellings.

Recommendation

Staff has recommended a deferral of this item. The additional time will give staff the opportunity to brief the Planning Commission and receive feedback from the Commission and the community.