

SR-2018-0001

City of Newport News.

SITE REGULATIONS AMENDMENT NO. SR-2018-0001

CITY OF NEWPORT NEWS

BACKGROUND

The request is to amend Chapter 33.02, Site Regulations, Article II., Site Plan Form and Content, Section 33.02-31, Content of Class 1 Site Plans and Section 33.02-32, Same-Class 2 Site Plans, to reflect recommendations from a state Department of Environmental Quality (DEQ) compliance review of the city's Chesapeake Bay Preservation Act program. (See Appendix A-1.)

Specifically, DEQ recommended that the city adopt provisions in the site regulations to require notations on site plans which state the Resource Protection Area (RPA) will be retained as an undisturbed and vegetated 100-foot wide buffer area and development in the RPA is limited to water dependent facilities or redevelopment. The RPA is the component of the Chesapeake Bay Preservation Area comprised of lands adjacent to water bodies with perennial flows that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation to the quality of state and local waters.

Secondly, DEQ recommended that the city also amend the site regulations to require a note on site plans that there is a requirement for pump-out of onsite sewage treatment systems every five (5) years and a 100% reserve drain field site for those properties developed with a septic system or onsite sewage treatment system.

Therefore, the change will require the 2 notations mentioned above to be placed on site plans.

On January 17, 2018, the Regulations Committee reviewed and recommends approval of the above referenced amendment.

STAFF RECOMMENDATION

It is recommended that the City Planning Commission recommend to City Council adoption of Site Regulations amendment SR-2018-0001.

APPENDIX

A-1 CHAPTER 33.02, SITE REGULATIONS, ARTICLE II., SITE PLAN FORM AND CONTENT, SECTION 33.02-31, CONTENT OF CLASS 1 SITE PLANS AND SECTION 33.02-32, SAME-CLASS 2 SITE PLANS

ORDINANCE NO. _____

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 33.02, SITE REGULATIONS, OF THE CODE OF THE CITY OF NEWPORT NEWS, VIRGINIA, ARTICLE II., SITE PLAN FORM AND CONTENT, SECTION 33.02-31, CONTENT OF CLASS 1 SITE PLANS AND SECTION 33.02-32, SAME-CLASS 2 SITE PLANS.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Newport News, Virginia:

That Chapter 33.02, Site Regulations, of the Code of the City of Newport News, Virginia, Article II., Site Plan Form and Content, Section 33.02-31, Content of Class 1 site plans and Section 33.02-32, Same-Class 2 site plans, be, and the same hereby is, amended and reordained as follows:

CHAPTER 33.02**SITE REGULATIONS****ARTICLE II. SITE PLAN FORM AND CONTENT****Sec. 33.02-31. Content of Class 1 site plans.**

Class 1 site plans shall contain information necessary to satisfy the requirements of this chapter. The information to be supplied includes but is not limited to the following:

- (1) The name of the development and the street address, when available or assigned by the city.
- (2) The name and address of the owner of record and the developer.
- (3) The name, address, signature, registration number and seal of the professional preparing the plan.
- (4) The zoning of the site and adjacent properties; zoning district lines with associated transitional areas, if applicable.
- (5) The identifying number, wording and approval date, proffers and conditions of any special exceptions, variances, conditional-use permits, conditional rezonings or planned residential development (PRD) approvals affecting the site.

- (6) Courses, distances and rights-of-way widths of all adjacent and on-site streets and the courses and distances of all property lines. Courses and distances shall include curve data (arc lengths, radii and delta angles or degrees of curve). As a minimum, on Newport News datum, one (1) property corner shall be field-tied to the city's Horizontal Control Network (NAD1983-Virginia State Coordinate System) from a first- and second-order control monument. The city shall extend a control monument to a location within one thousand five hundred (1,500) feet of the proposed site if one does not exist within one thousand five hundred (1,500) feet of the site. The coordinates of the corner shall be clearly shown and uniquely denoted on the plan. Computations listing the coordinates of all other property corners and rights-of-way points for adjacent or on-site streets shall be provided.
- (7) Date, scale and north arrow.
- (8) All building setback lines, special highway setback lines, easements, reservations and rights-of-way that affect the development of the site.
- (9) The total land area of the site and also of the area to be developed.
- (10) A vicinity sketch drawn to a scale of one (1) inch equals one thousand (1,000) feet.
- (11) A legal property description showing subdivision, lot, block and section number, where applicable.
- (12) A lighting and landscaping plan showing proposed lighting facilities and landscaping features, such as the number, location, size and species of landscaping materials and details of irrigation systems and plant protection. A note shall be included on the plan reciting the requirements of section 33.02-51 for protecting trees to be preserved on the site.
- (13) The location, type, detail, dimension, elevation, size, and/or number of the following existing and proposed items:
 - a. Sidewalks, curbs, gutters, etc.
 - b. Buildings and other structures. The number of floors, along with the height and the use of the building, shall be noted. Site plans for multi-family dwelling projects shall list the number of and the square footage of individual dwelling units.
 - c. Public sanitary sewage collection systems, including lateral and cleanout locations, with relevant calculations.

- d. Private sanitary sewage collection systems, with relevant calculations.
- e. Terraces and retaining walls, including grades or elevations.
- f. Site entrances and parking lots, with a detail of the paved areas and locations of all wheel stops required by this chapter.
- g. Water mains, meters and valves; standpipes; fire service lines and fire hydrants.
- h. Natural and artificial water courses.
- i. Areas that are proposed for recreational uses.
- j. The limits of clearing, including the driplines of trees to be preserved on the site.
- k. Methods of collecting, retaining, directing or disposing of stormwater, including appropriate drainage calculations.
- l. Floodplain, including limits.
- m. Chesapeake Bay Preservation areas. The Class 1 site plan shall show a delineation of any Resource Protection Area ("RPA") and Resource Management Area ("RMA") if the property falls within an area regulated by the CBPA. The Class 1 site plan shall also include a note that states that the RPA will be retained as an undisturbed and vegetated 100 foot buffer not subject to development under City Code Section 37.1-51(b)(1), unless the development is a water dependent facility or redevelopment. If the area to be developed has a septic system, or other onsite sewage treatment facility, the Class 1 site plan shall include a note citing to City Code Section 33-91.1, indicating that there is a requirement for pump-out of the system every five years and a 100% reserve drain field sites for onsite sewage treatment systems.
- n. Site impervious area calculations.
- o. Areas where special regulations apply to properties on or adjacent to airports.
- p. Indication that the site or any portion of the site is in the reservoir protection area as defined by the Reservoir Protection Ordinance.

- q. Grades reflecting the existing and proposed topography of the site, paved areas, streets, utilities, sewers, and ground floor elevation of proposed buildings and other structures, all shown by one-foot contours and spot elevations as appropriate. Grades depicting the existing and proposed topography associated with off-site adjustments and/or facilities necessitated by implementation of the planned construction, shown by one-foot contours and spot elevations as appropriate.
- r. Points of refuse collection (dumpster pads).
- s. Parking lots; area and details.
- t. Erosion and sedimentation control measures.
- u. Human graves, burial sites or monuments or markers of human burial sites.
- v. Areas that are designed as required transitional area and/or landscaping and green area required and provided, including the number and location of trees and shrubs required and provided on-site to meet the provisions of this chapter.
- w. Other information as necessary to ensure compliance with city regulations, policies and procedures.
- x. Informational notes, as necessary, to satisfy administrative processing requirements.

Sec. 33.02-32. Same—Class 2 site plans.

Class 2 site plans shall contain sufficient information to facilitate an engineering review so that the director can determine whether the plan may be accepted for review rather than requiring that the proposed development activity be handled through the review process for Class 1 site plans. Information required to be indicated on a Class 2 site plan includes but is not limited to the following:

- (1) The name of the development and the street address, when available or assigned by the city.
- (2) The name and address of the owner of record and the developer.
- (3) The zoning of the site and adjacent properties; zoning district lines with associated transitional areas, if applicable.

- (4) The identifying number and approval date of any special exceptions, variances, conditional-use permits or planned residential development (PRD) approvals affecting the site.
- (5) Date, scale and north arrow.
- (6) A vicinity sketch showing the location of the property in relation to one (1) or more public streets.
- (7) As appropriate for the site under consideration, the location, type, dimension, elevation, size and/or number of the following existing and proposed items:
 - a. Site entrances and parking lots, with associated pavement design/cross-section.
 - b. Areas that are designated as recreational.
 - c. The limits of clearing, including the driplines of trees to be preserved on the site.
 - d. Methods of collecting, retaining, directing or disposing of stormwater, including appropriate drainage calculations.
 - e. Chesapeake Bay Preservation areas. The Class 2 site plan shall show a delineation of any Resource Protection Area ("RPA") and/or Resource Management Area ("RMA") if the property falls within an area regulated by the CBPA. The Class 2 site plan shall also include a note that states that the RPA will be retained as an undisturbed and vegetated 100 foot buffer not subject to development under City Code Section 37.1-51(b)(1), unless the development is a water dependent facility or redevelopment. If the area to be developed has a septic system, or other onsite sewage treatment facility, the Class 2 site plan shall include a note citing to City Code Section 33-91.1, indicating that there is a requirement for pump-out of the system every five years and a 100% reserve drain field sites for onsite sewage treatment systems.
 - f. Site impervious area calculations.
 - g. Areas where special regulations apply to properties on or adjacent to airports.
 - h. Areas of all required transitional area and landscaping and green area required and provided, including the number of trees and shrubs required

and provided on the site to meet the provisions of this chapter.

- i. Other information as necessary to ensure compliance with city regulations, policies and procedures.