

Request

Conditional Use Permit (Automobile Service Station)

Staff Recommendation

Approval

Staff Planner

Bill Landfair

Location

Northeast corner of General Booth Boulevard & Prosperity Road

GPINs

2415684332, 2415685662, 2415685974,
2415688459

Site Size

3.20 acres

AICUZ

Greater than 75 dB DNL

Watershed

Southern Rivers

Existing Land Use and Zoning District

Vacant / B-2 Community Business

Surrounding Land Uses and Zoning Districts

North

Campground / AG-2 Agricultural

South

Prosperity Road

Vacant / AG-2 Agricultural

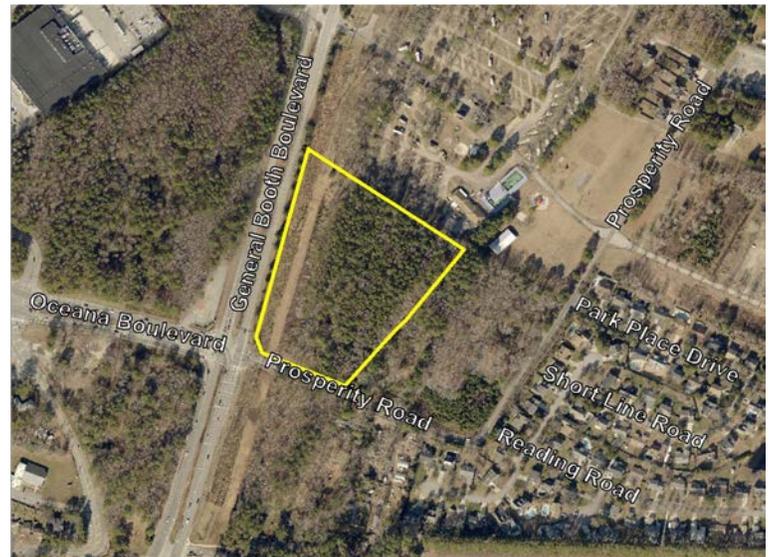
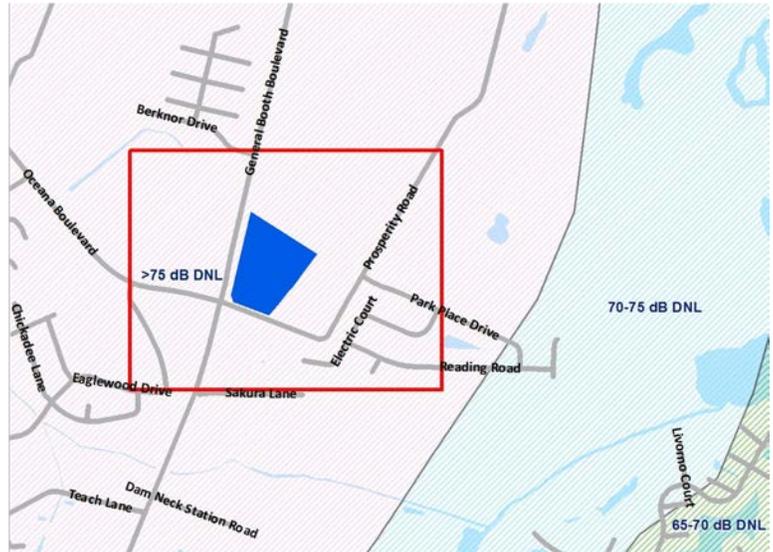
East

Vacant / R-5D Residential

West

General Booth Boulevard

Restaurant, vacant / B-2 Community Business,
A-12 Apartment



Background and Summary of Proposal

- The vacant 9.50-acre site is located at the intersection of General Booth Boulevard/Oceana Boulevard/ Prosperity Road and is zoned Conditional B-2 Community Business District. The applicant desires to subdivide the site into two parcels. The southern proposed parcel consisting of 3.20 acres is the subject of this request.
- The property is proposed to be redeveloped with a 6,049 square foot convenience store and 16 fueling pumps. The fuel sales require a Conditional Use Permit for an Automobile Service Station. The applicant does not have current development plans for the northern proposed parcel at this time.
- Access to the site will be via a right-in/right-out access point along General Booth Boulevard via a common access drive through the northern parcel and an access point along Prosperity Road. A right-turn lane will be added north-bound on General Booth Boulevard at the proposed access point; an east-bound left-turn lane on Prosperity Road at the proposed access point; and the intersection at Prosperity and General Booth will be reconfigured to include a second westbound left turn lane on Prosperity Road.
- The proposed convenience store features traditional coastal-style architecture with a tan EIFS façade exterior with a stone veneer water table and gray Dutch-seam metal roof accents. Likewise, the fuel canopy and dumpster enclosure will match the stone and color scheme of the proposed convenience store building.
- The Landscape Plan depicts the required Category IV landscape buffer (a mix of trees and shrubs) along the eastern property lines, adjacent to vacant residentially-zoned property.
- An approximately seven-foot tall, monument-style, freestanding sign with a stone base is proposed near the intersection.
- The 50 parking spaces depicted on the concept plan exceeds the Zoning Ordinance requirement of 33 spaces by 17.
- The site is located in the Southern Rivers Watershed. A proposed stormwater management facility will be constructed on the property to address stormwater quality and quantity control for the site.

	<h3>Zoning History</h3> <table border="1"> <thead> <tr> <th>#</th> <th>Request</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>MOD (Outdoor Recreation Facility) Approved 06/20/2017 CUP (Campground) Approved 05/12/1969</td> </tr> <tr> <td>2</td> <td>REZ (AG-2 to B-2) Approved 05/05/1986</td> </tr> <tr> <td>3</td> <td>CUP (Miniature Golf Course) Approved 04/18/1977 CUP (Campground) Approved 10/26/1971</td> </tr> </tbody> </table>	#	Request	1	MOD (Outdoor Recreation Facility) Approved 06/20/2017 CUP (Campground) Approved 05/12/1969	2	REZ (AG-2 to B-2) Approved 05/05/1986	3	CUP (Miniature Golf Course) Approved 04/18/1977 CUP (Campground) Approved 10/26/1971
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Application Types									
CUP – Conditional Use Permit REZ – Rezoning CRZ – Conditional Rezoning	MOD – Modification of Conditions or Proffers NON – Nonconforming Use STC – Street Closure	FVR – Floodplain Variance ALT – Alternative Compliance SVR – Subdivision Variance							

Evaluation and Recommendation

The General Booth Boulevard/Oceana Boulevard/Prosperity Road intersection suffers from very high traffic volumes in the morning and afternoon peak hours on specific movements that include the north-bound General Booth left turns and the east-bound Oceana right turns. While the east-bound right turns are “free flow” and are not controlled by the traffic signal, they do cause upstream congestion on east-bound Oceana Boulevard, past the Eaglewood Road traffic signal to the west. The vehicles making north-bound left turns often back up traffic into the through lanes and require much of the green time at this intersection.

Traffic Engineering Staff indicated that while the proposed convenience store with fuel pumps will not add to either of these overcapacity traffic movements, it will add traffic to west-bound left and through movements on Prosperity Road at the signal and east-bound through movements on Oceana Boulevard. Without any immediate improvements at the intersection, the additional traffic from the proposed use will cause a 13.4 seconds per vehicle (33%) increase in delay in the morning peak hour. The applicant has proposed to add a second west-bound left turn lane on Prosperity Road at the intersection to mitigate some of the increased delay caused by the proposed use. With this improvement, the increase in delay at the intersection is reduced to 8.1 seconds per vehicle (20%). The applicant has also proposed to add an east-bound through lane on Oceana Boulevard at the intersection that cannot be built until the City intersection improvement project is constructed in 2026. This improvement will be required to mitigate the proposed use’s traffic with the new intersection configuration. The concept plan also depicts other improvements, including a right-turn lane on north-bound General Booth at the proposed right-in/right-out access point and an east-bound left turn lane on Prosperity Road at their proposed access point. These improvements are required to mitigate the traffic impacts to background traffic at the access location.

The applicant submitted a Supplemental Traffic Information letter that discusses the amount of traffic that a by-right development could generate without the benefit of the voluntary improvements to the General Booth Boulevard/Oceana Boulevard/Prosperity Road intersection. The letter reports that several by-right developments have the potential to generate more trips per day than the proposed convenience store with fuel pumps. As an example, the site could be developed with a 4,800 square foot building with a fast food restaurant with a drive-thru, and a shared building with both a 2,500 square foot fast food restaurant without a drive-thru and a 2,250 square foot coffee shop with a drive-thru. These by-right developments could generate approximately 6,000 trips per day, compared to the 5,100 trips per day anticipated with the application. Traffic Engineering Staff concurs with these statements.

The Comprehensive Plan identifies three guiding planning principles for the Suburban Area that have been established to guard against possible threats to stable areas and to provide a framework for neighborhoods and places that are increasingly vibrant and distinctive. Two are especially relevant to the property and the proposed land use. The first is the principle that emphasizes the desire to “Create and Maintain Neighborhood Stability and Sustainability – create ‘Great Neighborhoods’.” Land use compatibility within the Suburban Area is vital to the stability of the city’s neighborhoods. Land use compatibility for the subject property is achieved through a logical site layout, substantial setbacks, Category IV landscape buffer, and streetscape.

Adjoining the property to the north is the residual parcel in the B-2 District which may be developed with by-right commercial developments including retail and eating and drinking establishments. Both property’s will share a common access drive, maximizing vehicular connectivity. The view from the adjoining vacant parcel in the R-5D District to the east will be mitigated by Category IV landscape buffering. Confronting to the south, the view from the vacant parcel in the AG-2 District across Prosperity Road will be mitigated by streetscape and landscaping along the perimeter of the parking lot. The public right-of-way improvements proposed by the applicant and conditioned below will mitigate negative impacts to the flow of traffic at the intersection of Prosperity Road and General Booth Boulevard. Confronting to the west, across General Booth Boulevard, is a fast food restaurant in the B-2 District. Overall, the proposal contributes to stability and sustainability in the neighborhood by providing a commercial use specializing in the sale of

General Booth Venture, LLC

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convenience food items and fuel sales, on a site that maximizes vehicular connectivity, provides adequate landscape buffers and streetscape, and utilizes a coastal architectural theme in keeping with the location of the property at the gateway to the Resort Area, furthering the goals of the Comprehensive Plan.

In regard to the second guiding principle “Create and Maintain a Transportation System that Provides Connectivity and Enhances Mobility Regardless of Mode,” the applicant will provide appropriate sidewalks along the frontage of both General Booth Boulevard and Prosperity Road to serve pedestrians, bicyclists and users of the regional bus network. These include a ten-foot trail along General Booth Boulevard and a new sidewalk along Prosperity Road.

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.

Based on the considerations above, Staff recommends approval of this request subject to the conditions noted below.

Recommended Conditions

1. When the property is developed, it shall be in substantial conformance with the submitted exhibit entitled, “CONDITIONAL USE PERMIT - PRELIMINARY PLAN,” prepared by Kimley Horn, dated 5/7/19, which has been exhibited to the Virginia Beach City Council and is on file in the Department of Planning & Community Development.
2. The applicant shall install the improvements within the rights-of-way as described in the Traffic Impact Analysis titled, “Wawa (KOA Site) ,” prepared by Volkert, Inc., revised September 6, 2019 that include, but are not limited to a north-bound right-turn lane along General Booth Boulevard at the proposed access point; a second westbound left turn lane at the General Booth Boulevard and Prosperity Road intersection; and an east-bound left-turn lane on Prosperity Road at the proposed access point. The applicant shall also be required to install an east-bound through lane on Oceana Boulevard at the intersection that shall be built in conjunction and timed as determined appropriate by the Department of Public Works, with the City intersection improvement project scheduled for construction in 2026.
3. The exterior of the proposed building, fuel canopy, and dumpster enclosure shall substantially adhere in appearance, size and materials to the elevations entitled, “WAWA W50 FB M VA,” prepared by Cuhaci & Peterson, which has been exhibited to the Virginia Beach City Council and is on file in the Virginia Beach Department of Planning and Community Development.
4. The freestanding sign shall be monument style with a stone base and substantially adhere in appearance, size and materials to the submitted freestanding sign exhibit entitled, “WAWA MONUMENT SIGN,” prepared by Icon, which has been exhibited to the Virginia Beach City Council and is on file in the Virginia Beach Department of Planning Department.
5. Signage for the site shall be limited to:
 - a. Directional signs.
 - b. One (1) monument-style freestanding sign, no more than eight (8) feet in height, set on a stone base and two (2) building and/or canopy signs.
 - c. No striping shall be permitted on the fuel canopy.
 - d. There shall be no other signs, neon signs, or neon accents installed on any wall area of the building, on the windows and/or doors, canopy, light poles or any other portion of the site.

6. At the time of site plan review, a Landscape Plan that a minimum reflect the plant material depicted on the submitted Concept Landscape Plan, along with all applicable requirements of the Zoning Ordinance, shall be submitted for review to the Development Services Center and shall obtain an approval prior to the issuance of a building permit.
7. At the time of site plan review, a Photometric Plan shall be submitted for review and shall contain foot-candle lighting readings for all areas of the site including the perimeter. Said plan shall also specify light fixture height, light fixture type, proposed shielding, and light dimming capabilities.
8. All light fixtures on the site shall be no taller than 18 feet in height.
9. The dumpster shall be enclosed with a solid wall in a color and material to match the building and any required screening shall be installed in accordance with Section 245 (e) of the Zoning Ordinance.
10. No outdoor vending machines and/or display of merchandise shall be permitted.
11. All vacuums and air pumps shall be screened from the right-of-way with a wall and plant material of a size and species acceptable to the Development Service Center’s Landscape Architect, all of which shall be depicted on the Landscape Plan.

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 recognizes this property as being within the “Suburban Area.” Guiding principles have been established in the Comprehensive Plan to guard against possible threats to the stability of the Suburban Area and to provide a framework for neighbors and places that are increasingly vibrant and distinctive. The Plan’s primary guiding principle for the Suburban Area is to create “Great Neighborhoods,” and to support those neighborhoods with complementary non-residential uses in such a way that working together the stability and sustainability of the Suburban Area is ensured for now and the future.

Natural and 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. There are no known natural or cultural resources on the site.

Traffic Impacts

Street Name	Present Volume	Present Capacity	Generated Traffic
General Booth Boulevard	30,500 ADT ¹	32,700 ADT ¹ (LOS ⁴ "D")	Existing Land Use ² - 6,013 ADT Proposed Land Use ³ - 5,067 ADT
Prosperity Road	2,500 ADT ¹	9,900 ADT ¹ (LOS ⁴ "D")	
¹ Average Daily Trips	² as defined by allowed uses consisting of 4,800 sq. ft. fast food restaurant with drive thru and a shared building with a 2,500 sq. ft. fast food restaurant without drive thru and 2,250 sq. ft. coffee shop	³ as defined by a 6,000 sq. ft. super convenience market & gas station	⁴ LOS = Level of Service

The General Booth Boulevard/Oceana Boulevard/Prosperity Road intersection functions over-capacity in the morning and afternoon peak hours and is ranked as the seventh most congested intersection in the City. The City of Virginia Beach was awarded Smart Scale funding from VDOT in 2018 for the improvement of this intersection and improvements are scheduled to be completed at this intersection by 2027. When completed, the intersection will function at an acceptable level of service.

Public Utility Impacts

Water

This site must connect to City water in Prosperity Road. There is an existing 10-inch City water main on Prosperity Road.

Sewer

City gravity sanitary sewer is not currently available. There is an existing six-inch City sanitary sewer force main on Prosperity Road. There is a proposed residential development of the parcels adjacent to the east where public gravity sanitary sewer is planned to be extended to a point that could potentially serve the Wawa site. Public Utilities recommends coordination between the two projects so that a gravity connection may be possible.

Public Outreach Information

Planning Commission

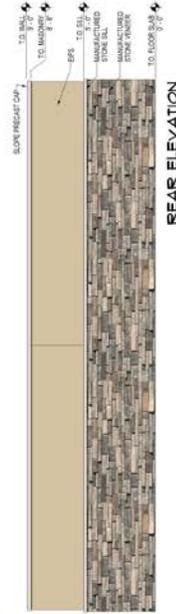
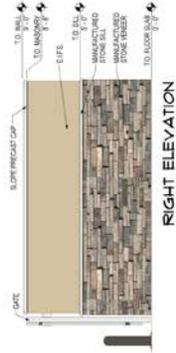
- The applicant discussed the details of the request with representatives of the Birdneck Lakes Neighborhood Association, the Park Place Neighborhood Association, and residents of Red Wing Civic League.
- As required by the Zoning Ordinance, the public notice sign(s) was placed on the property on September 9, 2019.
- As required by State Code, this item was advertised in the Virginia Pilot Beacon on Sunday, September 22, 2019 and Sunday, September 29, 2019.
- As required by City Code, the adjacent property owners were notified regarding the request and the date of the Planning Commission public hearing on September 23, 2019.
- 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 October 3, 2019.

Proposed Elevations



WAWA W50 FB M VA_V.2018.01
 Prosperity Rd. & General Booth Blvd., Virginia Beach, VA • C&P Project #2190154 • 04-26-2019





- Metal Door
 Wawa
 BB 702-65
- EPS-X
 Drywall
 BB 702-65
- Clad Stone
 Stone Veneer
 BB 702-65



WAWA GAS CANOPY STRAIGHT 8 - TRASH COMPOUND MARCIT-1
 Prosperity Rd. & General Booth Blvd., Virginia Beach, VA • C&P Project #2190154 • 04-26-2019

Proposed Monument Sign



Site Photos





APPLICANT'S NAME GENERAL BOOTH VENTURE, LLC

DISCLOSURE STATEMENT FORM

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 board, commission, or other body appointed by the City Council. Such applications and matters include, but are not limited to, the following:

Acquisition of Property by City	Disposition of City Property	Modification of Conditions or Proffers
Alternative Compliance, Special Exception for	Economic Development Investment Program (EDIP)	Nonconforming Use Changes
Board of Zoning Appeals	Encroachment Request	Rezoning
Certificate of Appropriateness (Historic Review Board)	Floodplain Variance	Street Closure
Chesapeake Bay Preservation Area Board	Franchise Agreement	Subdivision Variance
Conditional Use Permit	Lease of City Property	Wetlands Board
	License Agreement	

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.

SECTION 1 / APPLICANT DISCLOSURE

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 application(s).

Page 1 of 7

<input type="checkbox"/>	APPLICANT NOTIFIED OF HEARING	DATE:	
<input type="checkbox"/>	NO CHANGES AS OF	DATE:	
<input type="checkbox"/>	REVISIONS SUBMITTED	DATE:	



Check here if the **APPLICANT IS NOT** a corporation, partnership, firm, business, or other unincorporated organization.

Check here if the **APPLICANT IS** a corporation, partnership, firm, business, or other unincorporated organization.

GENERAL BOOTH VENTURE, LLC

(A) List the Applicant's name: _____

If an LLC, list all member's names:

John L. Gibson III; Donna MacMillan-Whitaker, Bruce A. Berlin, Michael A. Culpepper,

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

(B) List the businesses that have a parent-subsiary ¹ or affiliated business entity ² relationship with the Applicant: *(Attach list if necessary)*

n/a

See next page for information pertaining to footnotes¹ and ²

SECTION 2 / PROPERTY OWNER DISCLOSURE

Complete Section 2 only if property owner is different from Applicant.

Check here if the **PROPERTY OWNER IS NOT** a corporation, partnership, firm, business, or other unincorporated organization.

Check here if the **PROPERTY OWNER IS** a corporation, partnership, firm, business, or other unincorporated organization, **AND THEN**, complete the following.

(A) List the Property Owner's name: Kampgrounds of America, Inc.

If an LLC, list the member's names:



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

See attached

(B) List the businesses that have a parent-subsiary¹ or affiliated business entity² relationship with the Property Owner: *(Attach list if necessary)*

See attached

¹ "Parent-subsiary 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-subsiary 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.

SECTION 3. SERVICES DISCLOSURE

Are any of the following services being provided in connection with the subject of the application or any business operating or to be operated on the Property. If the answer to any item is YES, please identify the firm or individual providing the service: IF THE OWNER AND APPLICANT ARE DIFFERENT, EACH MUST COMPLETE THE SECTION SEPERATELY



APPLICANT

YES	NO	SERVICE	PROVIDER (use additional sheets if needed)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Accounting and/or preparer of your tax return	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Architect / Landscape Architect / Land Planner	Cuhaci - Peterson
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Contract Purchaser (if other than the Applicant) - identify purchaser and purchaser's service providers	General Booth Applicant - Venture, LLC
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Any other pending or proposed purchaser of the subject property (identify purchaser(s) and purchaser's service providers)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Construction Contractors	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Engineers / Surveyors/ Agents	Kimley-Horn
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Financing (include current mortgage holders and lenders selected or being considered to provide financing for acquisition or construction of the property)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Legal Services	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Real Estate Brokers / Agents/Realtors for current and anticipated future sales of the subject property	Colliers

SECTION 4. KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

YES NO 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?

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

Disclosure Statement



CERTIFICATION:

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 Planning Commission, Council, VBDA meeting, or meeting of any public body or committee in connection with this Application.

General Booth Venture, LLC	John L. Gibson III	2-26-19
APPLICANT'S SIGNATURE <i>[Signature]</i>	PRINT NAME	DATE



OWNER

YES	NO	SERVICE	PROVIDER (use additional sheets if needed)
<input type="checkbox"/>	<input type="checkbox"/>	Accounting and/or preparer of your tax return	
<input type="checkbox"/>	<input type="checkbox"/>	Architect / Landscape Architect / Land Planner	
<input type="checkbox"/>	<input type="checkbox"/>	Contract Purchaser (if other than the Applicant) - identify purchaser and purchaser's service providers	
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<input type="checkbox"/>	<input type="checkbox"/>	Legal Services	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Real Estate Brokers / Agents/Realtors for current and anticipated future sales of the subject property	Colliers International - Norfolk Office Patrick Gill, Senior Vice President

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YES	NO	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?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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



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	John J. Burke CFO	2/26/19
PROPERTY OWNER'S SIGNATURE	PRINT NAME	DATE

**Attachment to Conditional Use Permit
Property Owner Information**

Section 2 / Property Owner Disclosure

(A) – Officers and Directors

- a. Patrick C. Hittmeier, Chairman, CEO and Director
- b. John J. Burke, CFO, Secretary and Director
- c. Toby L. O'Rourke, President
- d. Oscar L. Tang, Director

(B) - Parent – Subsidiaries

- a. Parent
 - i. KOAH, INC.
- b. Subsidiaries
 - i. Campgrounds of America (Canada) Ltd.
 - ii. Camping Services, Inc.
 - iii. West Advertising/Public Relations, Inc.
 - iv. KOA Texas Beverage Company, LLC
 - v. KOA RV & Boat Storage, Inc.
 - vi. KOA Gift Card, LLC

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.