



Application Procedures **Development Certificate**

1. **A pre-application meeting is required.** Call 664-4752 for an appointment.
2. Contact the appropriate Civic League. Attendance at a Civic League meeting or a public meeting as organized by the applicant is required as part of a complete submission.
3. Meet with the Departments of Public Works, and Recreation Parks and Open space for site recommendations prior to submittal of application.
4. Submit completed application with all required attachments including:
 - **Fee: \$95** check for required application fee made payable to the City of Norfolk. **If waivers are requested**, additional analysis will be needed; which will require a fee of **\$435**.
 - **Physical Survey:** 8½ x 11-inch or 11 x 17-inch copy of a physical survey, drawn to scale and showing site conditions including existing structures, driveways, parking, property lines, and landscaping (see attached example).
 - **Conceptual Site Plan:** 8 ½ x 11-inch or 11 x 17-inch copy of a conceptual site plan drawn to scale and showing:
 - All proposed site improvements
 - Proposed structures
 - Drive aisles and parking with dimensions
 - Proposed changes to parcel/property lines (including lease lines)
 - All recommendations of Department of Public Works and Recreation Parks and Open Space.
 - **Elevations:** Building elevations prepared by a design professional including list of materials.
 - **Taxes:** Proof that all City taxes are current.
 - **Civic League:** Letter from Civic League or summary of public meeting.
 - **Deliver to:**
 - Department of Planning
810 Union Street, Room 508
Norfolk, Virginia 23510
5. Provide a brief description of the business (i.e., # of employees, current locations, type of restaurant, etc...).
6. Staff will review application to determine completeness.
7. Staff will conduct a site visit and photograph property (Applicant does not need to be present.)
8. The item will be reviewed by the Architectural Review Board ("ARB") which meets the 2nd and 4th Monday of every month.

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised July, 2018)

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9. Applicant **must** attend meeting:

- Where: City Hall Building
10th Floor, Council Chambers
- Time: 4:00 p.m.

10. During the ARB meeting:

- Applicant will present application
- ARB members may ask questions
- ARB will make a recommendation to the City Planning Commission:
 - The request will be approved as presented, approved with conditions, continued to allow the applicant to provide more information, or denied.

11. The item will be considered by City Planning Commission on the 2nd or 4th Thursday of each month. The applicant should be present.

- Where: City Hall Building
10th Floor, Council Chambers
- Time: 1:00 p.m.



Application Development Certificate

Date: _____

DESCRIPTION OF PROPERTY

Address: _____

Existing Use of Property: _____

Proposed Use: _____

Current Building Square Footage: _____ Proposed Building Square Footage: _____

Trade Name of Business (If applicable): _____

APPLICANT*

1. Name of applicant: (Last) _____ (First) _____ (MI) _____

Mailing address of applicant (Street/P.O. Box): _____

(City): _____ (State): _____ (Zip Code): _____

Daytime telephone number of applicant: () _____

E-mail address: _____

AUTHORIZED AGENT* (if applicable)

2. Name of applicant: (Last) _____ (First) _____ (MI) _____

Mailing address of applicant (Street/P.O. Box): _____

(City): _____ (State): _____ (Zip Code): _____

Daytime telephone number of applicant: () _____ Fax: () _____

E-mail address: _____

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PROPERTY OWNER*

3. Name of property owner: (Last) _____ (First) _____ (MI) _____

Mailing address of property owner (Street/P.O. box): _____

(City): _____ (State): _____ (Zip Code): _____

Daytime telephone number of owner: () _____

E-mail address: _____

*(If applicant/agent/property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

CIVIC LEAGUE INFORMATION

Civic League contact: _____

Date meeting attended/held: _____

Ward/Super Ward information: _____

CERTIFICATION

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: _____ Sign: _____
(Property Owner) (Date)

Print name: _____ Sign: _____
(Applicant) (Date)

(If Applicable)

Print name: _____ Sign: _____
(Authorized Agent Signature) (Date)

CRITERIA FOR REVIEW

A Development Certificate shall be approved if the Planning Commission finds that all of the following standards are met:

- (a) The development proposed with the minor modification is compatible with surrounding land uses.

- (b) The development proposed is consistent with the comprehensive plan.

- (c) The uses proposed are allowed in the base and overlay districts where the development is located.

- (d) The modifications in development standards requested in the development certificate do not exceed those established in for the applicable zoning district.

- (e) Any modifications are the absolute minimum necessary to accommodate the development proposal.

- (f) The proposed development complies with all applicable proffers and conditions applicable to the land.

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Additionally, please include a summary of how the proposed development will meet the development standards of the applicable zoning district:

- 1) Downtown base zoning districts (3.4.5. D-W: Downtown - Waterfront,3.4.6. D-BC: Downtown – Business Center, 3.4.7. D-MU: Downtown –Mixed Use,3.4.8. D-AD: Downtown – Arts and Design, and 3.4.9. D-FN: Downtown – Fort Norfolk);
- 2) The IN-C: Institutional - Campus zoning district;
- 3) The EBH: East Beach Harbor zoning district;
- 4) The G-1: Granby/Monticello Corridor Mixed Use zoning district; and
- 5) Pedestrian Commercial Overlay zoning districts (3.9.10 PCO: Pedestrian Commercial Overlay , 3.9.11. PCO-Colley: Pedestrian Commercial Overlay-Colley Avenue, 3.9.12 PCO-21st Street: Pedestrian Commercial Overlay-21st Street,3.9.13. PCO-Riverview: Pedestrian Commercial Overlay-Riverview ,3.9.14. PCO-35th Street: Pedestrian Commercial Overlay-35th Street, and 3.9.15 PCO-Lafayette: Pedestrian Commercial Overlay-Lafayette Boulevard).



Checklist
Development Certificate

Item	Yes	No	Not Applicable	Comments
Required application fee, <u>\$95 or \$435</u>				
Pre-application meeting with Zoning Staff (At least 3 business days prior to deadline)				
Has this proposal been coordinated with the appropriate Civic League(s) or a public meeting held?				
Has this application been coordinated with the Transportation Division of Public Works (757) 664-7300?				
Has this application been coordinated with Recreation, Parks and Open Space (757)-441-2400?				
One 8½ x 14 inch or 11 x 17-inch scaled copy of a physical survey				
One 8½ x 14 inch or 11 x 17-inch scaled copy of a conceptual site plan				
Building elevations and materials				
Signature of all property owners?				
Is property in an AICUZ? Clear zone/Accident Potential Zone (APZ)/Noise zone				
Is property within ½ mile of another locality, or 3,000 feet of a military installation?				
Proof of all City Taxes paid?				

Applicant Signature: _____ Date: _____
 Staff Signature: _____ Date: _____