



City Council Staff Report

Subject: Brief of Planning Commission Items to City Council
Author: Patrick A. Duhaney, City Manager 
Department: Planning & Community Development
Date: October 23, 2026
Type of Item: Informational

Summary

- Staff will provide an overview of the applications to be considered at the November 10, 2026 and November 17, 2026, City Council meetings.
- There are 10 items scheduled for November 10, 2026, including a Subdivision Variance, a Conditional Rezoning, and Conditional Use Permits. One item is recommended for denial by Staff and the Planning Commission. All other items are recommended for approval by Staff and the Planning Commission.
- There are two items scheduled for November 17, 2026, including a Street Closure, a Modification of Proffers, and a Conditional Use Permit. All items are recommended for approval by Staff and the Planning Commission.

Should you have any additional questions or concerns please contact Deputy City Manager, Amanda Jarratt, at ajarratt@vbgov.com or Director of Planning & Community Development, Kathy Walsh, at kmwalsh@vbgov.com or (757) 385-5802.

Attachment (1)

- Glimpse Briefing



PLANNING ITEMS

November 10th & 17th CITY COUNCIL MEETINGS

October 27, 2026



CITY OF
**VIRGINIA
BEACH**

SUMMARY – November 10th

10 Planning Items Scheduled for City Council's Consideration

ITEM 1: LBC Ventures, LLC

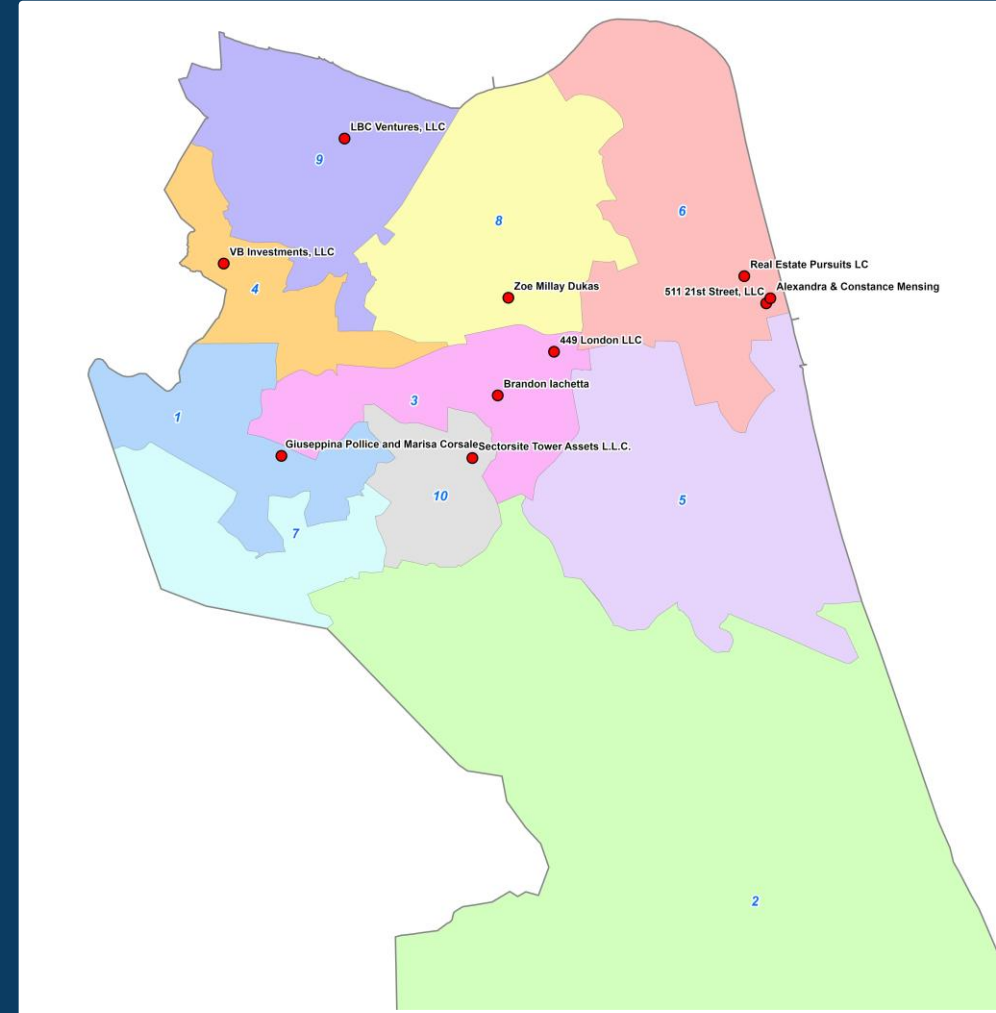
- Subdivision Variance (Section 4.4(b)(d) of the Subdivision Regulations)
- Recommended for Approval by Planning Commission & Staff

ITEM 2: 449 London LLC

- Conditional Rezoning (R-10 Residential District to Conditional I-1 Light Industrial District)
- Conditional Use Permit (Bulk Storage Yard)
- Recommended for Approval by Planning Commission & Staff

ITEM 3: VB Investments, LLC

- Conditional Rezoning (B-2 Community Business to Conditional A-18 Apartment District)
- Recommended for Approval by Planning Commission & Staff



SUMMARY – November 10th

10 Planning Items Scheduled for City Council's Consideration

ITEM 4: Sectorsite Tower Assets L.L.C.

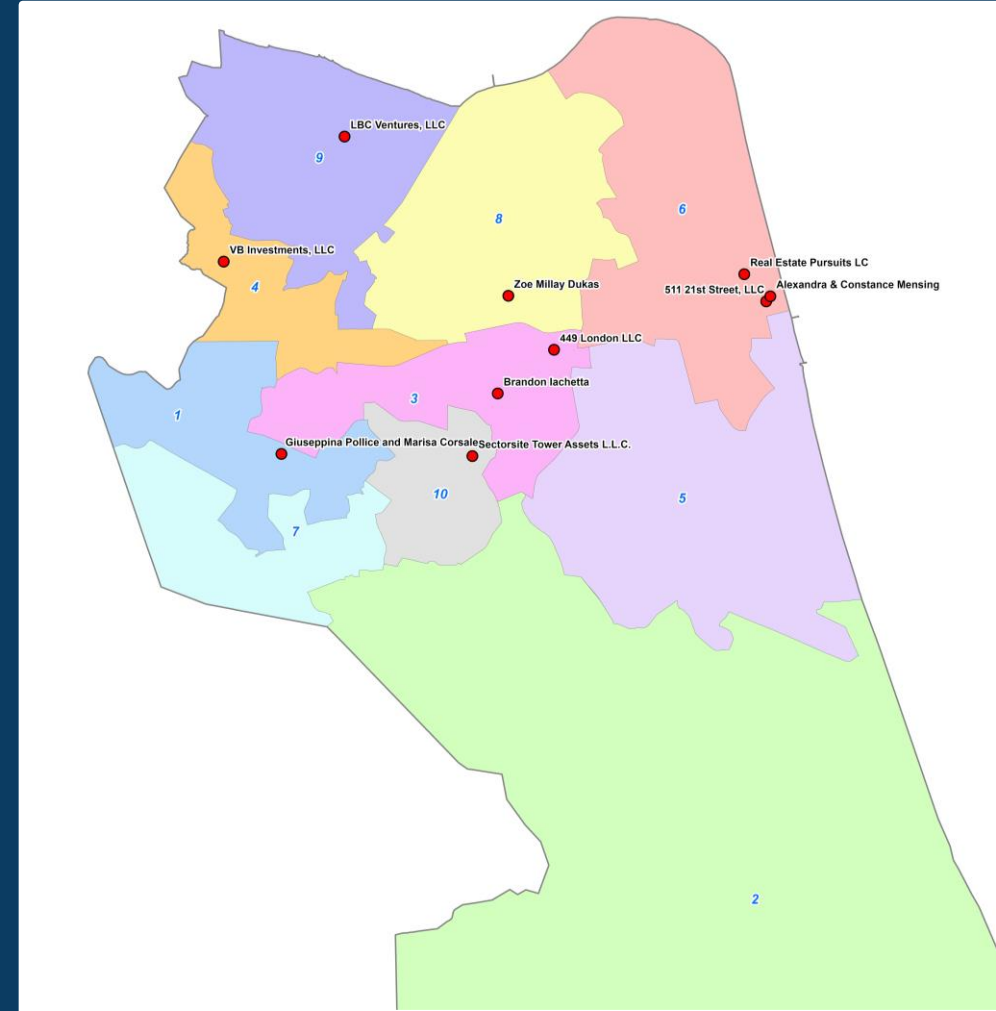
- Conditional Rezoning (O-2 Office District to Conditional B-2 Community Business District)
- Conditional Use Permits (Mini-Warehouse & Bulk Storage Yard)
- Recommended for Approval by Planning Commission & Staff

ITEM 5: Giuseppina Pollice and Marisa Corsale

- Conditional Use Permit (Family Day-Care Home)
- Recommended for Approval by Planning Commission & Staff

ITEM 6: Brandon Iachetta

- Conditional Use Permits (Tattoo Parlor & Body Piercing Establishment)
- Recommended for Approval by Planning Commission & Staff



SUMMARY – November 10th

10 Planning Items Scheduled for City Council's Consideration

ITEM 7: Real Estate Pursuits LC

- Conditional Use Permit (Mini-Warehouse)
- Recommended for Denial by Planning Commission & Staff

ITEM 8: Zoe Millay Dukas

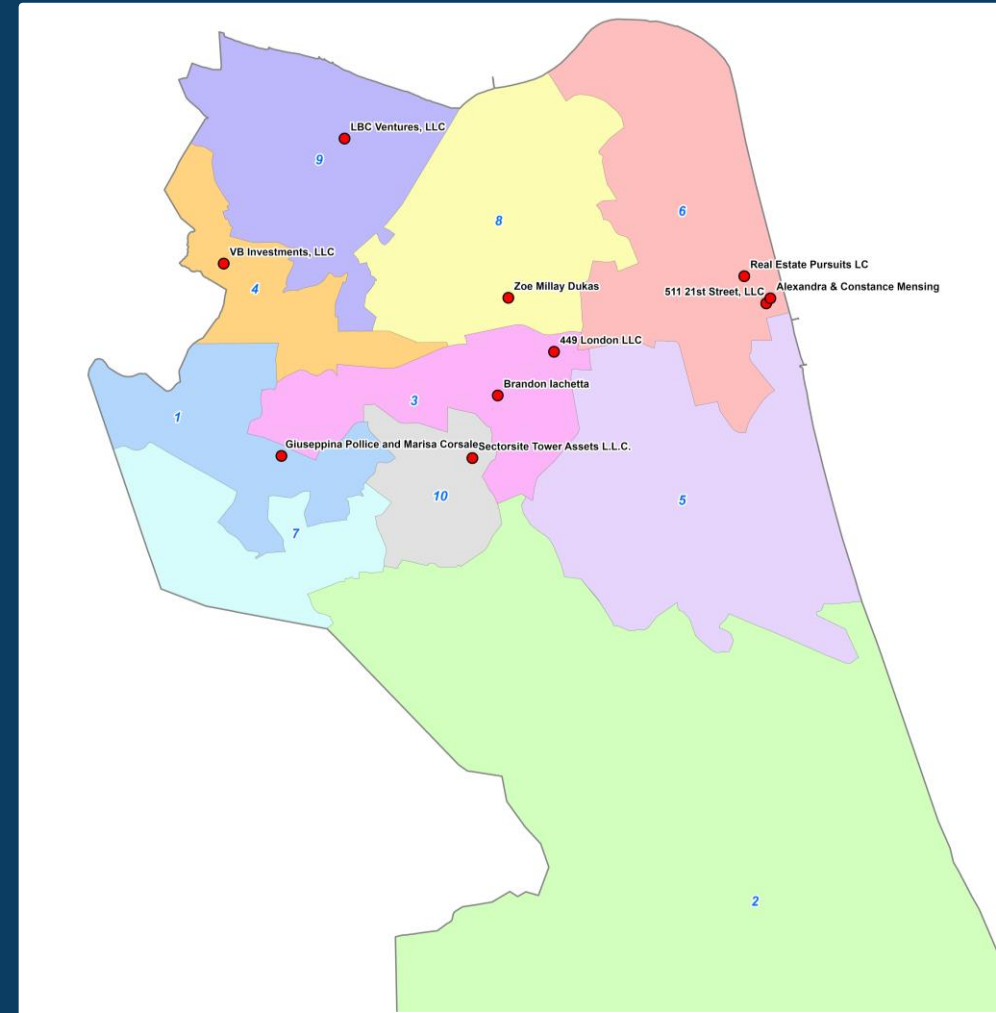
- Conditional Use Permit (Residential Kennel)
- Recommended for Approval by Planning Commission & Staff

ITEM 9: 511 21st Street, LLC

- Conditional Use Permit (Short Term Rental)
- Recommended for Approval by Planning Commission & Staff

ITEM 10: Alexandra & Constance Mensing

- Conditional Use Permit (Short Term Rental)
- Recommended for Approval by Planning Commission & Staff

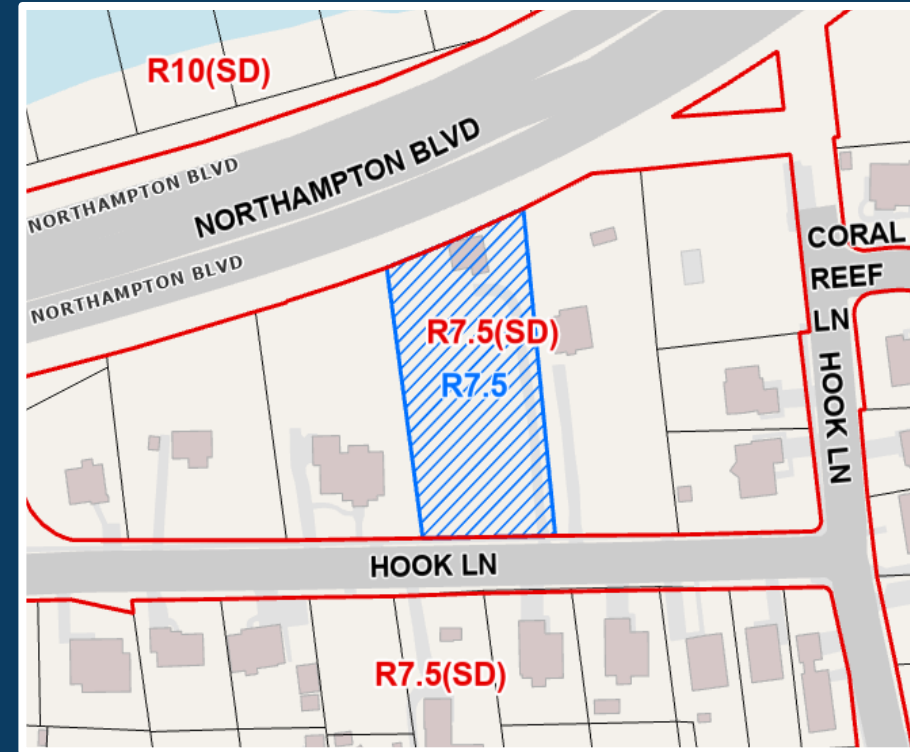
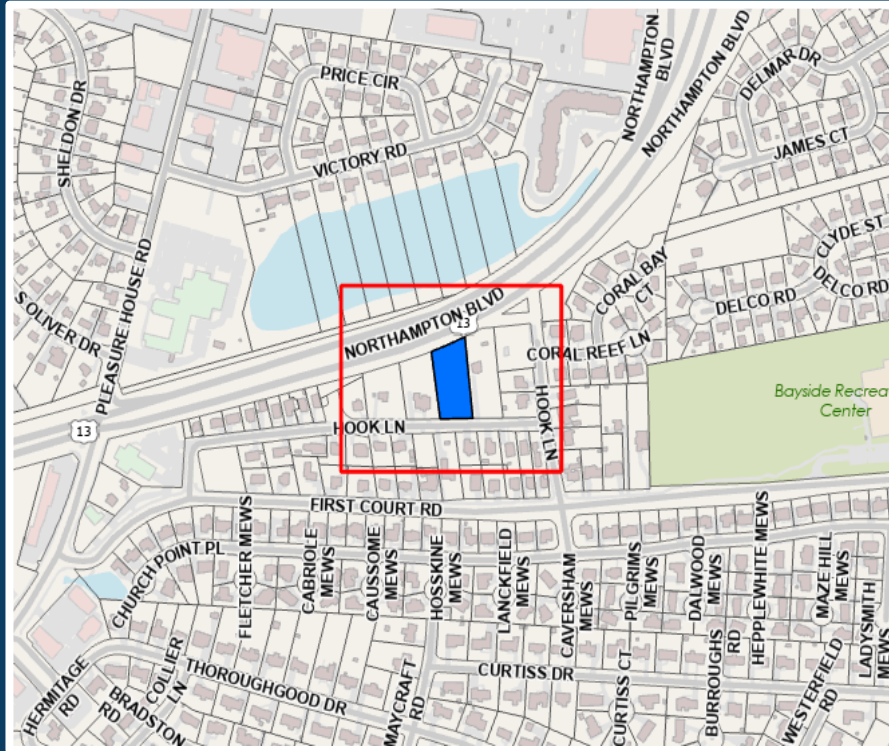


ITEM 1 – LBC VENTURES, LLC

City Council: District 9 (Schulman)

Location: 4716 Hook Lane

Planning Commission Hearing Date – October 14, 2026



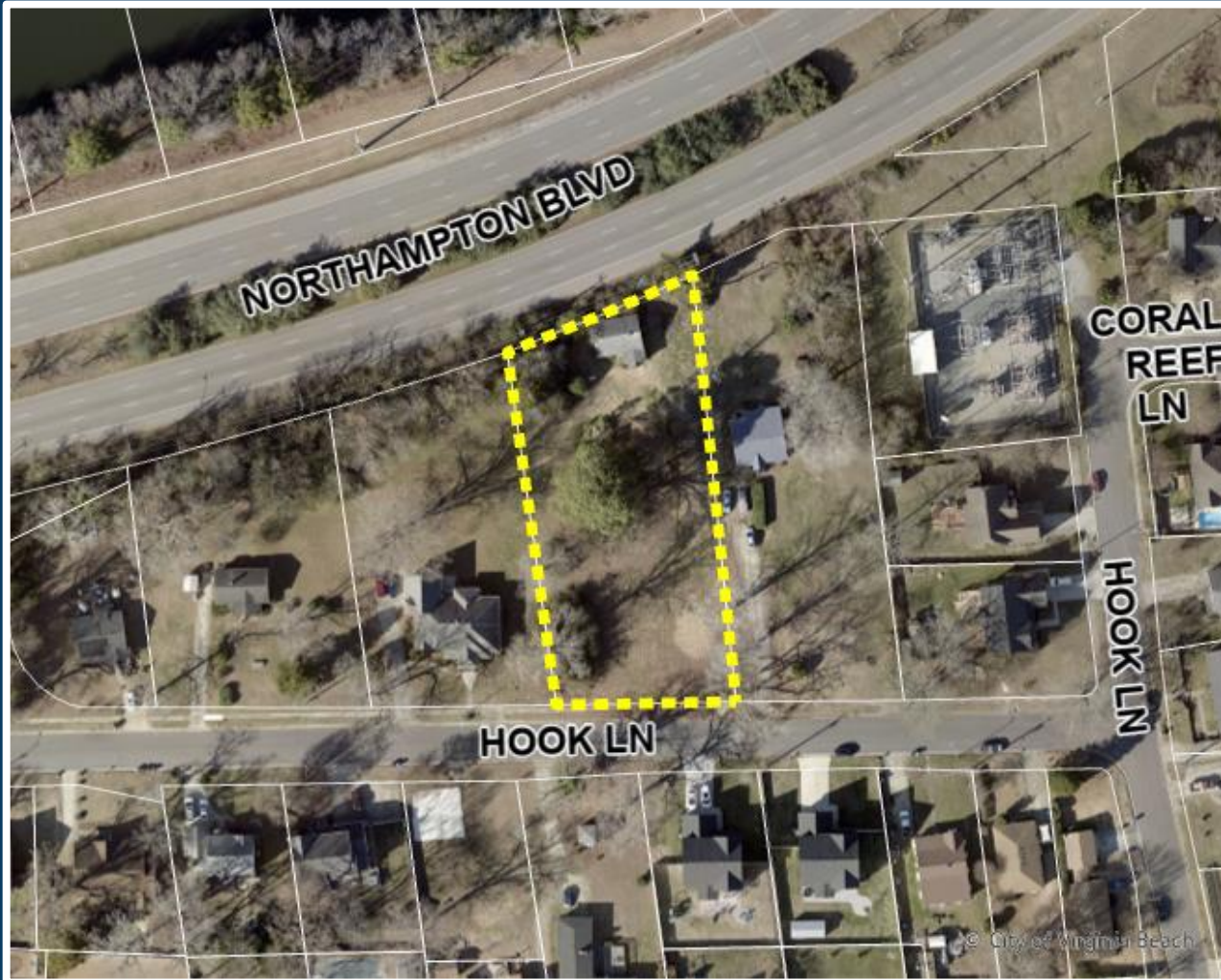
SUBDIVISION VARIANCE

(Section 4.4(b)(d) of the Subdivision Regulations)

Staff Recommends Approval

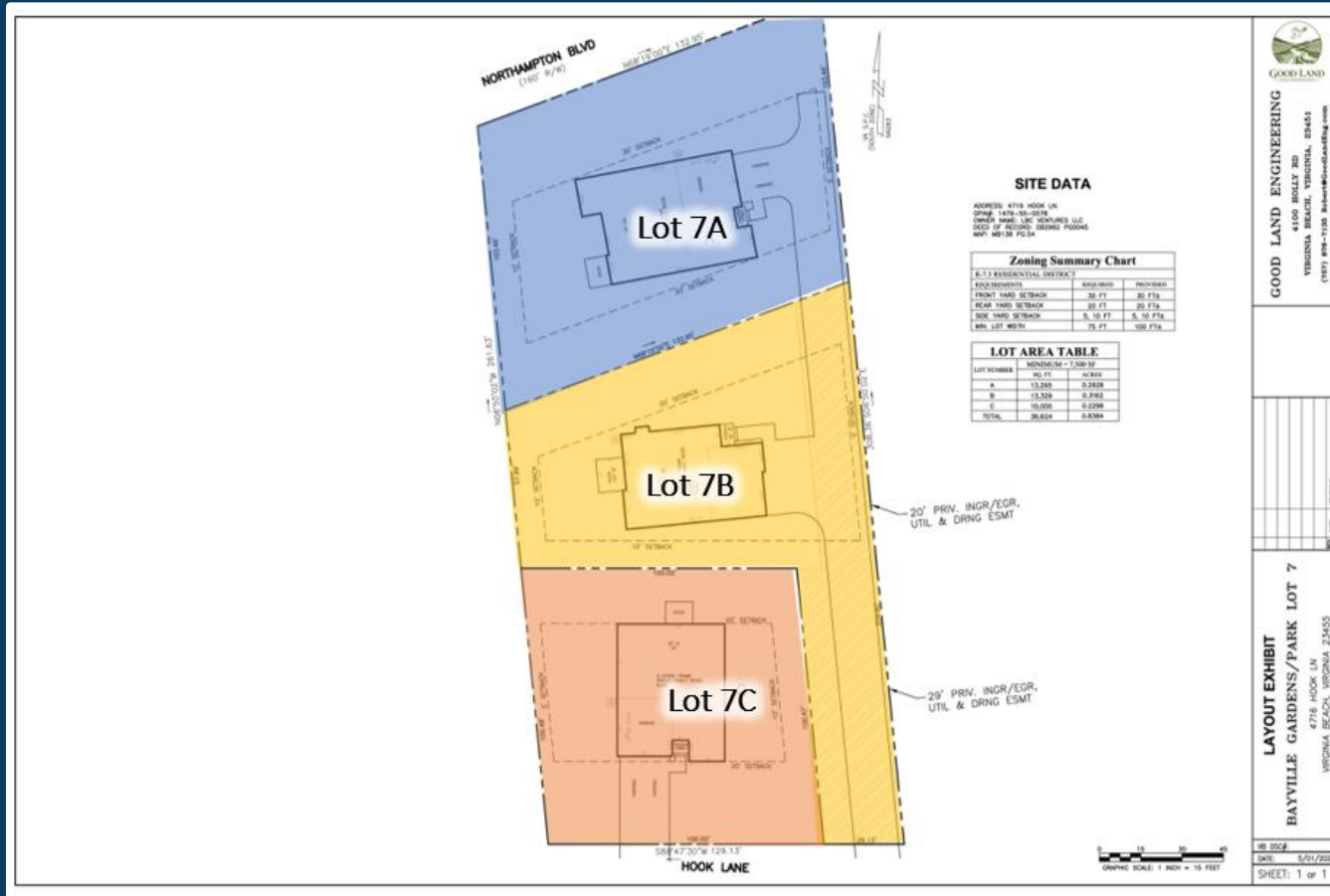
Planning Commission voted 9 to 1 to recommend Approval

ITEM 1 – LBC VENTURES, LLC



- Request for a Subdivision Variance to Section 4.4(b) & (d) of the Subdivision Regulations for lot width, street line frontage, and lack of direct access to a public street
- Proposal to subdivide the parcel into three single-family dwellings
- R-7.5 Dimensional Standards:
 - Minimum lot area of 7,500 square feet
 - Minimum lot width of 75 feet
 - Minimum street line frontage of 60 feet

ITEM 1 – LBC VENTURES, LLC



- Parcel is larger than the majority of parcels within the Beechwood neighborhood
- Parcel has frontage along Hook Lane & Northampton Boulevard
- Northampton Boulevard is an access-controlled roadway; direct access not permitted
- Subject to two takings since original platting in 1902
 - 5,266 feet in 1962 for creation of Northampton Boulevard
 - 3,722 feet in 1981 to widen Hook Lane

[illegible]

- Proposed Lot 7C meets all dimensional standards
- Proposed Lots 7A and 7B are deficient in lot width and street line frontage, and lack direct access to a public street
 - Lot 7A:
 - 0-foot lot width proposed; 75-foot required
 - 0-foot street line frontage proposed; 60-foot required
 - Lot 7B:
 - 29.13-foot lot width proposed; 75-foot required
 - 29.13-foot street line frontage proposed; 60-foot required

ITEM 1 – LBC VENTURES, LLC



VALLEY RIDGE



LEIGH
LOT B



SAVANNAH
LOT C

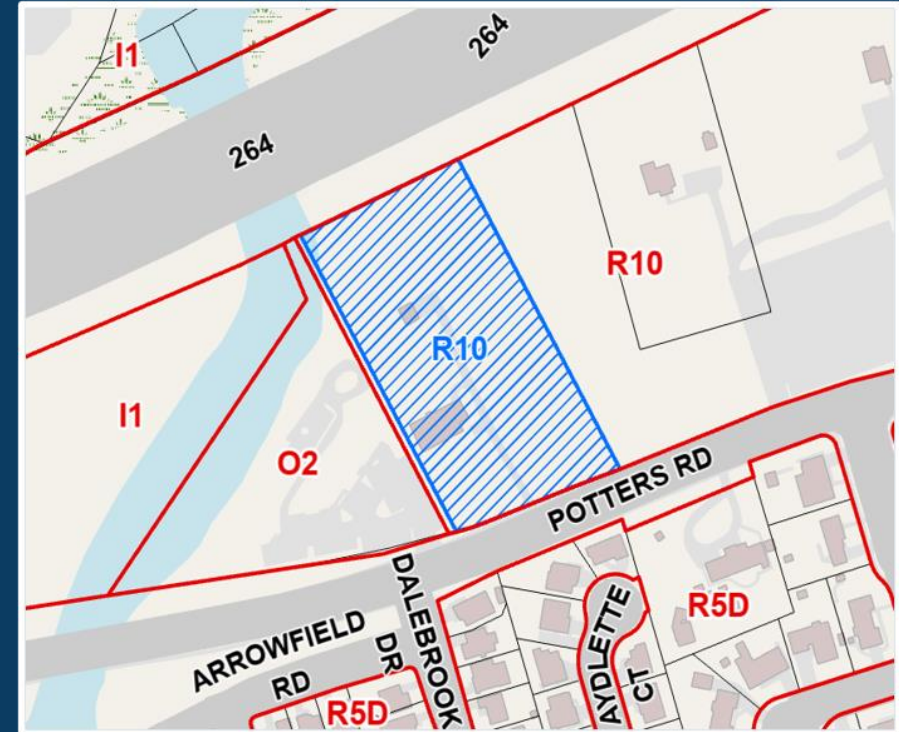
- Planning Commission recommended approval with modifications:
 - Modified Condition 1 to eliminate the requirement for shared access
 - Removed Condition 6 to require conformance with the Shore Drive Design Guidelines for Lot 7C specific to the design of the garage
- 1 letter of support received
- No known opposition

ITEM 2 – 449 LONDON LLC

City Council: District 3 (Berlucchi)

Location: 2548 Potters Road

Planning Commission Hearing Date – August 12, 2026



CONDITIONAL REZONING

(R-10 Residential District to Conditional I-1 Light Industrial District)

CONDITIONAL USE PERMIT (Bulk Storage Yard)

Staff Recommends Approval

Planning Commission voted 11 to 0 to recommend Approval

ITEM 2 – 449 LONDON LLC



- Deferred at the October 20, 2026 City Council Hearing
- Two Requests:
 - Conditional Rezoning from R-10 Residential District to Conditional I-1 Light Industrial District
 - Conditional Use Permit for a Bulk Storage Yard
- Located in the >75 dB noise zone, the Accident Potential Zone 1 (APZ-1), and the Lynnhaven Strategic Growth Area (SGA)

ITEM 2 – 449 LONDON LLC



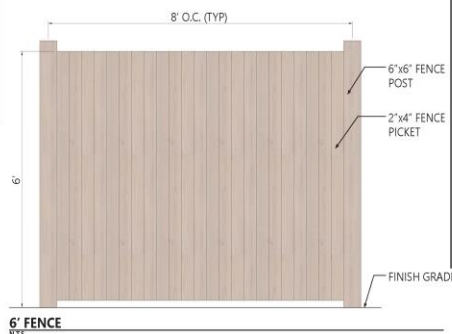
VIRGINIA BEACH LANDSCAPE REQUIREMENTS

CATEGORY VI (6) LANDSCAPING REQUIRED AROUND SITE PERIMETER.

CATEGORY VI (6) SHALL CONSIST OF THE EMPLOYMENT OF FENCES, DECORATIVE WALLS OR OTHER PHYSICAL OR STRUCTURAL ENCLOSURES IN CONJUNCTION WITH CATEGORY I (1) PLANT MATERIAL TO VISUALLY AND PHYSICALLY SEPARATE USES.



CHAIN LINK GATE



CONCEPT PLANT SCHEDULE

FOUNDATION SHRUBS SPECIES:
 ILEX VOMITORIA - YAUPOH HOLLY
 MYRTICA CERIFERA - WAX MYRTLE
 NEROLIUM OLEANDER - OLEANDER
 OSMANTHUS HETEROPHYLLUS 'GULFIDE' - GULFIDE OSMANTHUS

GROUND COVER SPECIES:
 PHLOX SUBULATA - CREEPING PHLOX
 MUHLBERGIA CAPILLARIS - PINK MUHLY GRASS
 RUDBECKIA 'GOLDSTRUM' - GOLDSTRUM BLACK EYED SUSAN

MEDIUM SIZE STREET TREE SPECIES:
 ULMUS PARVIFOLIA - LACEBARK ELM

STORMWATER BMP PLANTINGS SEED MIX:
 ERNST SEEDS MIX ERNMX-884 VA SOUTHERN COASTAL PLAIN DETENTION BASIN MIX

NOTE:
 PLANT MATERIALS LISTED ARE SUGGESTED AND MAY BE ALTERED AT SITE PLAN SUBMITTAL DUE TO DESIGN AND AVAILABILITY.

CONCEPTUAL LANDSCAPE PLAN
POTTERS ROAD STORAGE
 VIRGINIA BEACH, VA

5/29/2026



- Seeks to develop the 2.89-acre site for use as a storage yard for contractors' vehicles, equipment, and materials
- 14 fenced storage lots, ranging in size from 3,200 to 5,200 square feet
- Fully gated, secured, and access-controlled
- Future steel storage building proposed near stormwater management facility

ITEM 2 – 449 LONDON LLC



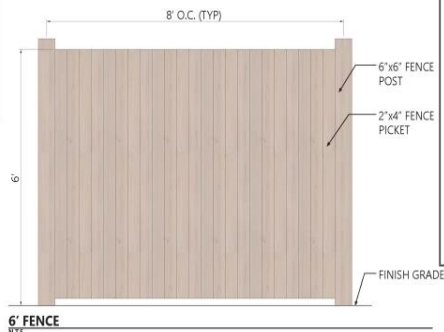
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CHAIN LINK GATE



CONCEPT PLANT SCHEDULE

FOUNDATION SHRUBS SPECIES:
 ILEX VOMITORIA - YAUPOH HOLLY
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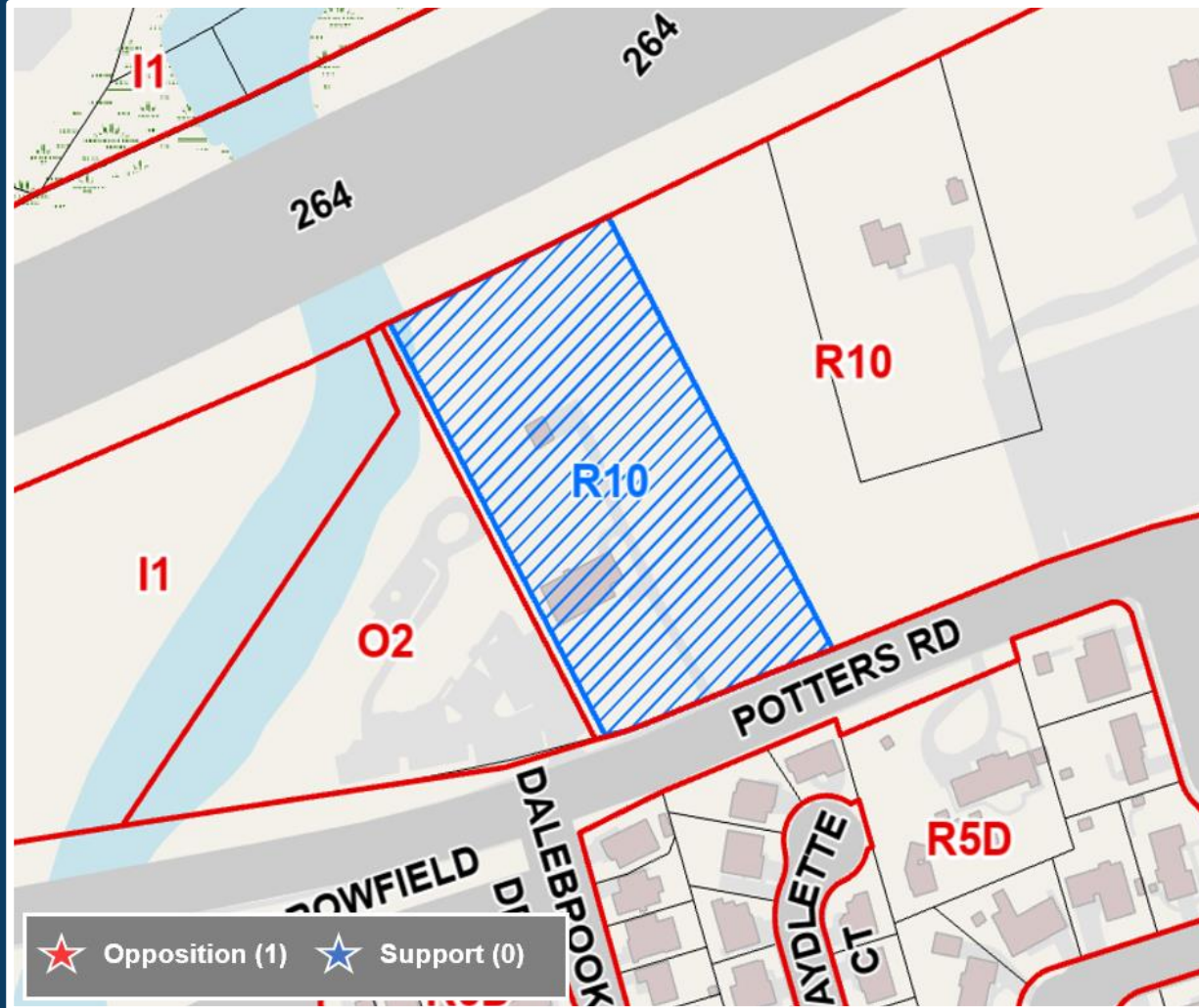
CONCEPTUAL LANDSCAPE PLAN
 POTTERS ROAD STORAGE
 VIRGINIA BEACH, VA

5/29/2026



- Category VI screening required around Bulk Storage Yard
 - 10-foot-wide landscape buffer proposed along eastern and western property lines
 - Deviation from the 25-foot landscape yard to the east requested
 - 15-foot-wide buffer along Potters Road with shrubs and street trees proposed
- 6-foot-tall earth-tone privacy fence will enclose entire yard, internal chain-link fencing and gates for individual storage lots

ITEM 2 – 449 LONDON LLC



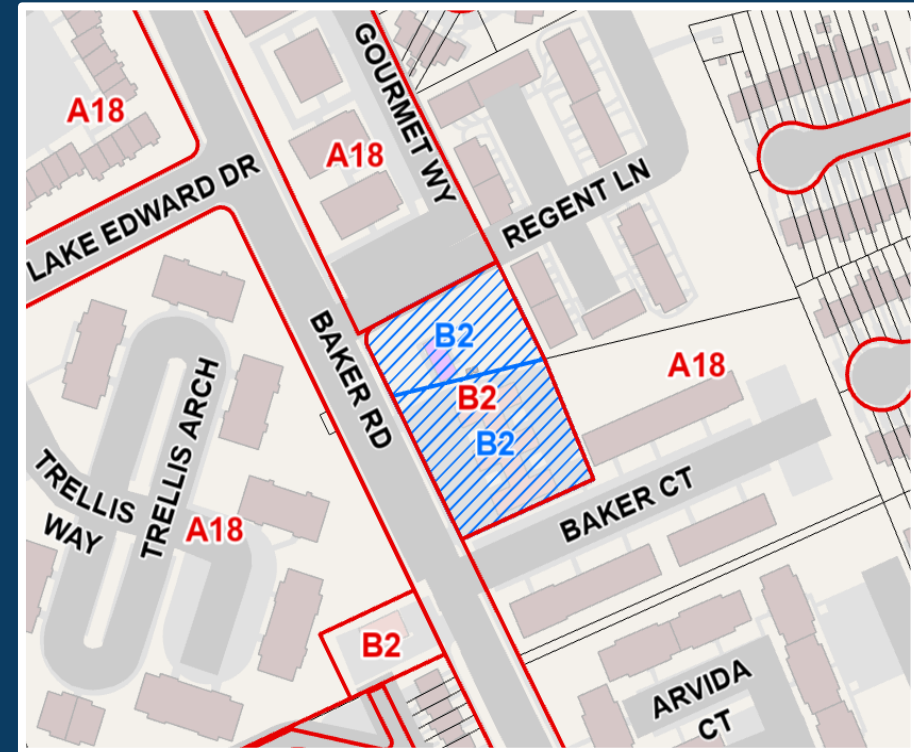
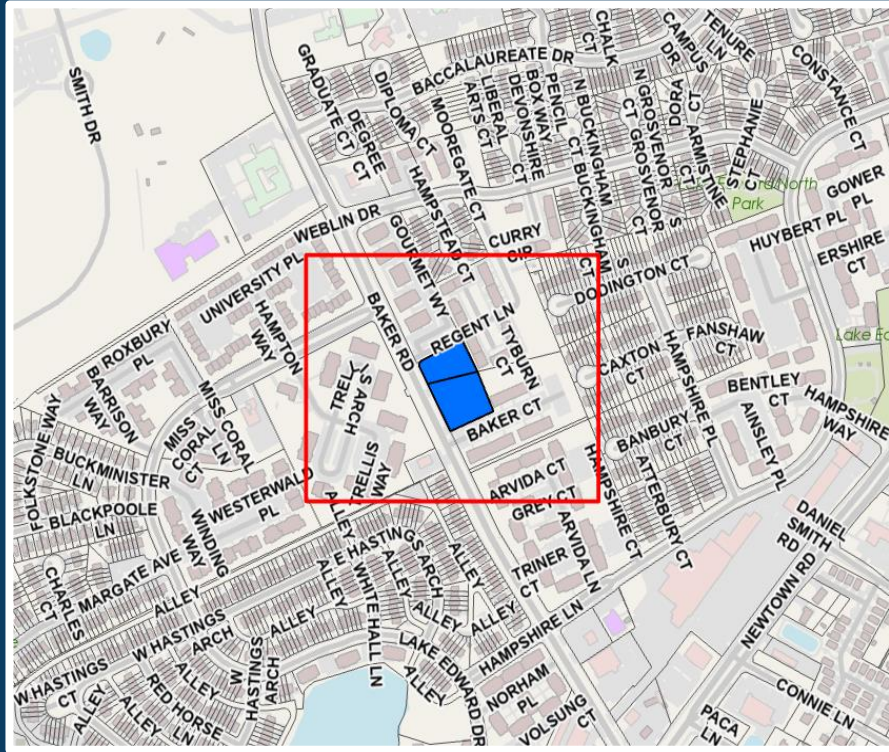
- 1 letter of opposition stating concerns related to location of bulk storage yard near established residential neighborhood, location of use within Lynnhaven SGA, and proximity to sensitive waterways
- No speakers in attendance at hearing
- Applicant requesting deferral to November 10, 2026, City Council hearing to consider an additional condition related to hours of operation

ITEM 3 – VB INVESTMENTS, LLC

City Council: District 4 (Ross-Hammond)

Location: 700 & 724 Baker Road

Planning Commission Hearing Date – October 14, 2026



CONDITIONAL REZONING

(B-2 Community Business District to Conditional A-18 Apartment District)

Staff Recommends Approval

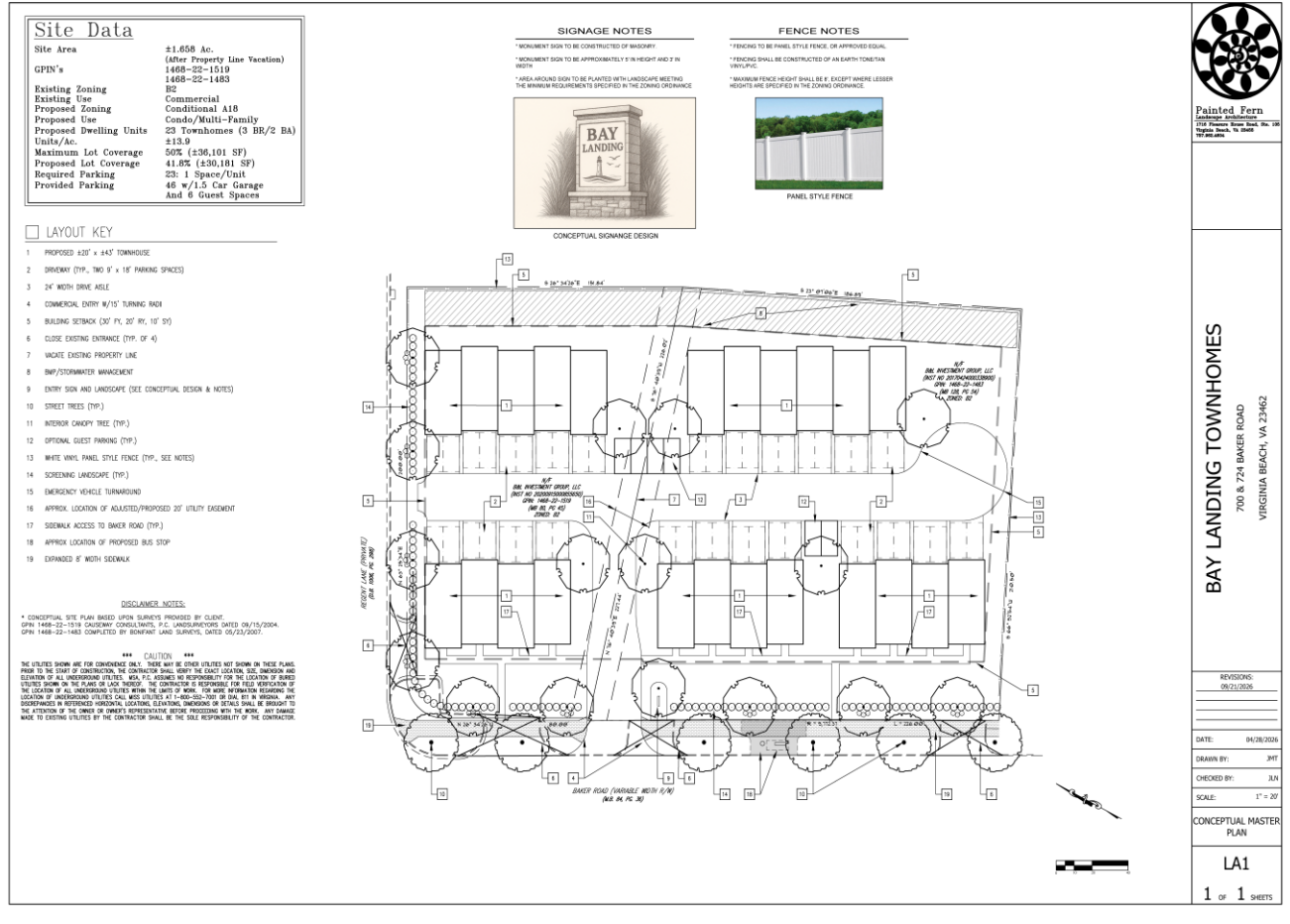
Planning Commission voted 10 to 0 to recommend Approval

ITEM 3 – VB INVESTMENTS, LLC



- Request to rezone the property from B-2 Community Business District to Conditional A-18 Apartment District
- Sites currently developed with a day-care center and a commercial office complex
- Seeks to redevelop the 1.66-acre site with a 23-unit townhome-style condominium development for an overall density of 13.9 units per acre

ITEM 3 – VB INVESTMENTS, LLC



- Development consists of five, 3-story buildings
- Street frontage and building foundation landscaping provided along Baker Road, as well as interior parking lot landscaping throughout the site
- 8-foot-wide path proposed along Baker Road, consistent with City's Active Transportation Plan

ITEM 3 – VB INVESTMENTS, LLC

**Painted Fern
Landscape Architecture**
1514 Riverside Drive, Suite 101
Virginia Beach, VA 23462
703.661.4644

BAY LANDING TOWNHOMES

700 & 724 BAKER ROAD
VIRGINIA BEACH, VA 23462

REVISIONS:
06/23/2007

DATE: 04/26/2007
DRAWN BY: JMT
CHECKED BY: JJA
SCALE: 1" = 20'

CONCEPT MASTER PLAN

LA1

1 of 1 sheets

Site Data

Site Area	±1,658 Ac. (After Property Line Vacation)
GPI#s	1468--22-1519 1468--22-1483
Existing Zoning	B2
Existing Use	Commercial
Proposed Zoning	Conditional A1B
Proposed Use	Condo/Multi-Family
Proposed Dwelling Units	23 Townhomes (3 BR/2 BA)
Units/Ac.	±13.9
Maximum Lot Coverage	50% (±36,101 SF)
Proposed Lot Coverage	41.6% (±30,181 SF)
Required Parking	225: 1 Space/Unit
Provided Parking	46 w/1.5 Car Garage And 6 Guest Spaces

SIGNAGE NOTES

- * MONUMENT SIGN TO BE CONSTRUCTED OF MASONRY
- * SIGNMENT SHALL BE APPROXIMATELY 5' IN HEIGHT AND 2' IN WIDTH
- * AREA AROUND SIGN TO BE PLANTED WITH LANDSCAPE MEETING THE MINIMUM REQUIREMENTS SPECIFIED IN THE ZONING ORDINANCE

CONCEPTUAL SIGNAGE DESIGN

FENCE NOTES

- * FENCING TO BE PANEL STYLE FENCE, OR APPROVED EQUAL
- * FENCING SHALL BE CONSTRUCTED OF AN EARTH-TONE FINISH VINYL/PVC
- * MAXIMUM FENCE HEIGHT SHALL BE 6' EXCEPT WHERE LESSEER HEIGHTS ARE SPECIFIED IN THE ZONING ORDINANCE

PANEL STYLE FENCE

LAYOUT KEY

- PROPOSED 420' x 445' TOWNHOUSE
- DRIVEWAY (TYP., TWO 9' x 18' PARKING SPACES)
- 24' WIDE DRIVE ASLE
- COMMERCIAL ENTRY 8/10' TURNING RADIUS
- BUILDING SETBACK (TYP. 30' BY 30' BY 10' 50')
- CLOSE EXISTING ENTRANCE (TYP. OF 4)
- VACATE EXISTING PROPERTY LINE
- BM/STORMWATER MANAGEMENT
- ENTRY SIGN AND LANDSCAPE (SEE CONCEPT DESIGN & NOTES)
- STREET TREES (TYP.)
- INTERIOR CANOPY TREE (TYP.)
- OPTIONAL GUEST PARKING (TYP.)
- WHITE VINYL PANEL STYLE FENCE (TYP., SEE NOTES)
- SCREENING LANDSCAPE (TYP.)
- EMERGENCY VEHICLE TURNAROUND
- APPROX. LOCATION OF ADJACENT/PROPOSED 20' UTILITY EASEMENT
- SIDEWALK ACCESS TO BAKER ROAD (TYP.)
- APPROX. LOCATION OF PROPOSED BUS STOP
- EXPANDED 6' NORTH SIDEWALK

DISCLAIMER NOTES:

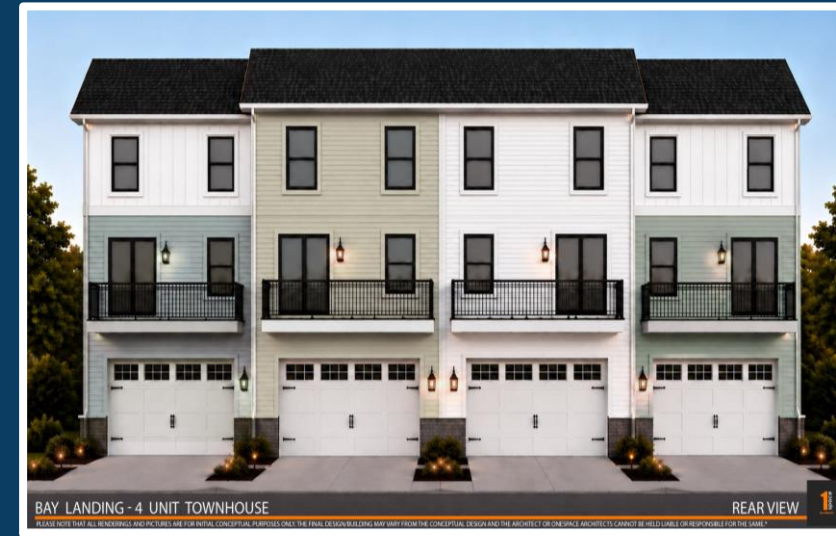
- * CONCEPTUAL SITE PLAN BASED UPON SURVEYS PROVIDED BY CLIENT
- GPI# 1468--22-1519 CAUTIONARY CONSULTANTS, P.C., LANDSCAPE ARCHITECTS DATED 06/15/2004
- GPI# 1468--22-1483 COMPLETED BY BENEFANT LAND SURVEYS, DATED 06/23/2007

*** CAUTION ***

THE UTILITIES SHOWN ARE FOR INFORMATION ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, DEPTH, DIMENSION AND ELAVATION OF ALL INTERFERING UTILITIES. IF A UTILITY IS LOCATED IN DISCREPANCY WITH THE LOCATION OF UTILITIES SHOWN ON THIS PLAN OR LACK THEREOF, THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECTION OF THE LOCATION OF ANY INTERFERING UTILITIES BEFORE THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES CALL MARKED UTILITIES AT 1-800-368-7269 OR CALL 811 IN VIRGINIA. ANY DISCREPANCIES IN REFERENCED UTILITY RECORDS, LOCATION, ELAVATION, DIMENSIONS OR DETAILS SHALL BE REPORTED TO THE ATTENTION OF THE OWNER OR OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK. ANY CHANGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

- 8-foot-tall panel-style vinyl PVC fence in an earth tone/tan color proposed
- 5-foot-tall monument-style sign proposed at the development entrance, with the required landscaping
- Parking met on site:
 - Each unit will include a one-and-a-half-car garage and a two-car driveway, with an additional six guest parking spaces provided throughout the development

ITEM 3 – VB INVESTMENTS, LLC



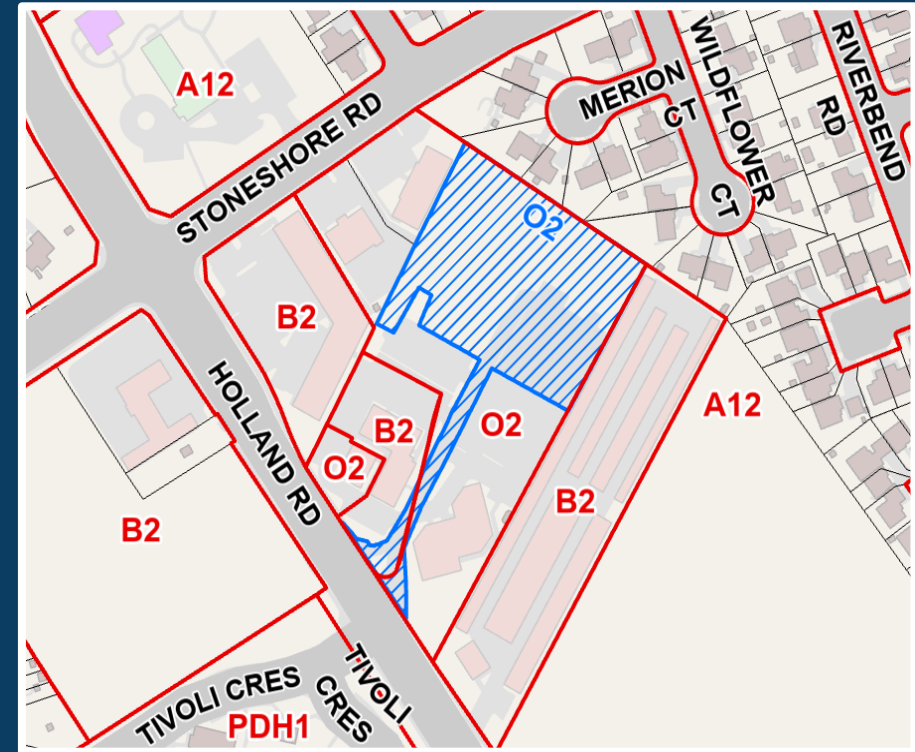
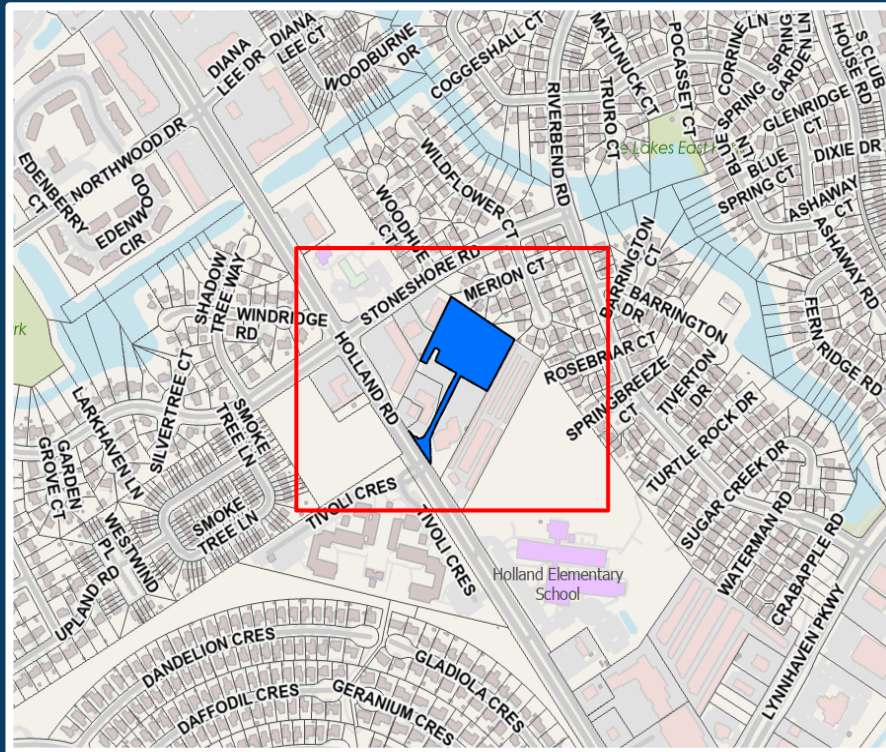
- Maximum building height of 33 feet 8 inches
- Materials consisting of premium vinyl siding, premium vinyl board and batten, white PVC trim, black vinyl windows, and a gray stone veneer water table
- No known opposition and no speakers in attendance at the Planning Commission Hearing

ITEM 4 – SECTORSITE TOWER ASSETS L.L.C.

City Council: District 10 (Rouse)

Location: 3386 Holland Road & 3396 Holland Road

Planning Commission Hearing Date – September 9, 2026



CONDITIONAL REZONING

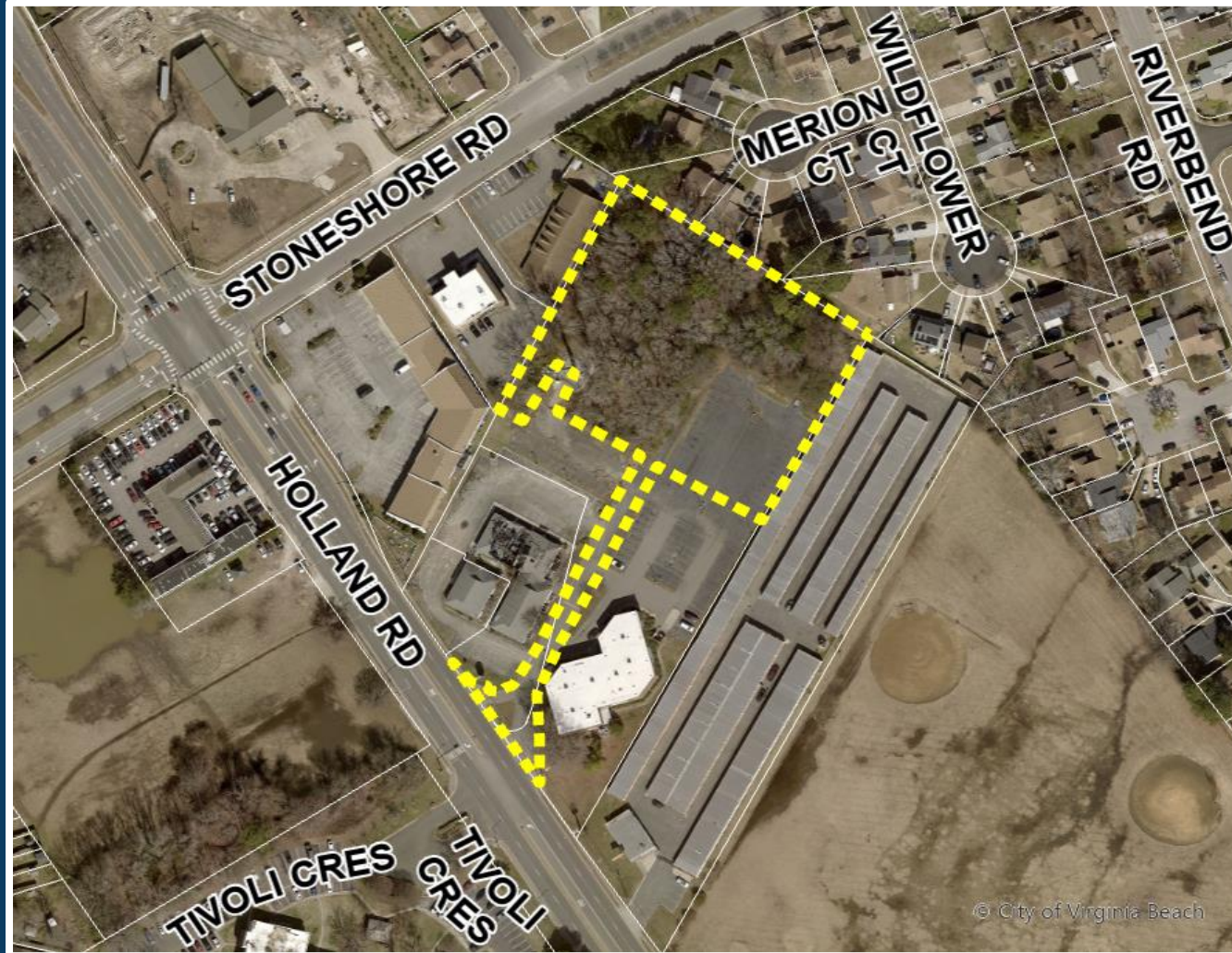
(O-2 Office District to Conditional B-2 Community Business District)

CONDITIONAL USE PERMITS (Mini-Warehouse & Bulk Storage Yard)

Staff Recommends Approval

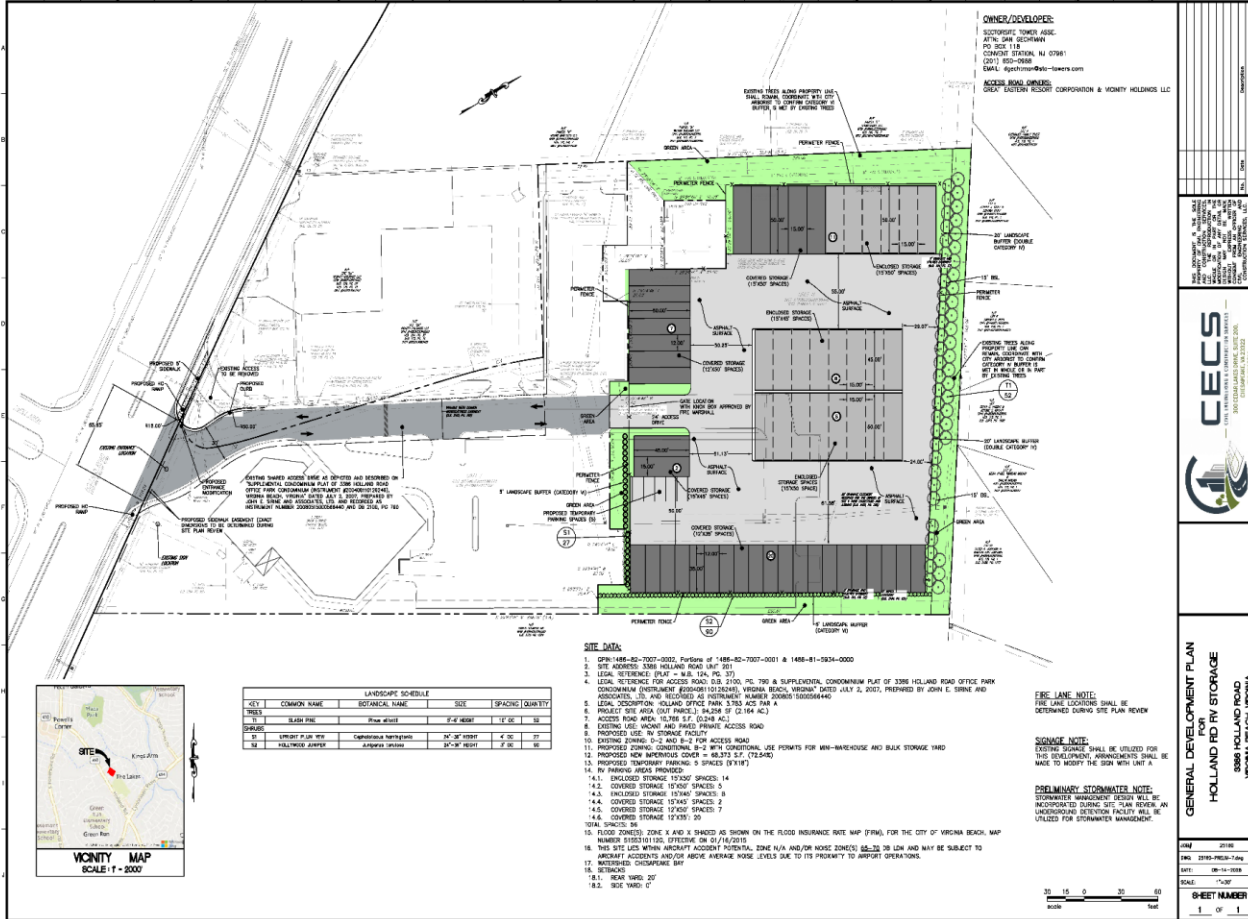
Planning Commission voted 10 to 0 to recommend Approval

ITEM 4 – SECTORSITE TOWER ASSETS L.L.C.



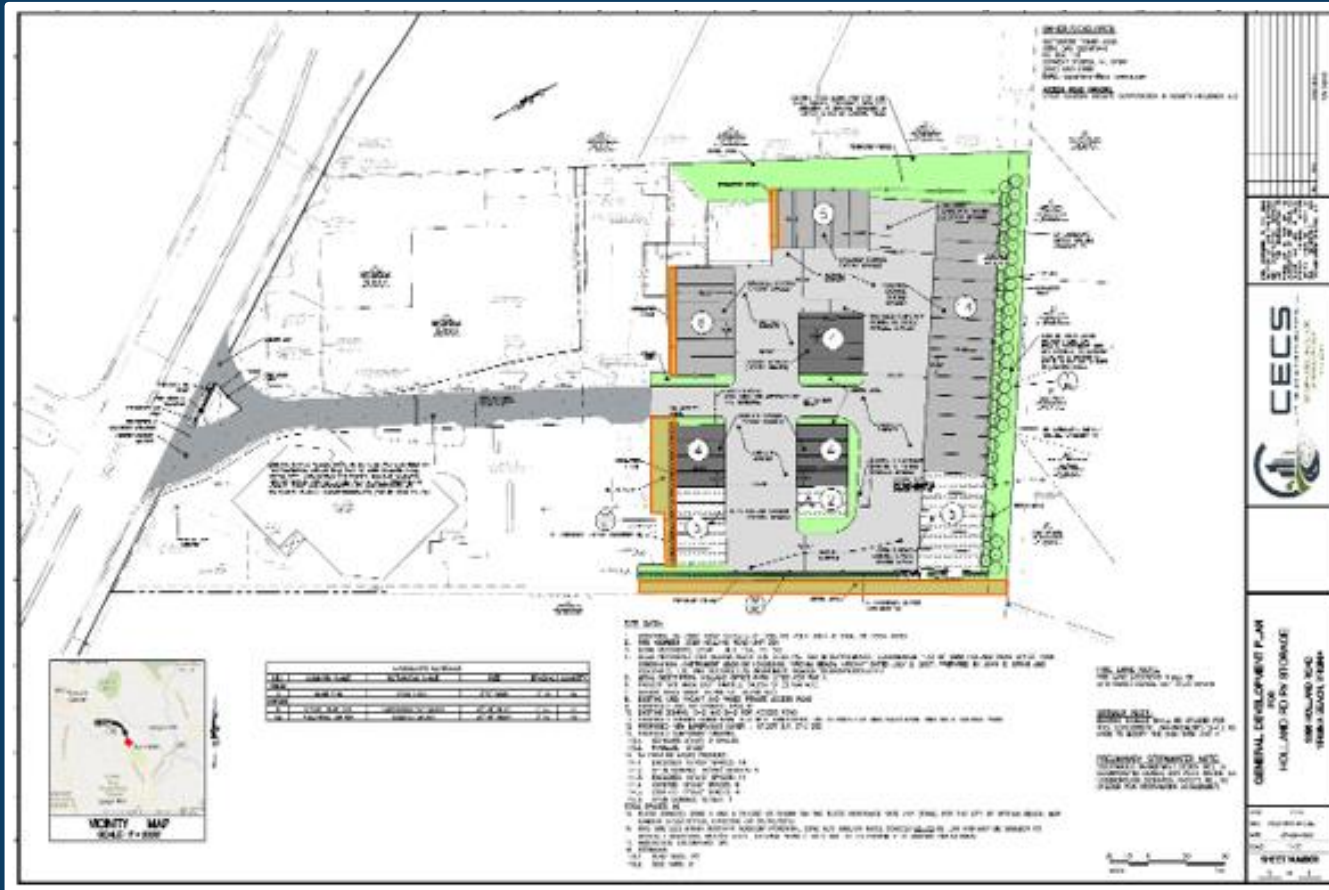
- Deferred at the October 6, 2026 City Council Hearing
- Three Requests:
 - Conditional Rezoning from O-2 Office District to Conditional B-2 Community Business District
 - Conditional Use Permit for a Bulk Storage Yard
 - Conditional Use Permit for a Mini-Warehouse
- Proposal includes a gated self-storage facility with 25 fully enclosed storage units, 12 covered storage spaces, and 14 open-surface storage spaces

ITEM 4 – SECTORSITE TOWER ASSETS L.L.C.



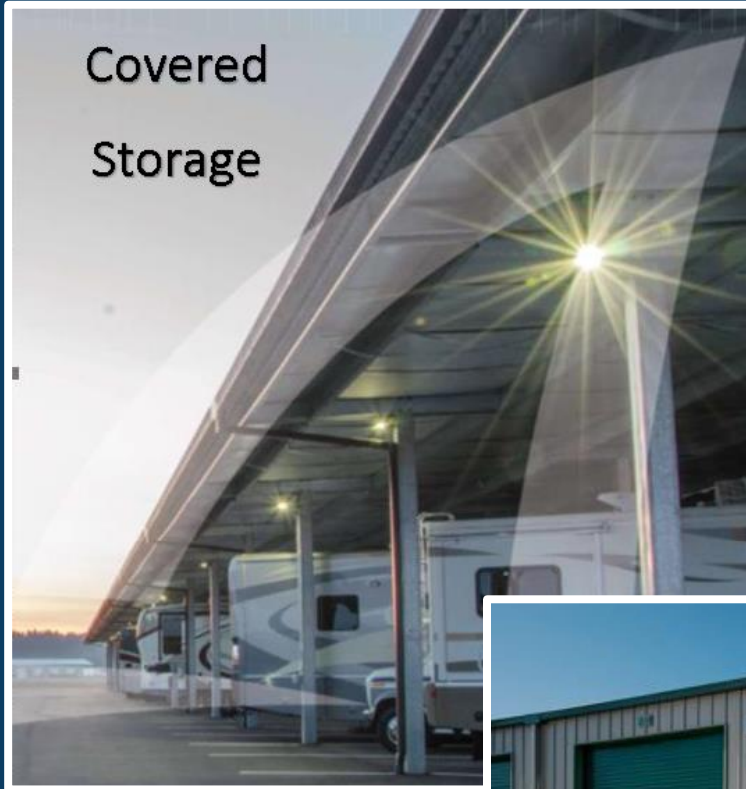
- 25-foot minimum yard containing Category II landscape screening required along all lot lines adjoining the apartment district and provided
- Bulk Storage Yards required to be fully enclosed with a minimum 6-foot-tall privacy fence and Category I landscaping
- 8-foot-tall privacy fence proposed around perimeter

ITEM 4 – SECTORSITE TOWER ASSETS L.L.C.



- Deviation requested for Bulk Storage Yard screening due to various existing easements and existing communication tower:
 - 6-foot-wide Category IV landscape buffer along the southeastern property line
 - 5-foot-wide Category IV landscape buffer along the southwestern property

ITEM 4 - SECTORSITE TOWER ASSETS L.L.C.



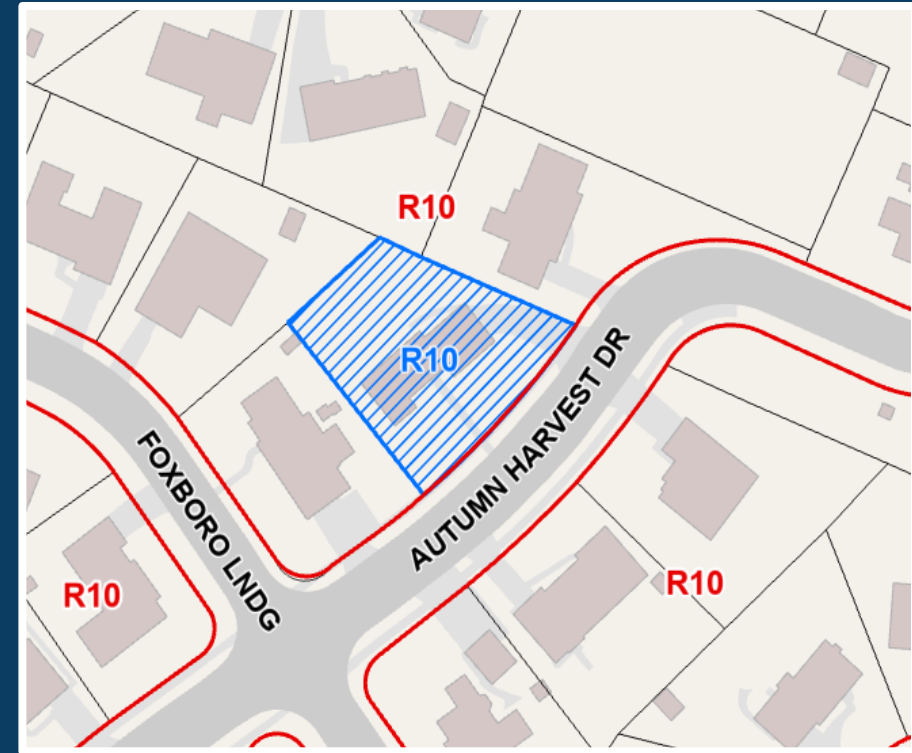
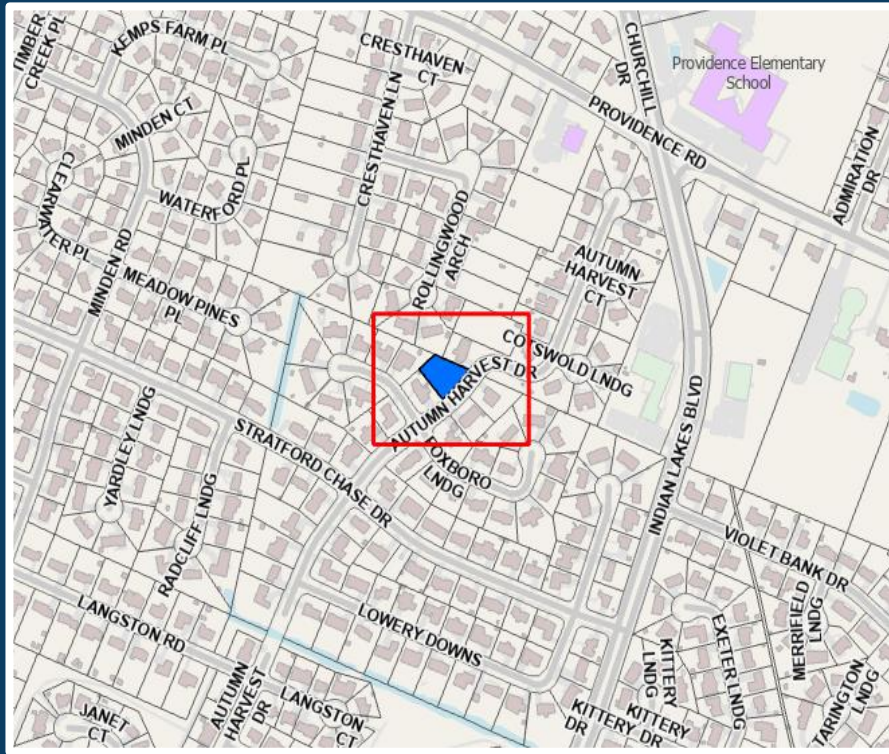
- Fully enclosed storage units will be 16 feet in height, consisting of metal siding and corrugated steel roll-up doors
- Planning Commission recommended approval with modification
 - Operable vehicles could be stored on site in addition to boats and RVs
- No known opposition

ITEM 5 – GIUSEPPINA POLLICE AND MARISA CORSALE (Slide 1 of 4)

City Council: District 1 (Hutcheson)

Location: 993 Autumn Harvest Drive

Planning Commission Hearing Date – October 14, 2026



CONDITIONAL USE PERMIT

(Family Day-Care Home)

Staff Recommends Approval

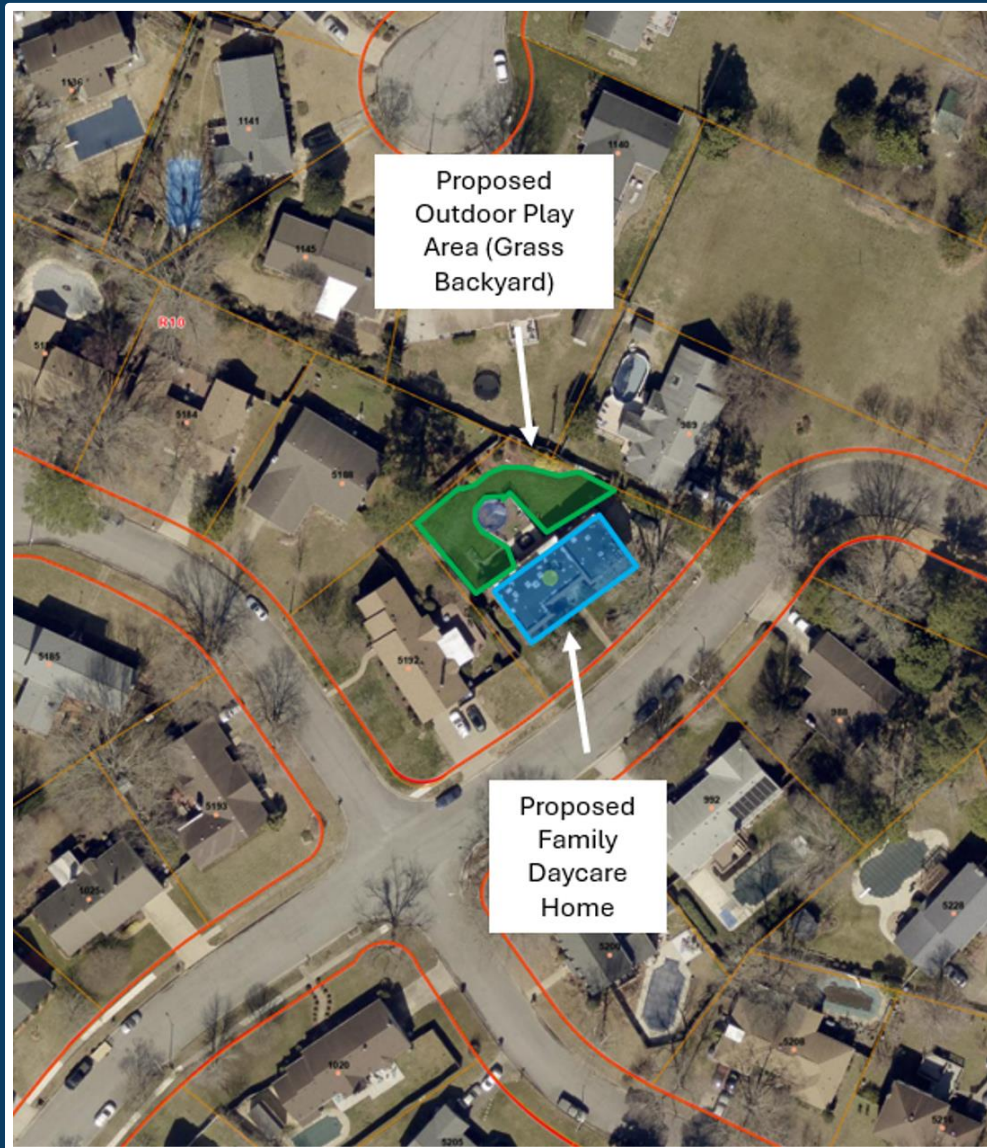
Planning Commission voted 6 to 4 to recommend Approval

ITEM 5 – GIUSEPPINA POLLICE AND MARISA CORSALE (Slide 2 of 4)



- Request to operate a Family Day-Care Home within an existing single-family dwelling
- Up to 12 children, ranging from 2-5 years of age
- Hours of Operation:
 - Monday – Friday, 6:30 a.m. to 5:30 p.m.
 - Includes staggered pickup/dropoff times to avoid traffic congestion

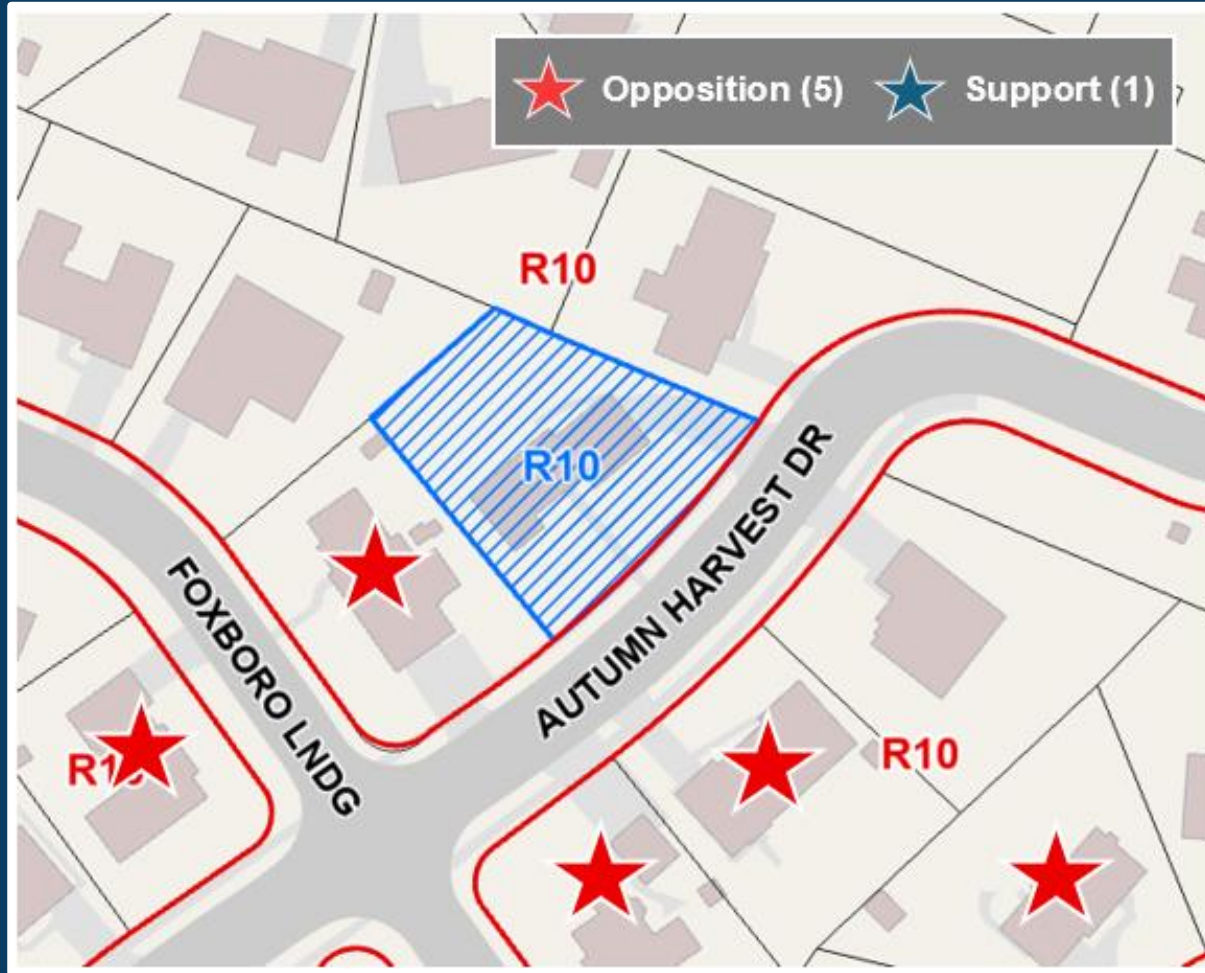
ITEM 5 – GIUSEPPINA POLLICE AND MARISA CORSALE (Slide 3 of 4)



- Applicant intends to utilize the fenced-in rear yard as an outdoor play area
- Rear yard contains an above-ground pool
 - 4-foot-tall metal gate to be installed to restrict access to the pool and deck area
 - Conditions 8 and 9 are recommended to ensure the area is properly enclosed

ITEM 5 – GIUSEPPINA POLLICE AND MARISA CORSALE

(Slide 4 of 4)



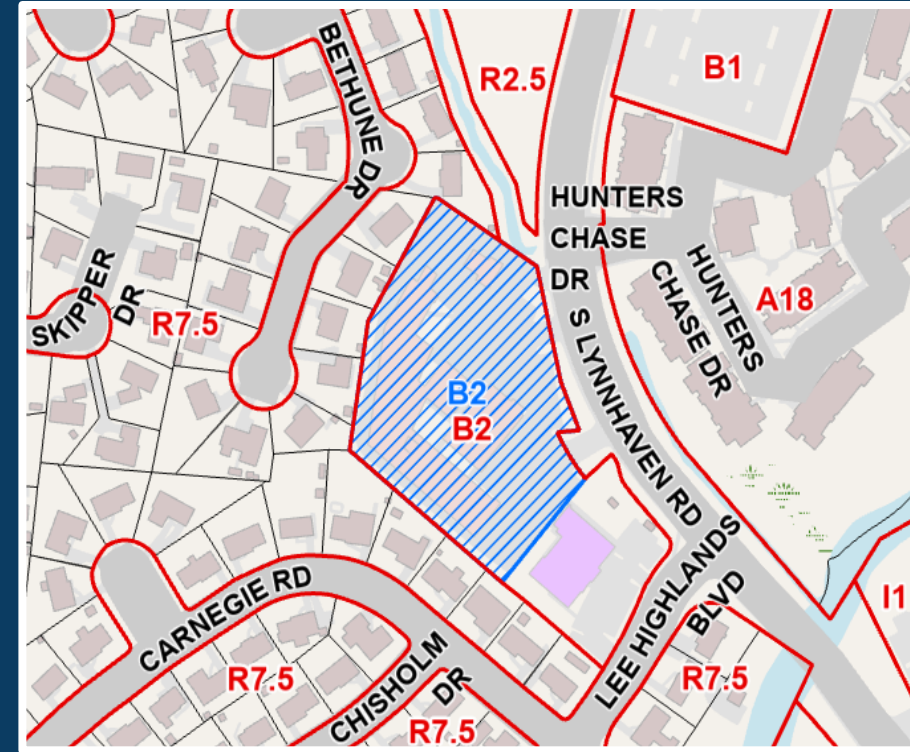
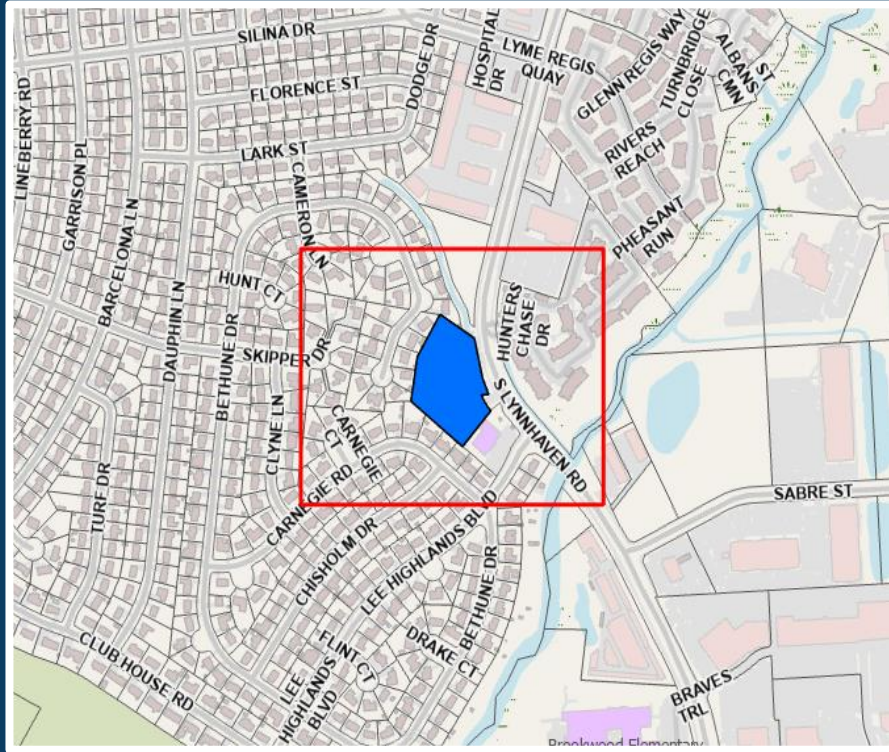
- 1 letter of support
- 5 letters of opposition received stating concerns related to safety, effect on property values, traffic impacts, and noise
- Planning Commission recommended approval with modifications:
 - Maximum of 10 children
 - Installation of a handrail on the stairs on the back deck

ITEM 6 – BRANDON IACHETTA (Slide 1 of 3)

City Council: District 3 (Berlucchi)

Location: 481 S. Lynnhaven Road

Planning Commission Hearing Date – October 14, 2026



CONDITIONAL USE PERMITS

(Tattoo Parlor & Body Piercing Establishment)

Staff Recommends Approval

Planning Commission voted 10 to 0 to recommend Approval

ITEM 6 - BRANDON IACHETTA (Slide 2 of 3)



- Requests to operate a Tattoo Parlor and a Body Piercing Establishment within a vacant unit of an existing shopping center
- Hours of Operation:
 - 10:00 a.m. – 7:00 p.m., daily
 - Operates mainly by appointment, but walk-in services are offered

ITEM 6 – BRANDON IACHETTA (Slide 3 of 3)



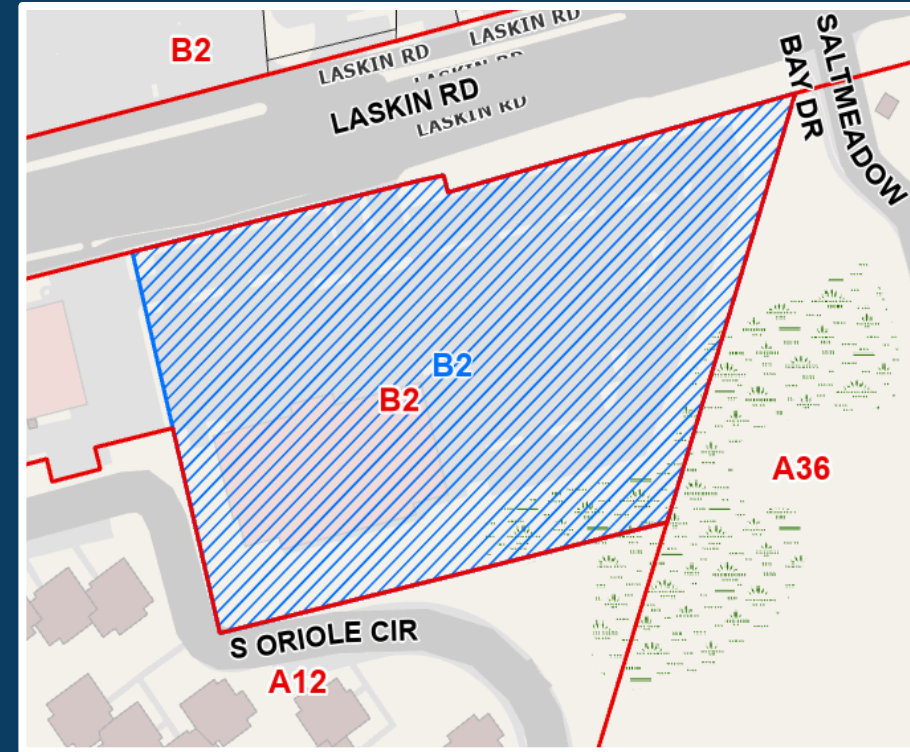
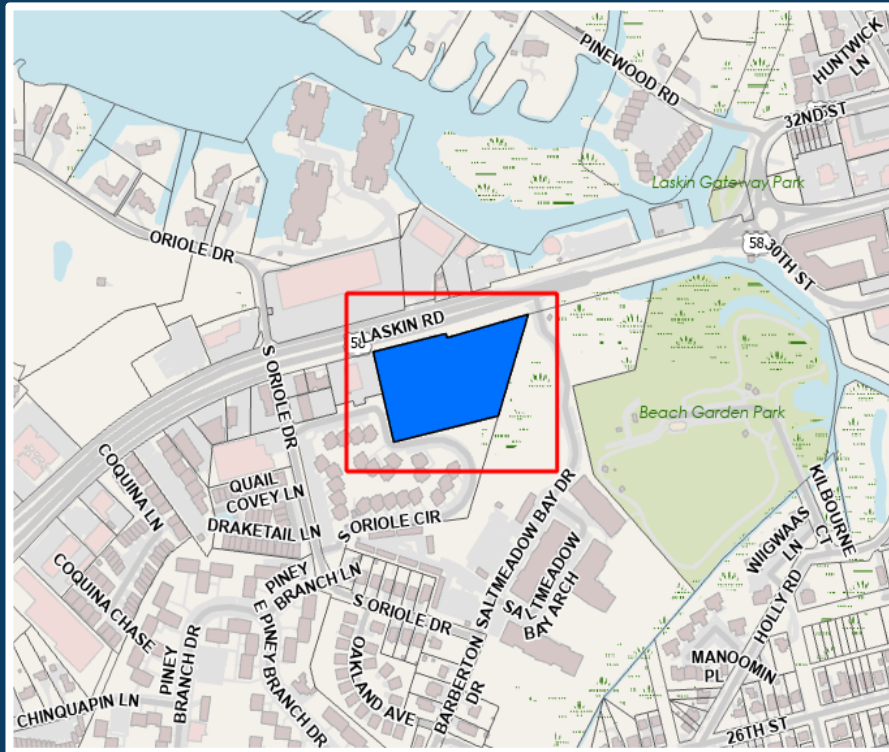
- Except for building signage, no other exterior modifications are proposed
- Sufficient parking provided on site
- Up to 8 employees anticipated
- No opposition received

ITEM 7 – REAL ESTATE PURSUITS, LC

City Council: District 6 (Remick)

Location: 941 Laskin Road

Planning Commission Hearing Date – September 9, 2026



CONDITIONAL USE PERMIT

(Mini-Warehouse)

Staff Recommends Denial

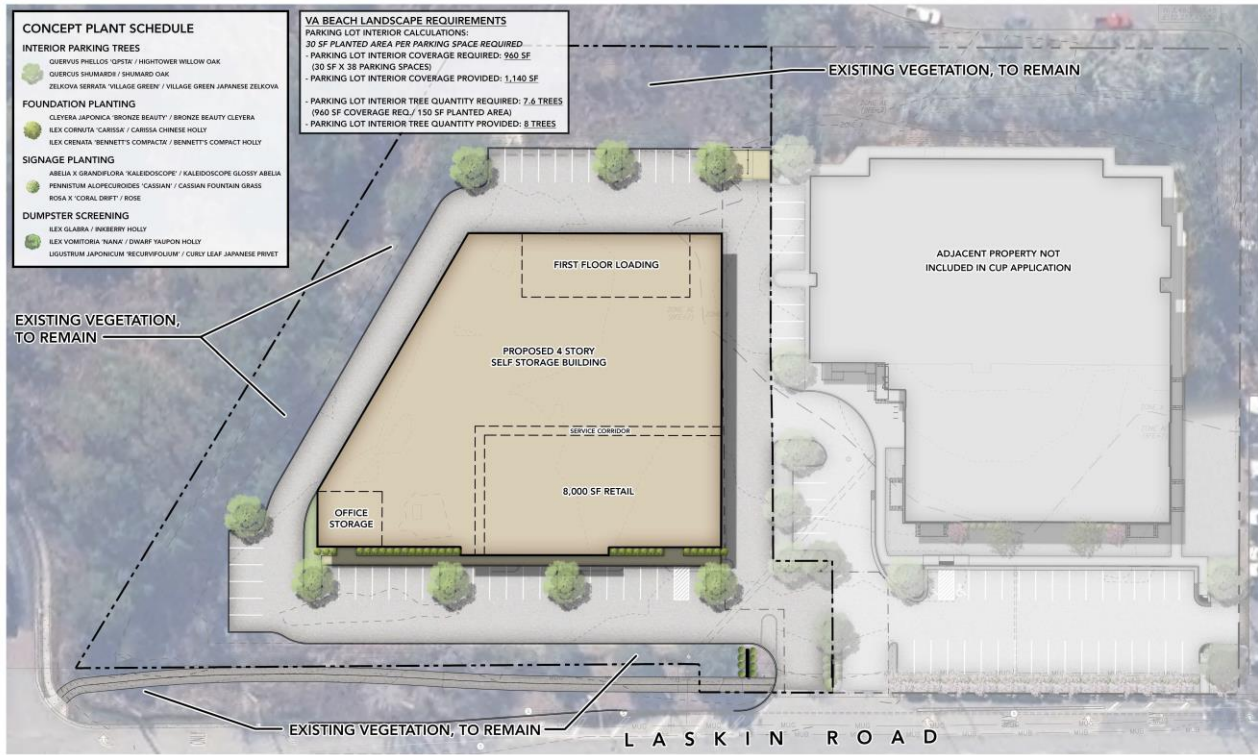
Planning Commission voted 7 to 3 to recommend Denial

ITEM 7 – REAL ESTATE PURSUITS, LC



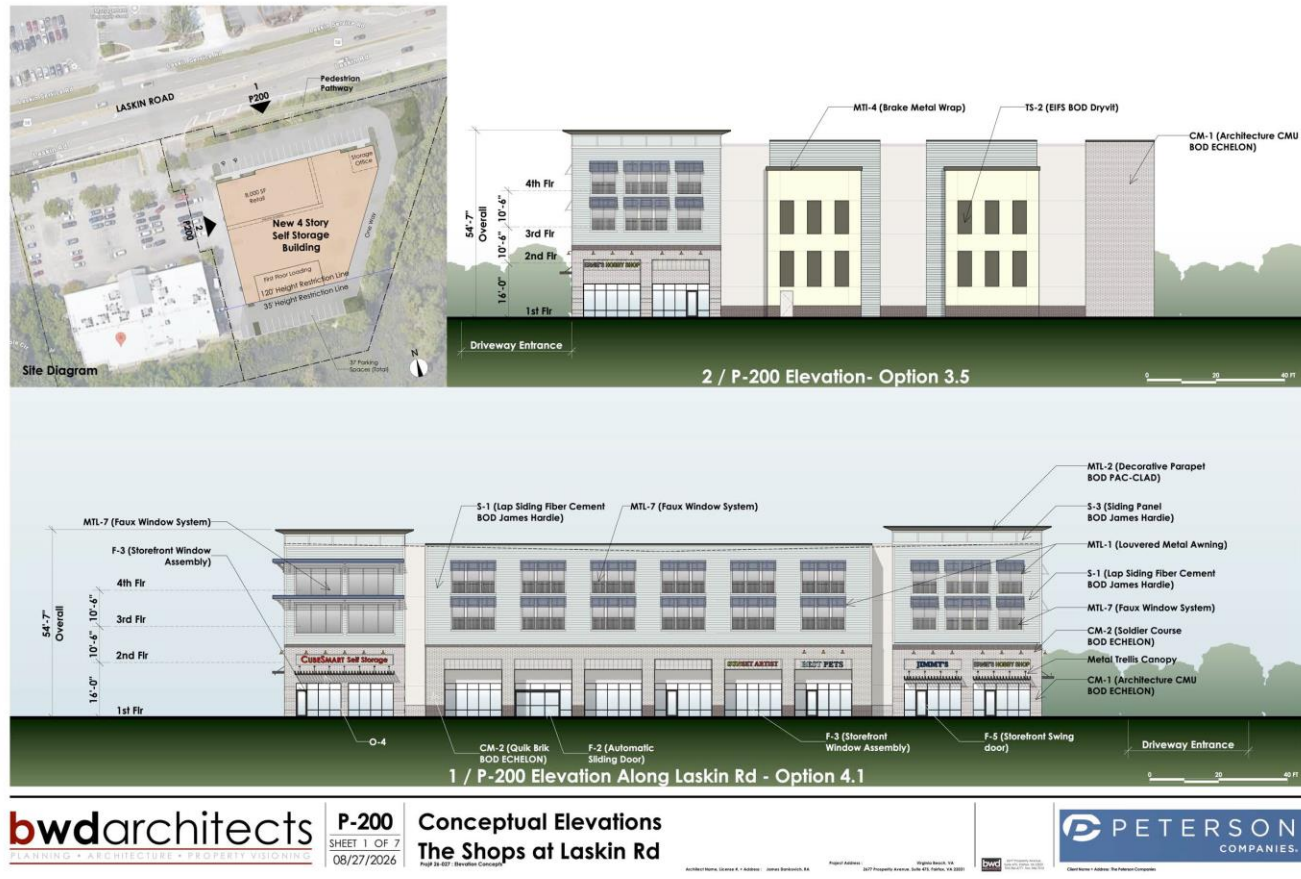
- Conditional Use Permit for an Indoor Recreational Facility approved by the City Council in February 2026 included an 8,200-square-foot by-right restaurant
- Approved plan included 176 spaces to support both uses
- City Council requested additional information on the development potential of the site during the September briefing

ITEM 7 – REAL ESTATE PURSUITS, LC



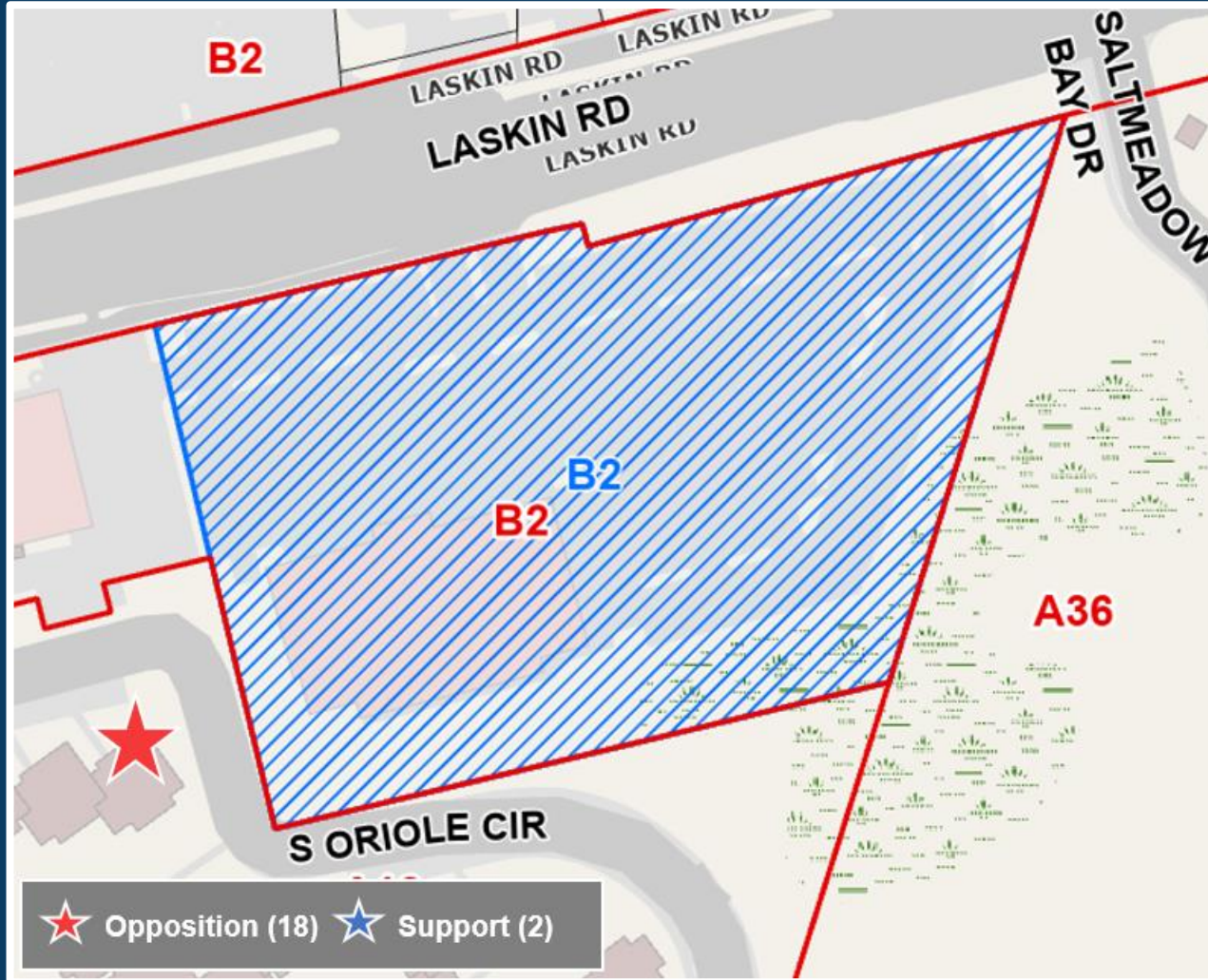
- Request for a Conditional Use Permit for a Mini-Warehouse to develop a self-storage facility with ground-floor retail
- Located within the Resort Area SGA
- Site is located in the >75 dB noise zone and APZ-2; mini-warehouse is a compatible use
- 25-foot minimum yard containing Category II landscape screening required along all lot lines adjoining the apartment district and provided

ITEM 7 – REAL ESTATE PURSUITS, LC



- 4-story building with an overall height of 54 feet, 7 inches, and a total floor area of 126,000 square feet, including 8,000 square feet of retail space on ground floor
- Exterior materials will consist of fiber cement lap siding, James Hardie siding panels, EIFS, metal trellis canopies, metal awnings, and faux window systems
- 26 parking spaces required; 32 spaces provided

ITEM 7 – REAL ESTATE PURSUITS, LC



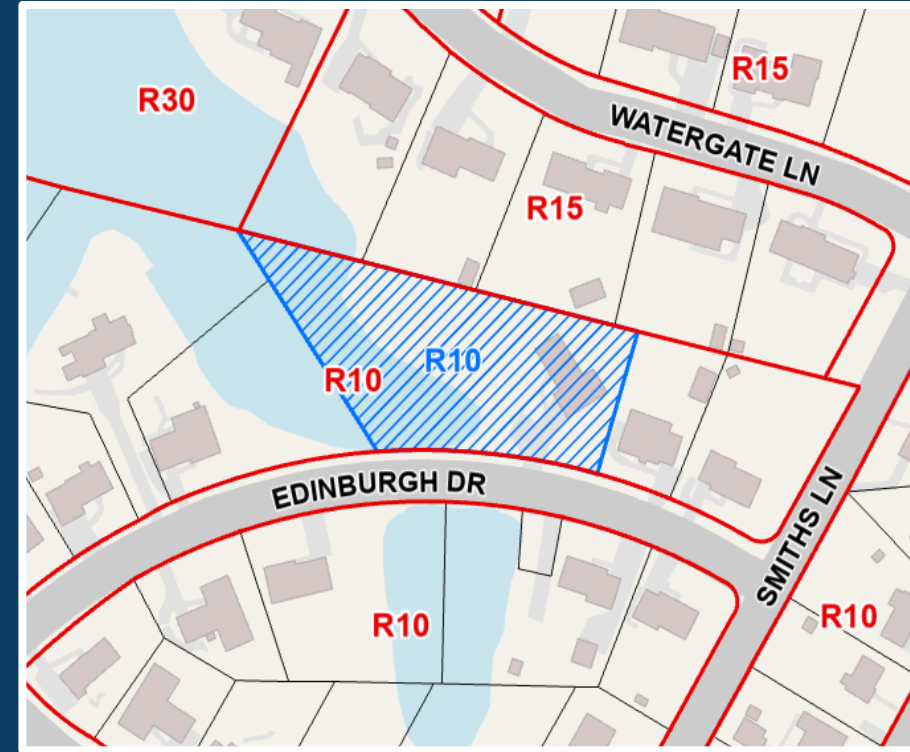
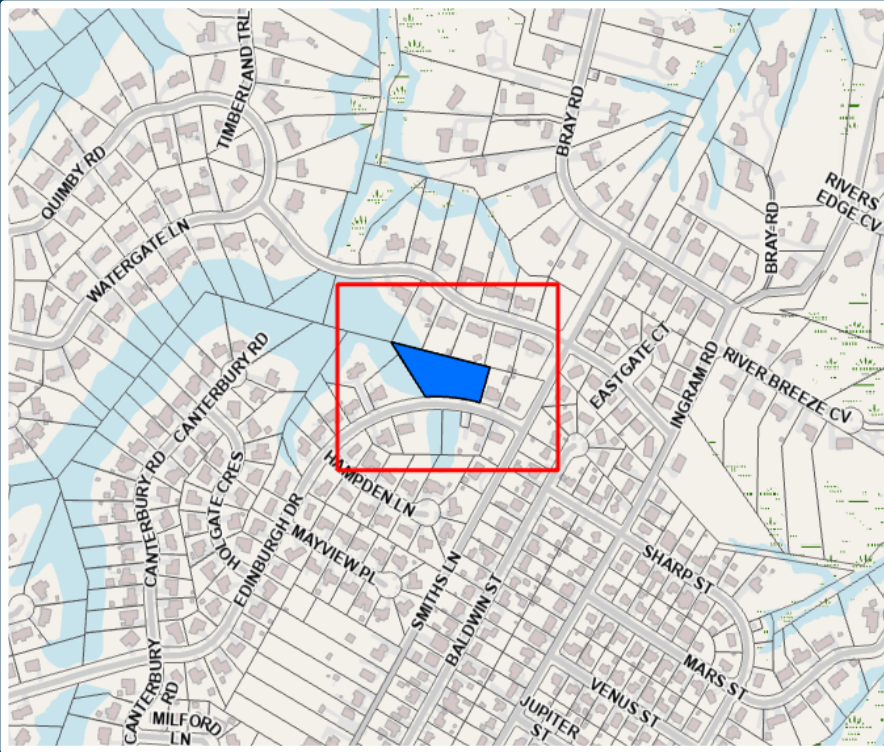
- Support:
 - 2 letters received
- Opposition:
 - 18 letters received
 - A petition of opposition with 1,040 signatures
 - 1 speaker in opposition
 - Concerns related to impacts to the environment, incompatibility of the use with the surrounding area and the Comprehensive Plan

ITEM 8 – ZOE MILLAY DUKAS (Slide 1 of 4)

City Council: District 8 (Cummings)

Location: 3012 Edinburgh Drive

Planning Commission Hearing Date – October 14, 2026



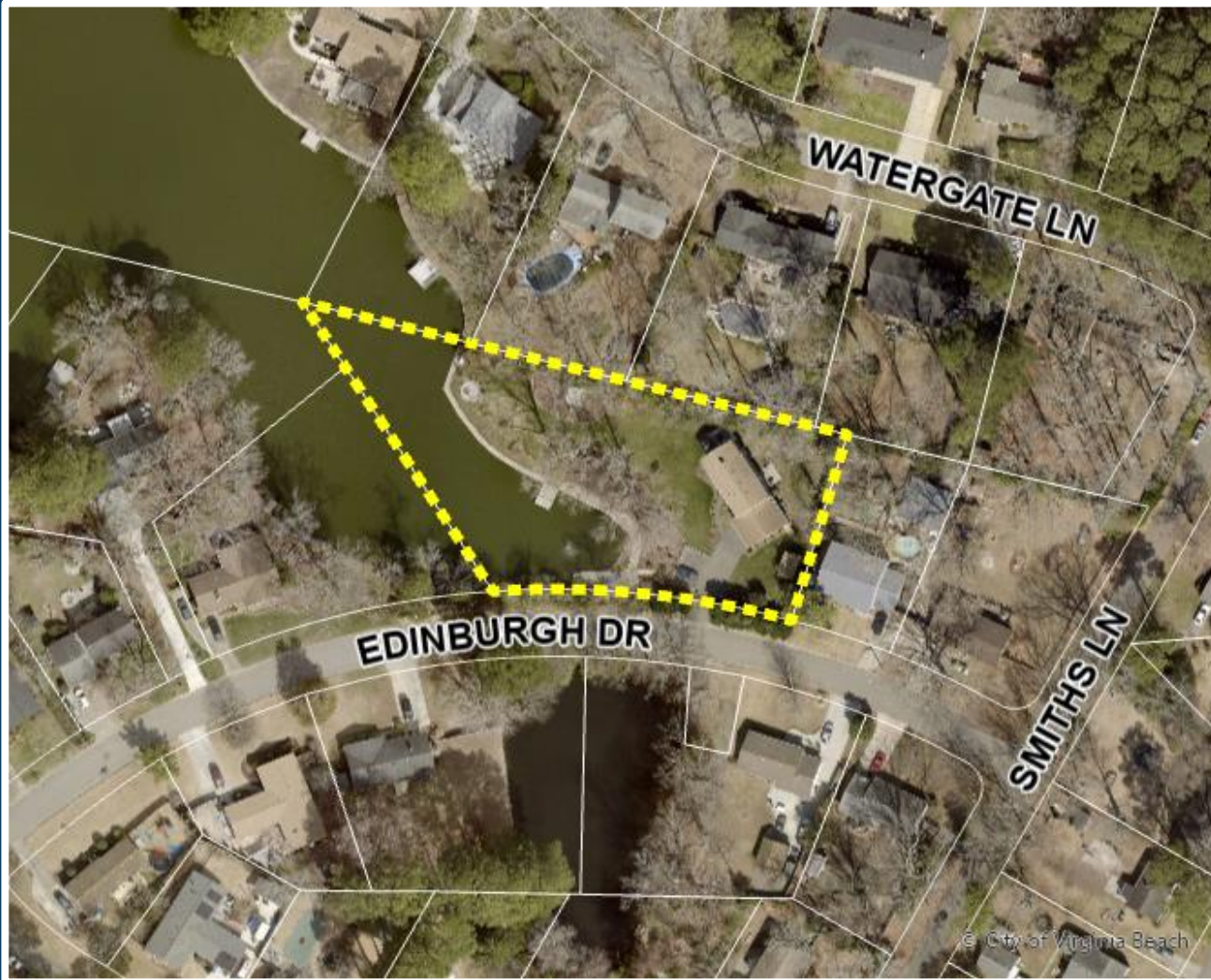
CONDITIONAL USE PERMIT
(Residential Kennel)

Staff Recommends Approval

Planning Commission voted 10 to 0 to recommend Approval

ITEM 8 – ZOE MILAY DUKAS

(Slide 2 of 4)



- Request to operate a Residential Kennel for up to 6 dogs
 - Housing personal pets only
 - No commercial kennel or boarding proposed
- Applicant currently houses 4 dogs and wishes to obtain 1 or 2 more

ITEM 8 – ZOE MILLAY DUKAS

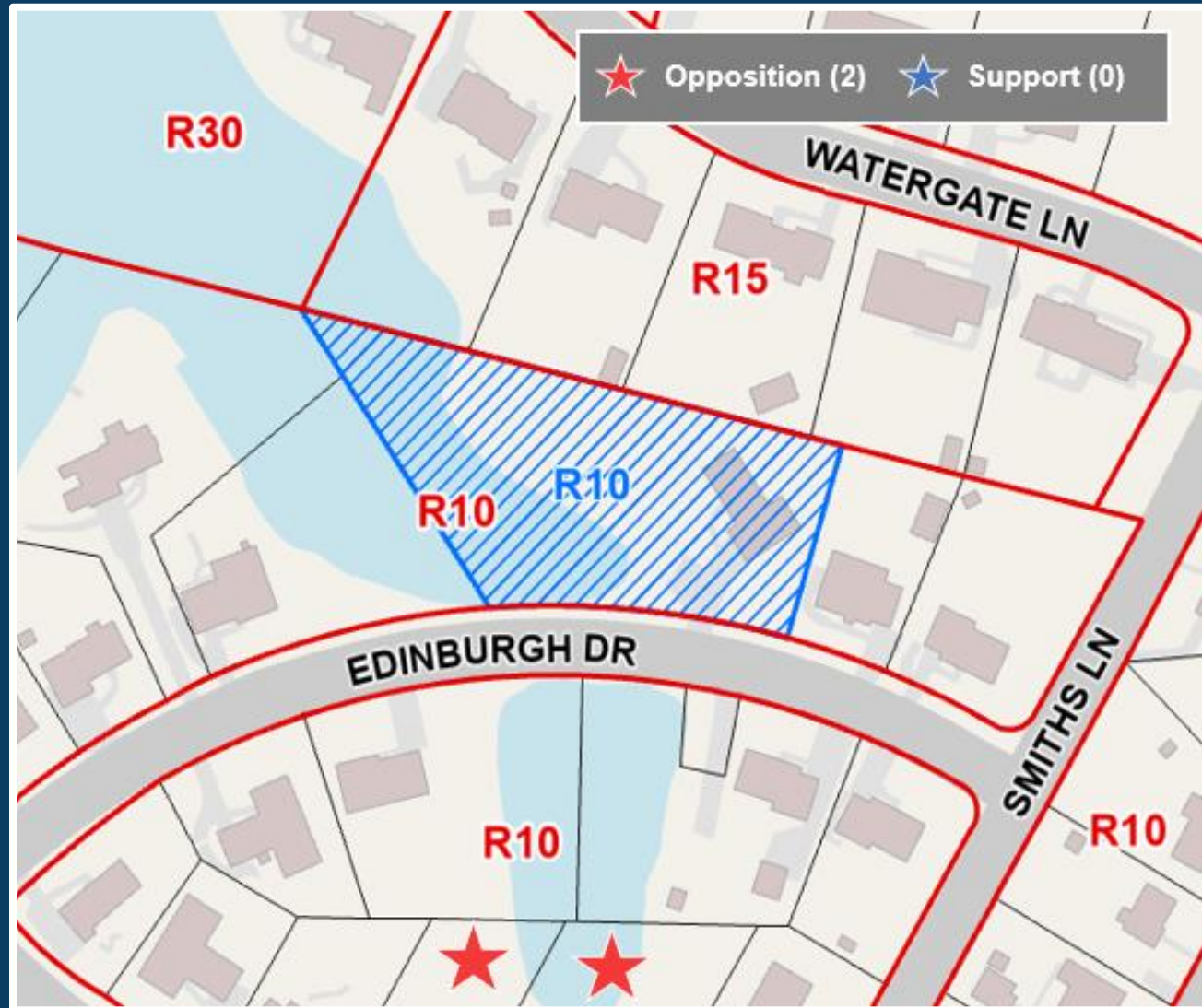
(Slide 3 of 4)



- All dogs will reside within the existing single-family dwelling
 - Dogs will only be outside for bathroom breaks and fresh air
- Backyard is fully fenced
- No exterior modifications proposed

ITEM 8 – ZOE MILLAY DUKAS

(Slide 4 of 4)



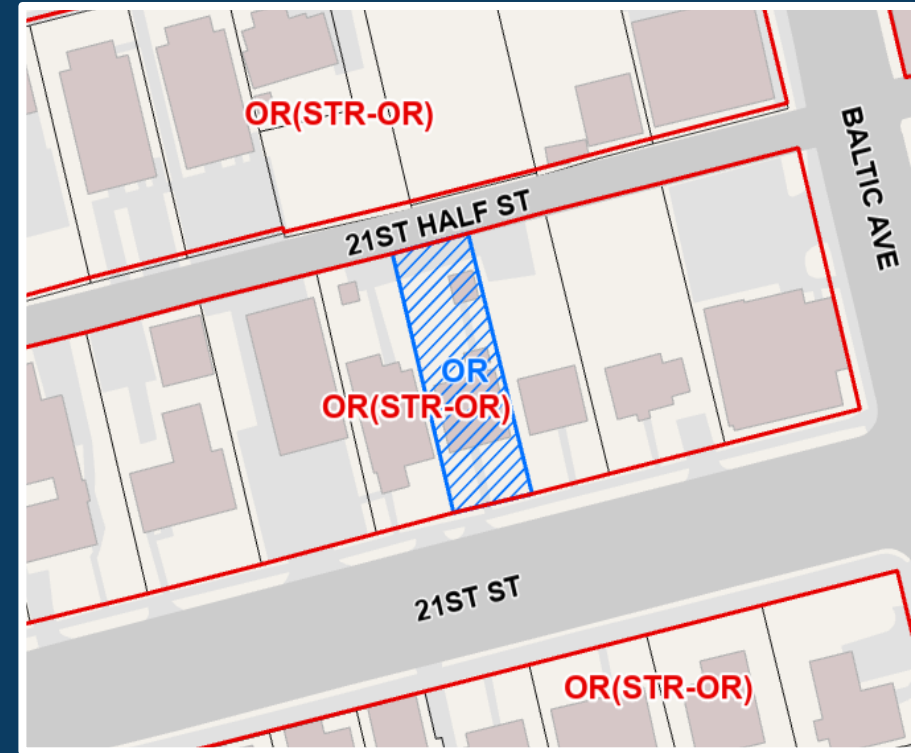
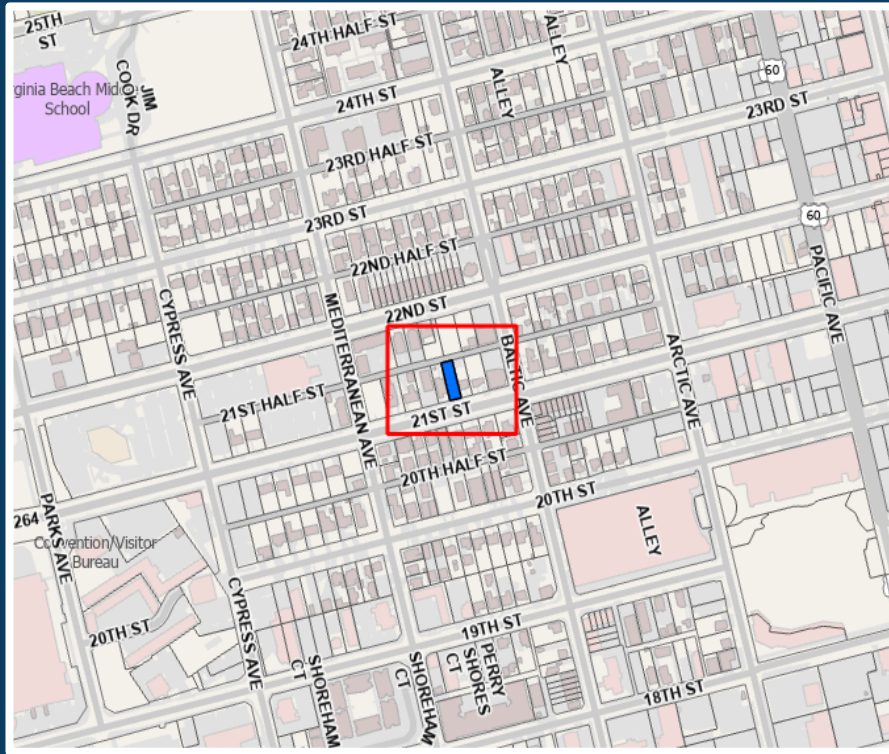
- 2 letters of opposition stating concerns related to noise impacts due to excessive barking
- No speakers in attendance at hearing

ITEM 9 – 511 21ST STREET, LLC

City Council: District 6 (Remick)

Location: 511 21st Street

Planning Commission Hearing Date – October 14, 2026

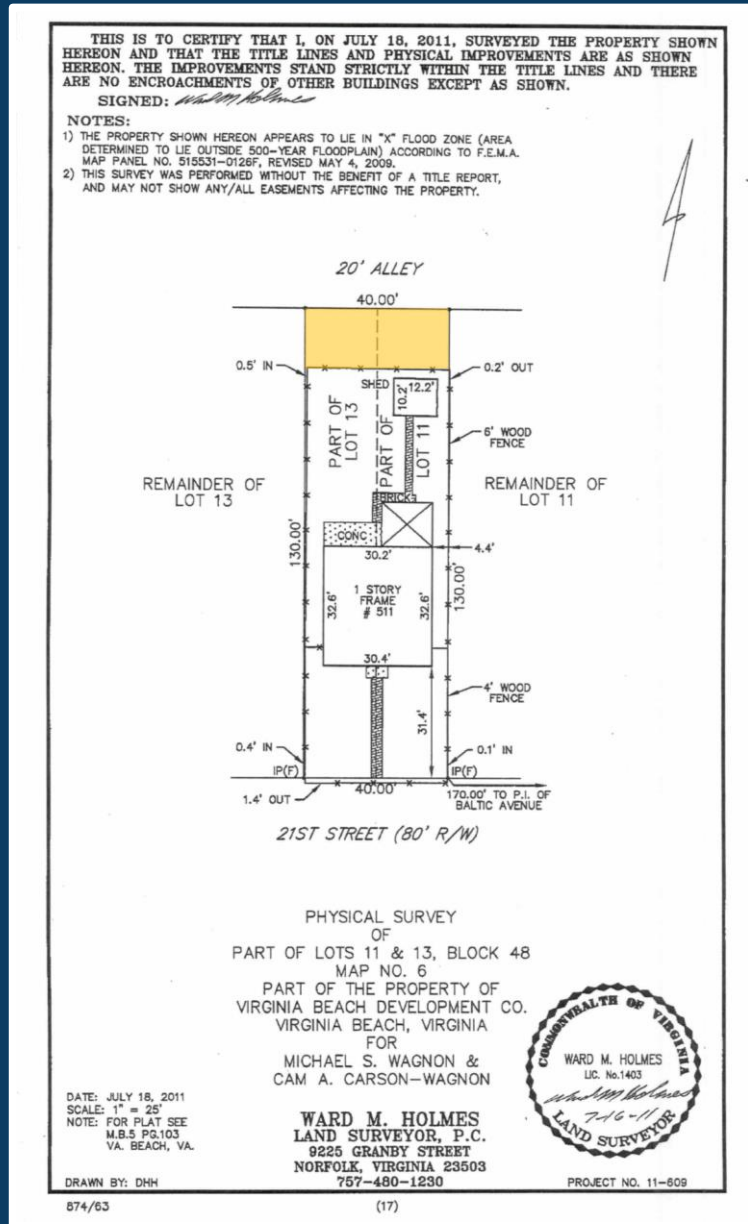


CONDITIONAL USE PERMIT
(Short Term Rental)

Staff Recommends Approval

Planning Commission voted 10 to 0 to recommend Approval

ITEMS 9 – 511 21ST STREET, LLC



- Request for a Conditional Use Permit to operate a 3-bedroom Short Term Rental
- 3 parking spaces required; site currently contains a three-car gravel parking pad
- Condition 2 recommends that a driveway shall be designed and installed in accordance with all applicable city standards, with an approved driveway permit, before the issuance of the first Short Term Rental Annual Permit

ITEMS 9 – 511 21ST STREET, LLC



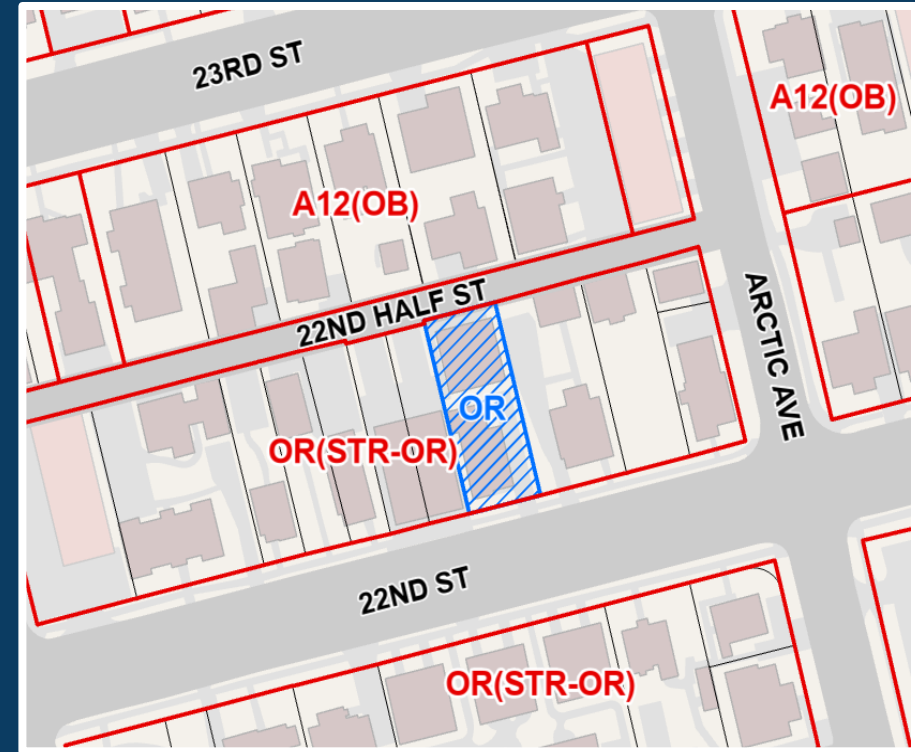
- No prior zoning complaints or violations
- The site is currently advertised; last known documented stay was June 1, 2026
- Condition added by the Planning Commission to ensure the CUP is not activated until the property is in good standing with the Commissioner of the Revenue
- No known opposition

ITEM 10 – ALEXANDRA & CONSTANCE MENSING

City Council: District 6 (Remick)

Location: 414 22nd ½ Street

Planning Commission Hearing Date – October 14, 2026



CONDITIONAL USE PERMIT
(Short Term Rental)

Staff Recommends Approval

Planning Commission voted 10 to 0 to recommend Approval

ITEMS 10 – ALEXANDRA & CONSTANCE MENSING



- Request for a Conditional Use Permit to operate a 3-bedroom Short Term Rental
- 3 parking spaces required and provided
 - 1-car garage on-site; Intent to Lease Off-Site Parking Agreement to lease two parking spaces at the Jungle Golf Commercial Parking Lot located 0.16 miles from the site

ITEMS 10 – ALEXANDRA & CONSTANCE MENSING



- No prior zoning complaints or violations
- The site is currently advertised; last known documented stay was June 21, 2026
- Condition added by the Planning Commission to ensure the CUP is not activated until the property is in good standing with the Commissioner of the Revenue
- No known opposition

SUMMARY – November 17th

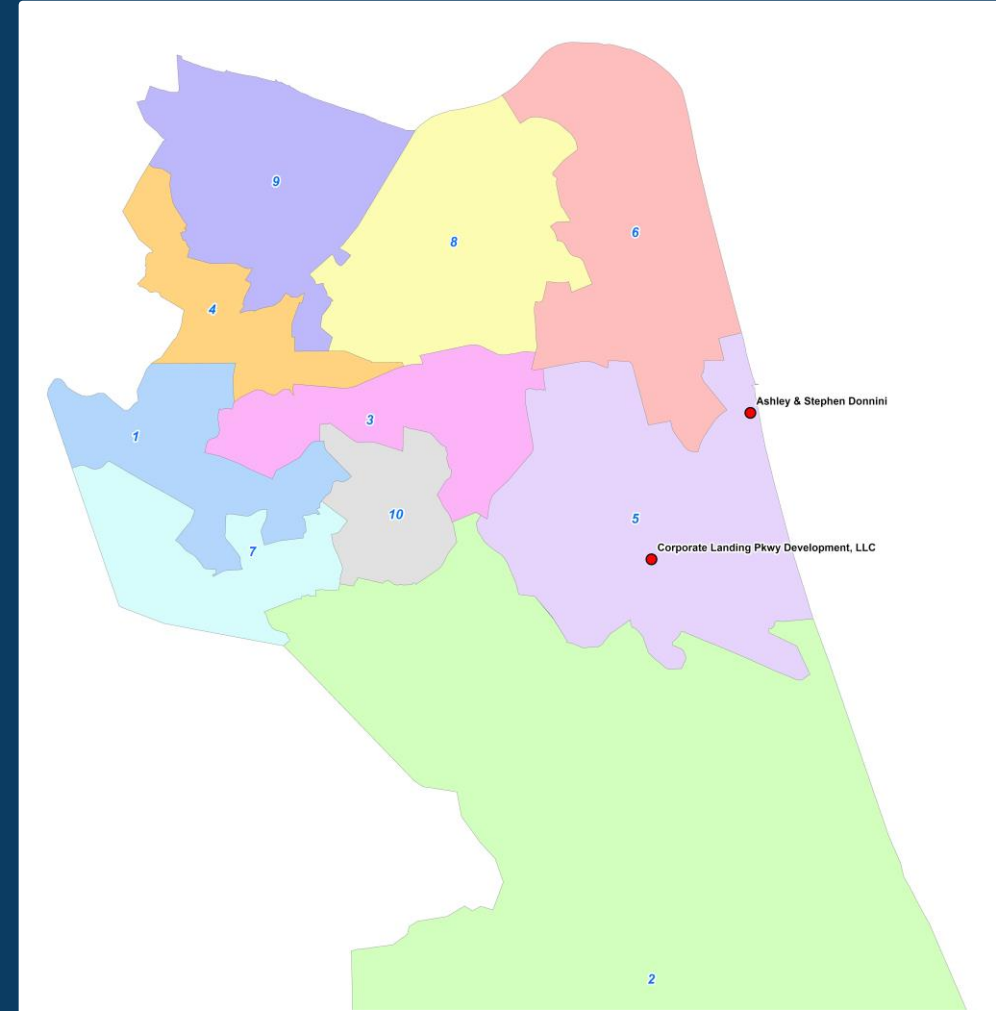
2 Planning Items Scheduled for City Council's Consideration

ITEM 1: Ashley & Stephen Donnini

- Street Closure
- Recommended for Approval by Planning Commission & Staff

ITEM 2: Corporate Landing Pkwy Development, LLC

- Modification of Proffers
- Conditional Use Permit (Bulk Storage Yard)
- Recommended for Approval by Planning Commission & Staff

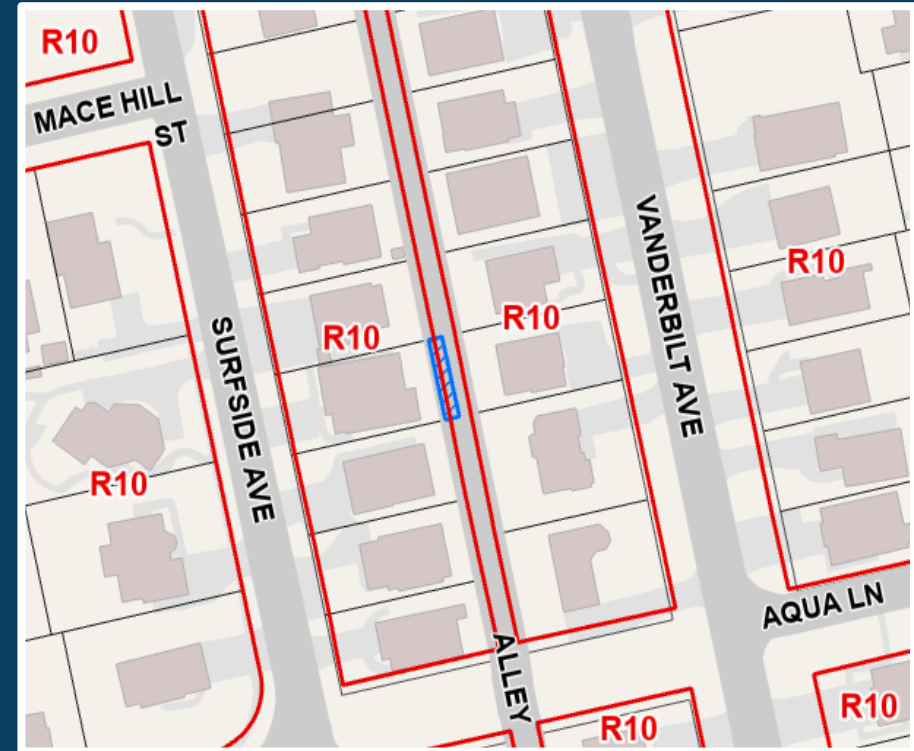
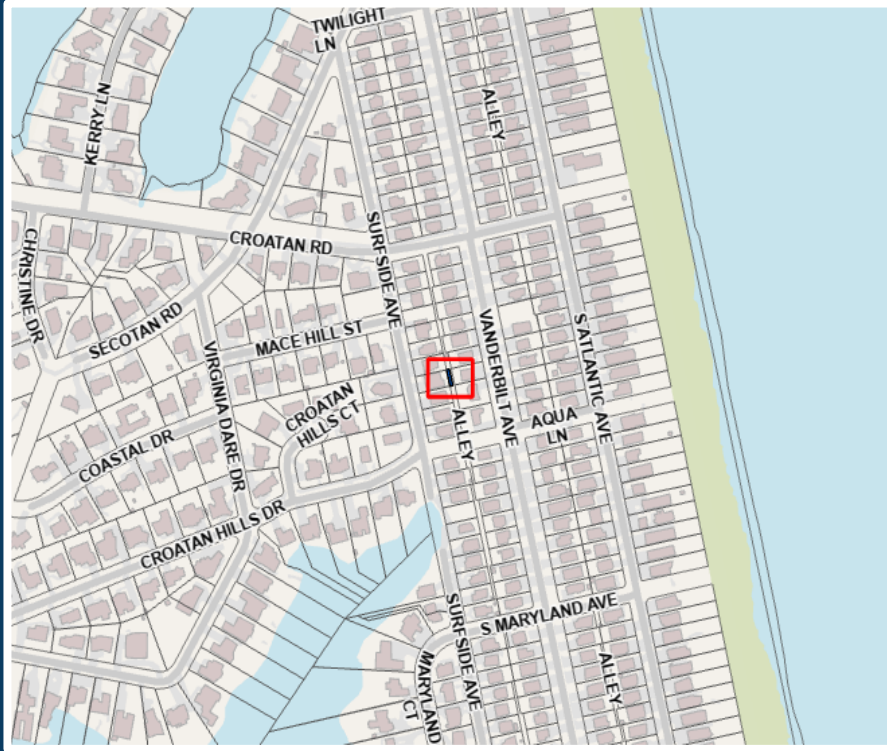


ITEM 1 – ASHLEY & STEPHEN DONNINI

City Council: District 5 (Wilson)

Adjacent Location: 624 Surfside Avenue

Planning Commission Hearing Date – September 9, 2026

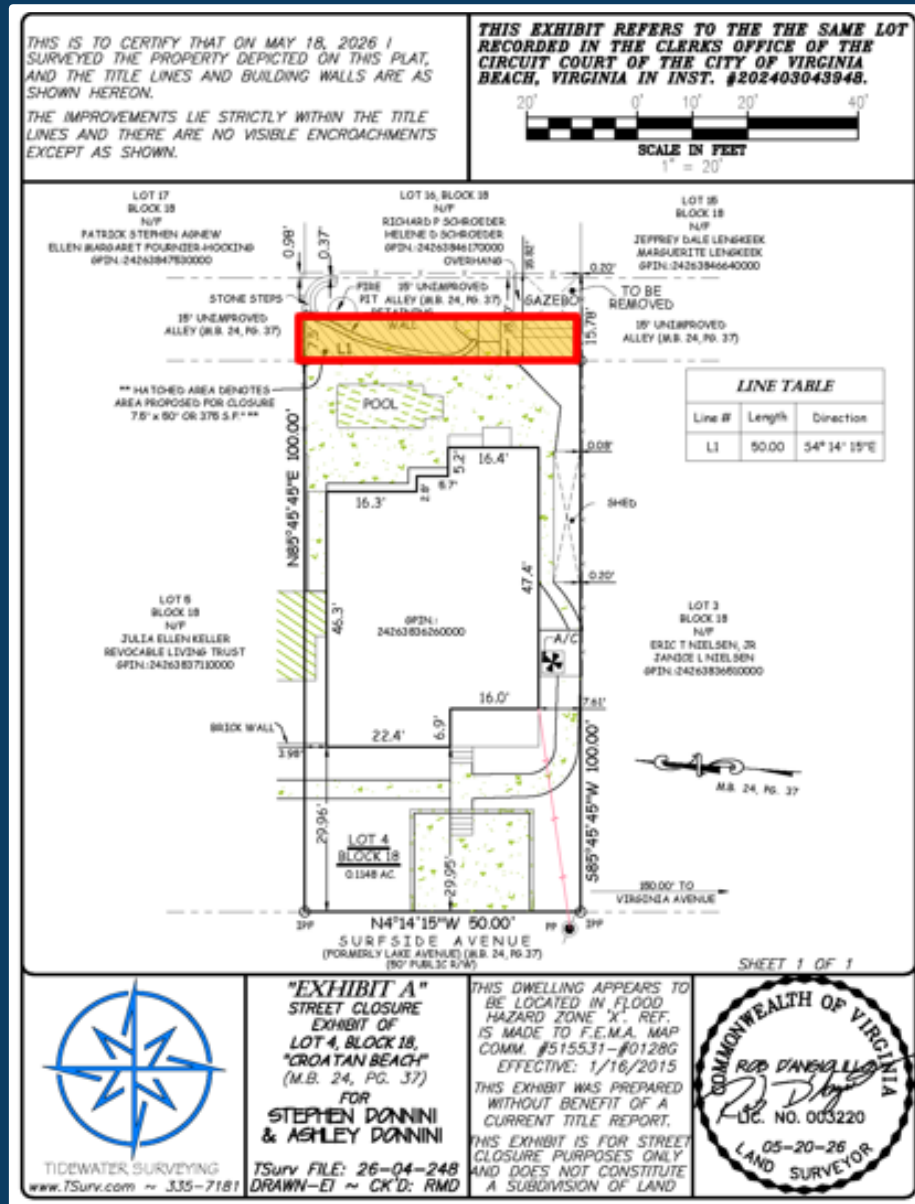


STREET CLOSURE

Staff Recommends Approval

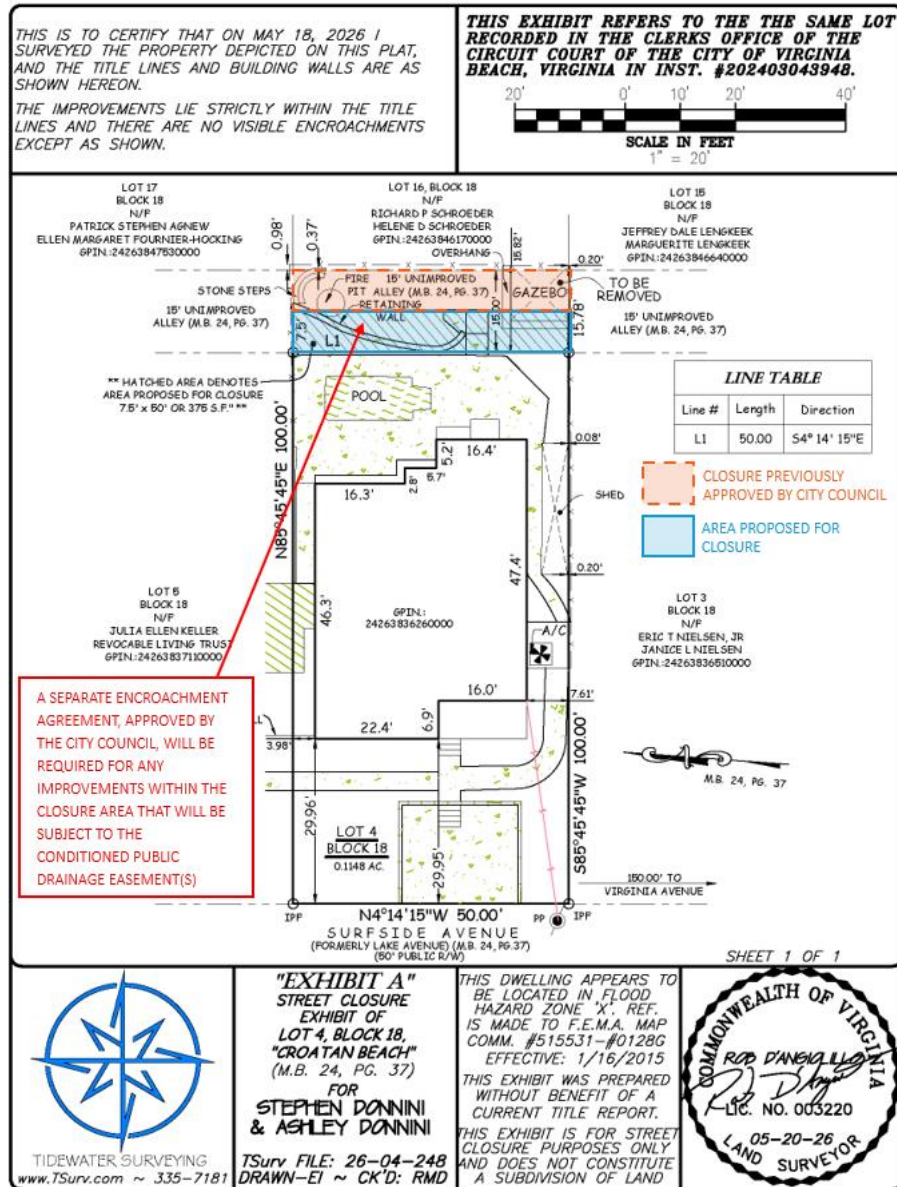
Planning Commission voted 10 to 0 to recommend Approval

ITEM 1 – ASHLEY & STEPHEN DONNINI



- Request to close 7.5-foot-wide portion of an unimproved 15-foot-wide alley; 375 square feet
- Closure area to be incorporated into 624 Surfside Avenue
- Condition recommended for the dedication of a public drainage easement over the entire closure area

ITEM 1 – ASHLEY & STEPHEN DONNINI



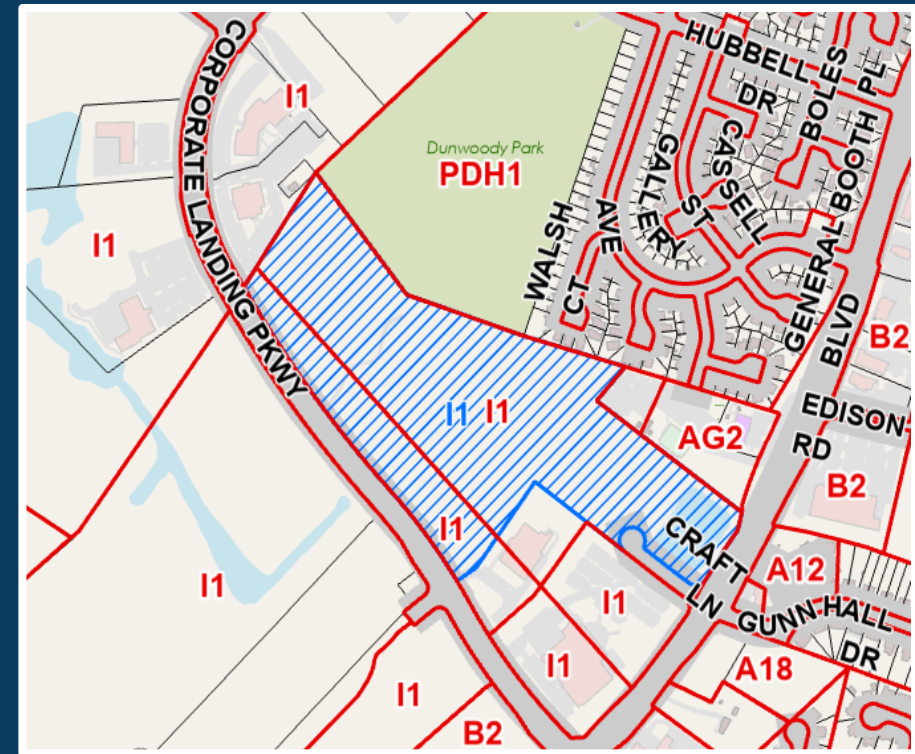
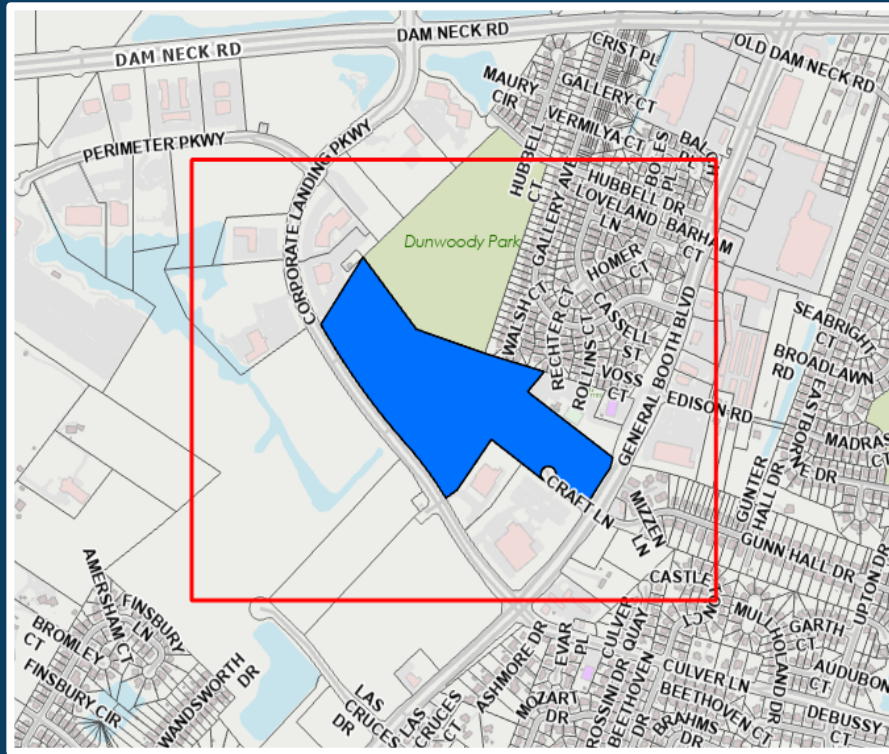
- The portion of the alley to be closed currently contains accessory structures, including a gazebo, retaining wall, and fire pit installed by 624 Surfside Avenue
- A Zoning Violation has been issued as these structures were erected without permit approval and do not meet the required side and rear yard setbacks
- No known opposition

ITEM 2 – CORPORATE LANDING PKWY DEVELOPMENT, LLC

City Council: District 5 (Wilson)

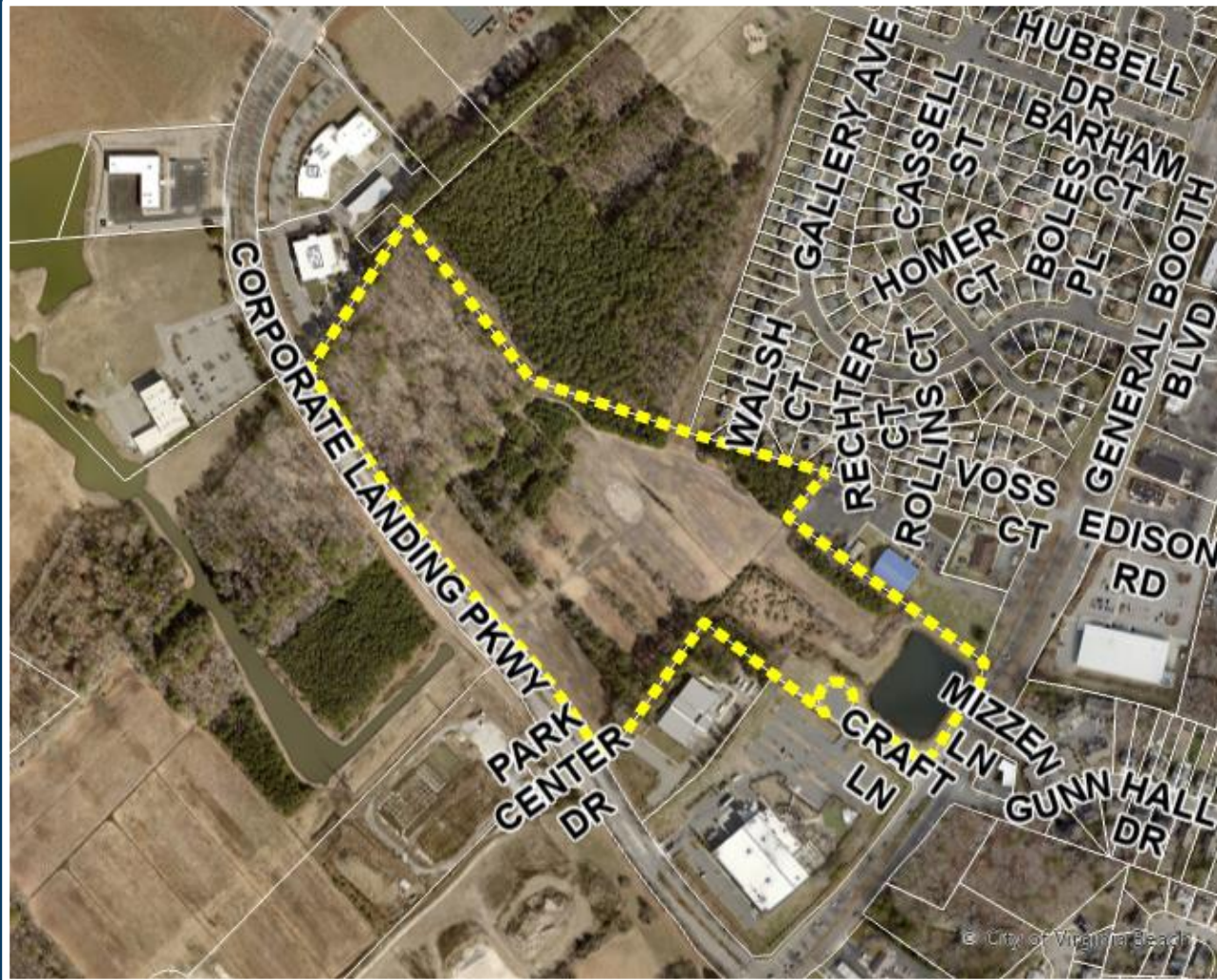
Location: Parcel directly north of 1900 Corporate Landing Parkway

Planning Commission Hearing Date – October 14, 2026



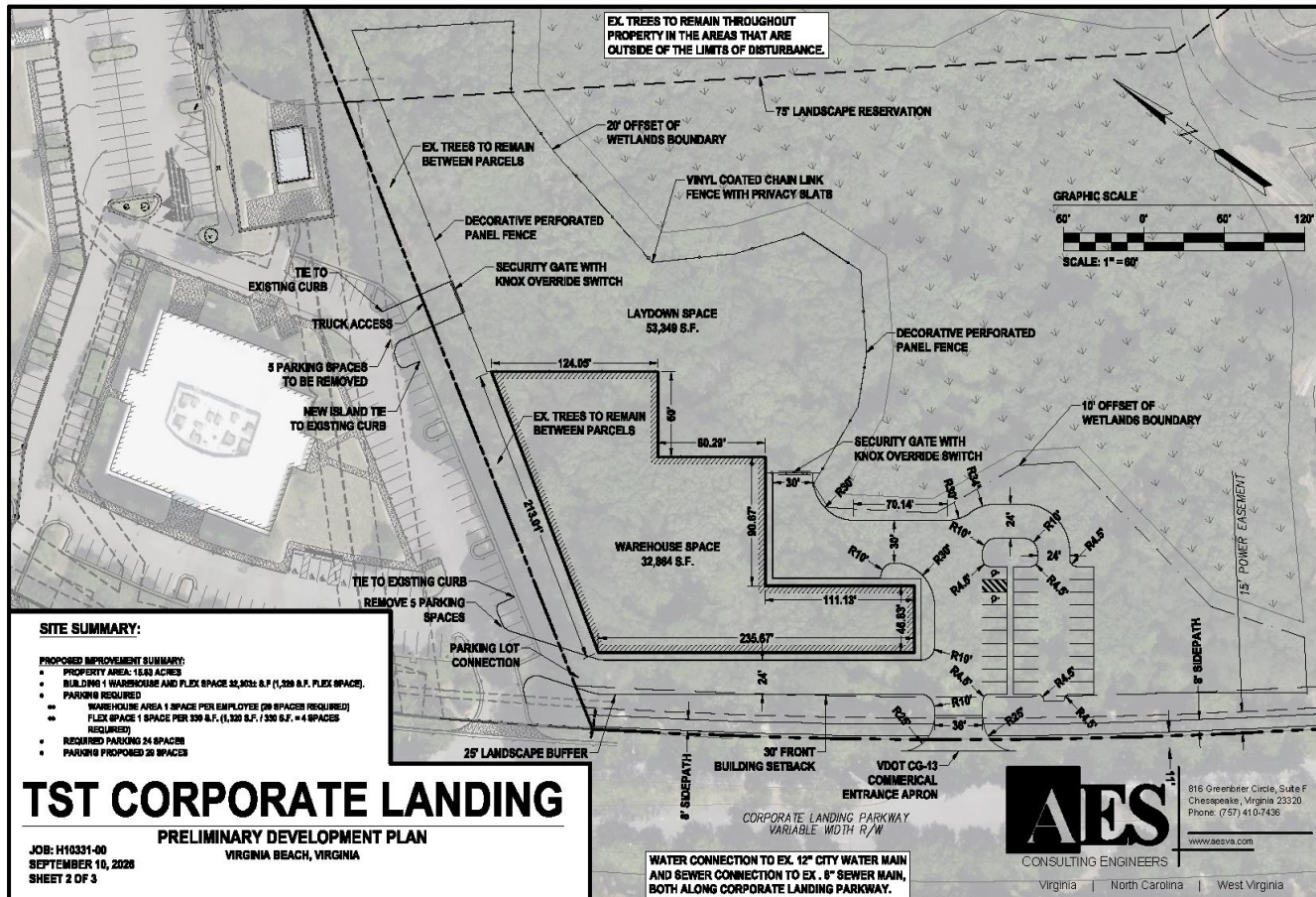
MODIFICATION OF PROFFERS
CONDITIONAL USE PERMIT (Bulk Storage Yard)
Staff Recommends Approval
Planning Commission voted 10 to 0 to recommend Approval

ITEM 2– CORPORATE LANDING PKWY DEVELOPMENT, LLC



- Two Requests:
 - Modification of Proffers
 - Conditional Use Permit for a Bulk Storage Yard
- Site is located within the Special Economic Growth Area (SEGA) 3-South Oceana, the >75 dB noise zone, and the Corporate Landing Business Park
- Bulk storage yard is considered a compatible use within the noise zone

ITEM 2 – CORPORATE LANDING PKWY DEVELOPMENT, LLC



- The 2021 proffers prohibited exterior storage except for permanent facility construction
- Applicant seeks to construct a 33,000-square-foot warehouse building on a portion of the site, with an outdoor storage yard for the storage of construction materials, roofing supplies, tools, equipment, vehicles, trailers, and other contractor-related items

