



City Council Staff Report

Subject: October 2026 Monthly Land Use Report
Author: Patrick A. Duhaney, City Manager 
Department: Planning & Community Development
Date: October 23, 2026
Type of Item: Informational

Summary

The attached report includes a permit activities summary for approved site development plans from the Development Services Center (DSC), Planning Commission agenda for items heard at the October 14, 2026, public meetings, and the pending Planning Commission items.

This month's report includes DSC approvals that are both by-right, as well as those that had prior City Council land use approvals, a meeting log for projects requesting meetings through the formal pre-submittal meeting process, inquiries through the Development Liaison inquiry portal and district locations. Future land use reports will continue to include this information.

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

Attachment (1)

- October 2026 Monthly Land Use Report

OCTOBER 2026

**MONTHLY
LAND USE
REPORT**



Planning &
Community
Development

OCTOBER 2026

MONTHLY LAND USE REPORT

Section 1 – Permits & Inspections Report

(Reporting Period September 2026)

Section 2 – Development Services Center Report

(Reporting Period September 2026)

Section 3 – Planning Commission Report

(Reporting Period October 2026)

Permits & Inspections Totals

Reporting Period	Permit Count	Value	Fees	Inspections
September 2026	3,001	\$31,324,683	\$415,882	6,178
August 2026	2,981	\$34,231,080	\$393,665	6,623
Calendar Year To Date	25,470	\$515,603,690	\$4,188,932	58,168
Fiscal Year To Date	9,413	\$107,291,880	\$1,281,403	20,091
September 2025	3,039	\$62,882,873	\$558,630	6,675

Number of Active Development Sites: 592

Building Permit Totals

(Residential, Commercial, New, Addition, Alteration, Renovation)

Reporting Period	Permit Count	Value	Fees	Inspections
September 2026	590	\$16,512,438	\$147,853	1,248
August 2026	628	\$12,613,406	\$141,390	1,375
Calendar Year To Date	5,644	\$247,107,825	\$1,591,938	11,856
Fiscal Year To Date	1,967	\$45,885,625	\$436,297	4,117
September 2025	789	\$31,825,264	\$286,742	1,397

Trade Permit Totals

(Residential, Commercial, New, Addition, Alteration, Renovation)

Reporting Period	Permit Count	Value	Fees	Inspections
September 2026	1,454	\$14,812,245	\$172,279	3,242
August 2026	1,505	\$21,617,673	\$183,041	3,342
Calendar Year To Date	14,136	\$268,495,865	\$1,812,024	30,242
Fiscal Year To Date	4,715	\$61,406,255	\$589,976	10,277
September 2025	1,482	\$31,057,608	\$176,983	3,530

Civil Inspections Totals

(Right of Way, Hauling, Utilities)

Reporting Period	Permit Count	Value	Fees	Inspections
September 2026	575	-	\$79,650	301
August 2026	423	-	\$48,635	354
Calendar Year To Date	1,987	-	\$627,470	2,608
Fiscal Year To Date	1,464	-	\$199,605	961
September 2025	579	-	\$65,780	248

Administrative Tracking/Complaint Totals/Plan Review

(Includes E&S, Stormwater & CBPA Inspections)

Reporting Period	Permit Count	Value	Fees	Inspections
September 2026	382	-	\$16,100	1,387
August 2026	425	-	\$20,600	1,552
Calendar Year To Date	3,703	-	\$157,500	13,462
Fiscal Year To Date	1,267	-	\$55,525	4,736
September 2025	189	-	\$29,125	1,500

DSC Site Plan Approvals

Approval Date	Plan Type	Project Name	Project Location	Council District
9/18/2026	Commercial	Atlantic Treatment Plant ROCI Master Stormwater Plan and Work Package No. 2	645 Firefall Drive	5
9/23/2026	Commercial	St. John The Apostle Church - Parish Hall*	1968 Sandbridge Road	5
9/28/2026	Commercial	Beach Ford Car Lot*	120 S. Lynnhaven Road	3
9/25/2026	Duplex	66th Street Duplex	215 A & 215 B 66th Street	6
9/9/2026	Multi Family	Southern Pines - Phase II*	Princess Anne Road	2
9/30/2026	Multi Family	Indian River Multi-Family*	3037 & 3040 Coastal Breeze Loop 1121 & 1124 Sirocco Lane	1
9/1/2026	Single Family	Lot 32, Block 6, Section Three, West Alanton	1420 Franklin Drive	6
9/11/2026	Single Family	Lot 26, Olive Heights Annex	109 Ackiss Avenue	6
9/22/2026	Single Family	Lot 95, Sandbridge Beach, North Area	2228 Sandpiper Road	2
9/1/2026	Single Family Demo	Lots 91A & 92A, Gatewood Park Extd.	313 Gatewood Avenue	3
9/1/2026	Single Family Demo	Lot 1, Linkhorn Cove	1605 Bluecher Court	6
9/11/2026	Single Family Demo	W Mayo Knotts Island	6468 Knotts Island Road	2
9/28/2026	Single Family Demo	Lot 19, Sandbridge Beach	3524 Sandfiddler Road	2
9/1/2026	Single Family RPA	Lot 70, Bay Island, Section Pool Addition	2144 Windward Shore Drive	8
9/9/2026	Single Family RPA	Site E, Lake Shore Park	1314 E. Bay Shore Drive	6
9/17/2026	Single Family RPA	Lot 22, Broad Bay Colony	2504 Long Creek Drive	8
9/17/2026	Single Family RPA	Lot 45, North Alanton	1612 Arnold Circle	6
* Projects associated with previous City Council land use approvals. All other projects are by-right development.				

Presubmittal, Comment Review, Inquiry Meeting Log

Meeting Date	Project Coordinator	DSC File#	Project Name	Project Location	Customer Name	Meeting Type*
9/1/2026	Melissa Kellam	I10-020422-SP	Affordable Towing	Horse Pasture Road, Rose Hall, District 5	Robert W. Sawyer, P.E., L.S., Civil Engineering and Construction Services, LLC	CR
9/1/2026	Melissa Kellam	J06-022334-SP	Hall Toyota Parking Lot Expansion	Laskin Road, District 6	Jeremy Yee, P.E., Kimley-Horn and Associates, Inc.	CR
9/3/2026	Ronald Frink	D07-023670-PM	Charles Barker Mercedes Building Addition	Virginia Beach Boulevard, District 4	Kyle Long, P.E., Kimley-Horn and Associates, Inc.	PS
9/3/2026	PJ Scully	B04-023645-PM	Burton Station Multi-Family	Burton Station Road, GPINs 14587806890000, 14587952720000, 14587930890000, 14587809900000, 14587910510000, 14587921240000, 14587922770000, 14587933380000, & 14587935800000, District 4	Amanda Fedorchak, Timmons Group	PS
9/3/2026	PJ Scully	D09-023643-PM	Ellenson Crossing	Indian Lakes Boulevard, GPIN 14668083600000, District 1	Christopher Pocta, Wolcott Rivers, Gates	PS
9/3/2026	PJ Scully	G07-023646-PM	Rosemont Health & Rehabilitation Subdivision	3751 & 3750 Sentara Way, District 3	Bryant Mountjoy, Stantec Inc.	PS
9/3/2026	Kristin Bauer	L04-023661-PM	Subdivision Inquiry, 2 Single Family Lots	308 55th Street, District 6	Eric Garner, L.S., WPL	PS

Meeting Date	Project Coordinator	DSC File#	Project Name	Project Location	Customer Name	Meeting Type*
9/3/2026	Kristin Bauer	I10-023648-PM	Encounter Court Industrial Development - Dayspring Pens	2525 Encounter Court, District 5	Michael Gaddy P.E., L.S., Gaddy Engineering Co.	PS
9/10/2026	Theresa Holleran	M06-023691-PM	Ramada Plaza by Wyndham	2809 Atlantic Avenue, District 6	Ryan Shrader, MSA, P.C.	PS
9/10/2026	Ronald Frink	F08-023671-PM	Shoreline Apartments Resubdivision	4312 Holland Road, District 3	John Katsias, The Katsias Company	PS
9/10/2026	PJ Scully	J07-023704-PM	Potters Road Development Inquiry	Potters Road, GPIN 24076480890000, District 6	Eric Garner, L.S., WPL	PS
9/10/2026	PJ Scully	G11-023693-PM	Sentara Princess Anne Hospital, Parking Lot Expansion	2025 Glenn Mitchell Drive, District 10	Laurence Benson, Kimley-Horn and Associates, LLC	PS
9/10/2026	PJ Scully	L06-023701-PM	Residential Development	620 23rd Street, District 6	Cory Fout, Volkert, Inc.	PS
9/10/2026	PJ Scully	H12-023705-PM	Princess Anne Landing	2500 Tournament Drive, District 2	John Zaszewski, Timmons Group	PS
9/11/2026	PJ Scully	n/a	Commercial Development Inquiry	919 Owls Creek Lane, District 6	Joseph Conway	I
9/14/2026	Theresa Holleran	L06-023427-SP	19th Street Garage	825 18th Street, District 6	Robyn Niss, Kimley-Horn and Associates, Inc.	CR
9/14/2026	PJ Scully	n/a	Home Occupation Inquiry	629 Constitution Drive, District 9	Jaime Madden	I
9/15/2026	Kristin Bauer	n/a	Commercial Development Inquiry	Potters Road, GPIN 24076480890000, District 6	Sebastian Martin	I
9/17/2026	Theresa Holleran	L06-023427-SP	19th Street Garage	825 18th Street, District 6	Robyn Niss, Kimley-Horn and Associates, Inc.	CR

Meeting Date	Project Coordinator	DSC File#	Project Name	Project Location	Customer Name	Meeting Type*
9/17/2026	Melissa Kellam	J04-023682-PM	Mill Dam Project	Mill Dam Road, District 8	Joe Bushey, Dynamic Commercial Real Estate Advisors	PS
9/17/2026	Ronald Frink	A09-023716-PM	Wienerschnitzel @ College Park Square	6501 College Park Square Shopping Center, District 7	Ryan Shrader, MSA, P.C.	PS
9/17/2026	Ronald Frink	F08-023733-PM	Texas Roadhouse Parking Addition	4313 Silverleaf Drive, District 3	Danielle Benedict, Atwell LLC	PS
9/17/2026	PJ Scully	H10-023746-PM	Mini-Storage	1756 Rosemont Road, District 10	Michael Gaddy, P.E., L.S., Gaddy Engineering Co.	PS
9/17/2026	PJ Scully	L07-023737-PM	Rezoning Inquiry - Industrial District	1117 Jackson Street, District 6	Sagie Doron, DS Development and Construction	PS
9/18/2026	Ronald Frink	B08-021830-CP	Matney Subdivision	Gawain Court, District 1	Tanner Praria, MSA, P.C.	CR
9/22/2026	Melissa Kellam	K16-023423-SP	Mosquito Control	Pleasant Ridge Road, District 2	Robyn Niss, Kimley-Horn and Associates, Inc.	CR
9/22/2026	Ronald Frink	F07-022797-ESSW	Windsor Woods Stormwater Pump Station	South Boulevard, District 3	Aladeen Alghazeer, Flatiron Dragados and Arcadis, Inc.	CR
9/22/2026	Kristin Bauer	n/a	Apartment Complex Inquiry	2016 Arctic Avenue, District 6	David Moghadam, Arctic Plaza, LLC	I
9/25/2026	Kristin Bauer	n/a	Apartment Development Inquiry	1537 Dam Neck Road, District 5	Alexandra Serranore	I
9/29/2026	Ronald Frink	F07-020403-ES	Bangkok Garden Restaurant (Site Plan Submittal Requirements)	3824 Virginia Beach Boulevard, District 8	Jason D. Seas, P.E., AES Consulting Engineers	I/CR

Meeting Date	Project Coordinator	DSC File#	Project Name	Project Location	Customer Name	Meeting Type*
9/30/2026	Theresa Holleran	M05-023568-SP	31st Street Shops	3100 Atlantic Avenue, District 6	Lane Fledderus, John Sadow Engineering, LLC	CR
9/30/2026	Melissa Kellam	I07-023177-SP	Gerber Collision & Glass	Dean Drive, District 3	Matthew Whisler, P.E., RTM Engineering Consultants, LLC	CR

***Meeting Type Key: I=Inquiry PS=Presubmittal Meeting CR=Comment Review**

Planning Commission October 2026 Application Submittals

This list reflects the applications that were submitted to the Planning Department this month. It does not indicate or imply when an application will be scheduled for a public hearing. Please visit VirginiaBeach.gov/PC to review the applications scheduled for each month's Planning Commission public hearing.

Item #	Application Type	Applicant	Project Location	Council District	Record Number	Planner
1	SVR	Lindsay Braade	Parcel directly South of 6108 Pocahontas Club Road	2	2026-PCCC-00183	AB
<i>Request a variance to section 4.4(b) of the Subdivision Regulations to legally create the lot which is deficient in lot width.</i>						
2	STC	The Bass Family Revocable Trust & Matthew Scott & Ashley Mezyk Brady	216 55th Street & 217 54th Street	6	2026-PCCC-00192	AL
<i>Request to close a 15-foot portion of an unimproved alley.</i>						
3	NON	Princess Anne Country Club	3800 Pacific Avenue	6	2025-PCCC-00182	AB
<i>Request for an expansion of a nonconforming use.</i>						
4	MDC	Princess Anne Country Club	3800 Pacific Avenue	6	2025-PCCC-00181	AB
<i>Request to modify a previously approved Conditional Use Permit.</i>						
5	MDP	CIG Castleton LLC	2424 Castleton Commerce Way	5	2026-PCCC-00198	MC
<i>Request to modify proffers to a previously approved Conditional Rezoning.</i>						
6	CRZ	Woda Cooper Development, Inc.	Parcel directly south of 1100 Indian Lakes Boulevard	1	2026-PCCC-00194	MC
<i>Request to rezone 1.99 acres from PD-H1 to Conditional A-24 Apartment District for the development of up to 46 senior housing units.</i>						
7	CUP	Woda Cooper Development, Inc.	Parcel directly south of 1100 Indian Lakes Boulevard	1	2026-PCCC-00195	MC
<i>Request to construct senior housing community with up to 46 units.</i>						

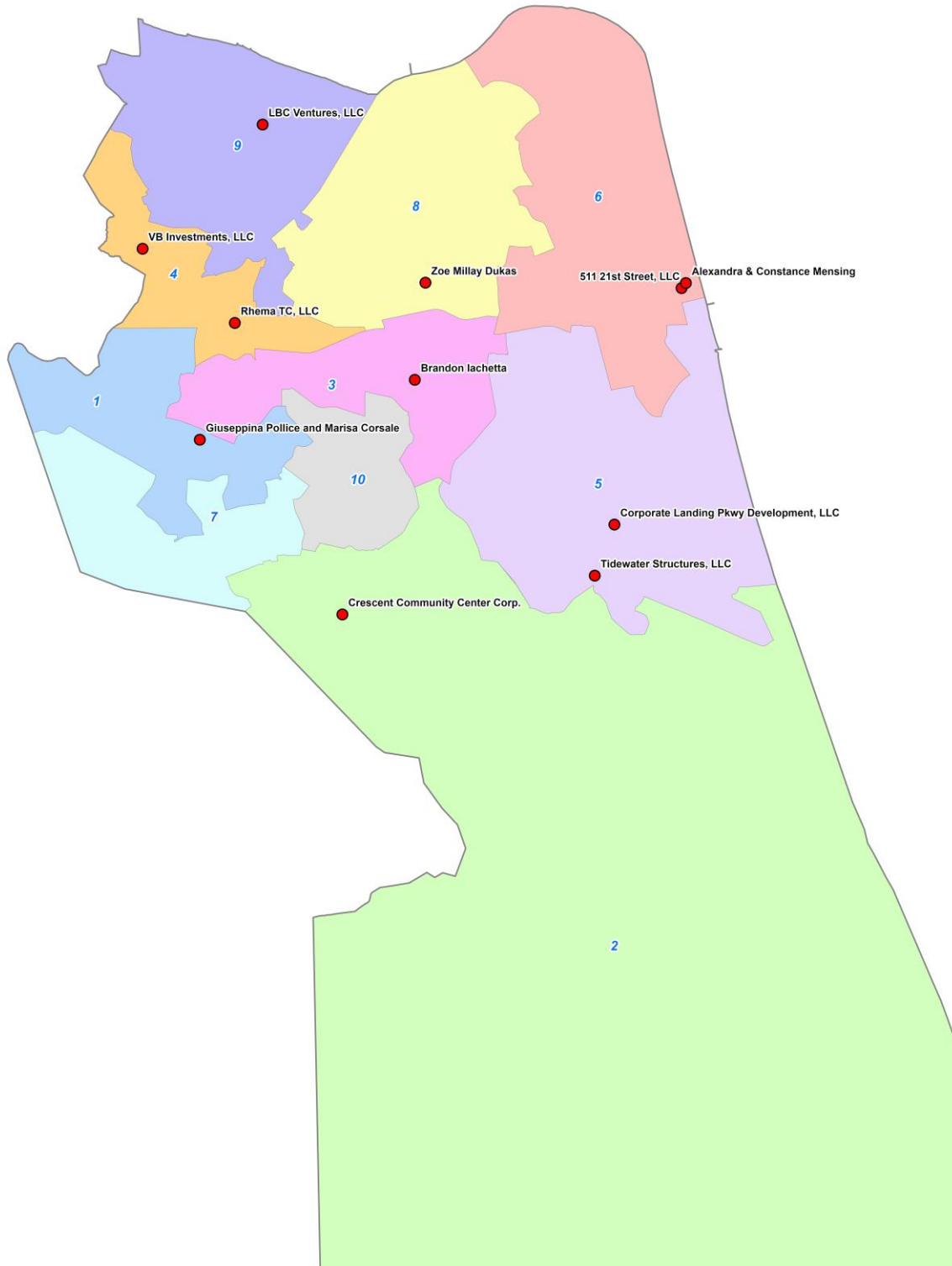
Item #	Application Type	Applicant	Project Location	Council District	Record Number	Planner
8	CRZ	Michael D. Sifen, Inc.	2293 Princess Anne Road & vacant parcel directly east of 2293 Princess Anne Road	2	2026-PCCC-00191	AB
<i>Request to rezone from AG-1 & AG-2 Agricultural District to Conditional R-10 Residential District to develop 19 single family lots.</i>						
9	CRZ	Fraternal Order of Eagles, Aerie 3204, Inc.	1057 & 1061 Newtown Road	4	2026-PCCC-00188	MC
<i>Request to rezone from R-10 Residential District to Conditional B-2 Community Business District to operate an Assembly Use with an expansion to the parking lot.</i>						
10	CUP	Fraternal Order of Eagles, Aerie 3204, Inc.	1057 & 1061 Newtown Road	4	2026-PCCC-00187	MC
<i>Request to operate an assembly use.</i>						
11	CRZ	Prosper Homes & Investments, LLC	5845 Burton Station Road	4	2026-PCCC-00193	SH
<i>Request to rezone from R-5D Residential District to Conditional A-18 Residential District to develop a 30-unit townhome style condominium community.</i>						
12	CRZ	Prosper Homes & Investments, LLC	1725 S Woodhouse Road	6	2026-PCCC-00189	SH
<i>Request to rezone from R-20 Residential District and R-40 Residential District to Conditional R-20 Residential District to develop 4 single family lots.</i>						
13	CUP	Rebekkah Parker	1545 Stonemoss Court	1	2026-PCCC-00179	AL
<i>Request to operate a family day-care home for up to 12 children.</i>						
14	CUP	Cellco Partnership d/b/a Verizon Wireless	1152 Indian Lakes Boulevard	1	2026-PCCC-00185	SH
<i>Request to construct and operate a 135-foot galvanized steel monopole communication tower.</i>						

Item #	Application Type	Applicant	Project Location	Council District	Record Number	Planner
15	ALT	Jeremiah Sheffield, Vaughan Enterprise Corp	304 Constitution Drive	9	2026-PCCC-00184	KM
<i>Request for an alternative compliance to replace a building sign.</i>						
16	CUP	Seasons Clinic, LLC	303 Atlantic Avenue, Unit 1003	5	2026-PCCC-00196	AB
<i>Request to operate a one-bedroom short term rental.</i>						
17	CUP	Sophia Ellis	523 20th Street	6	2026-PCCC-00175	AB
<i>Request to operate a four-bedroom short term rental.</i>						
18	CUP	Dmitriy Kirzhner	304 28th Street, Unit 301	6	2026-PCCC-00182	AB
<i>Request to operate a two-bedroom short term rental.</i>						
19	CUP	Greg Zinis	304 26th ½ Street, Unit A	6	2026-PCCC-00186	AB
<i>Request to operate a three-bedroom short term rental.</i>						

KEY/Planners	Name
AB	Alexis Bailey
AL	Arianna Low
BH	Brandon Hackney
CB	Carrie Bookholt
HM	Hank Morrison
HS	Hannah Sabo
KA	Kaitlen Alcock
KB	Kristin Bauer
KM	Kara Mclane
LH	Laine Harrington
MC	Marchelle Coleman
MR	Mark Reed
SH	Shynae Howard
SR	Saba Rostami-Shirazi
VE	Victoria Eisenberg

KEY/Application Types	Application Type
AMD	Code Amendment
ALT	Alternative Compliance
CRZ	Conditional Rezoning
CUP	Conditional Use Permit
FVR	Floodplain Variance
MDC	Modification of Conditions
MDP	Modification of Proffers
MEV	Major Entertainment Venue Signs
NON	Expansion to a Nonconforming Use or Structure
PDH	Amendment/Modification to the PDH Land Use Plan
REZ	Rezoning
RGS	Roadside Guide Signs
STC	Street Closure
SVR	Subdivision Variance

October 14, 2026 Planning Commission Agenda



Planning Commission Agenda
October 14, 2026
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Planning Commission Agenda

1. COMMENTS BY CHAIR OF COMMISSION

2. AGENDA REVIEW

3. BRIEFINGS

- A. Data Centers, João Pedro Ferreira, Acting Director Center for Economic and Policy Studies, Weldon Cooper Center for Public Service
- B. Faith and Housing Legislation, Hannah Sabo, Zoning Administrator

12:00 Noon: Public Hearing

APPROVAL OF MINUTES:

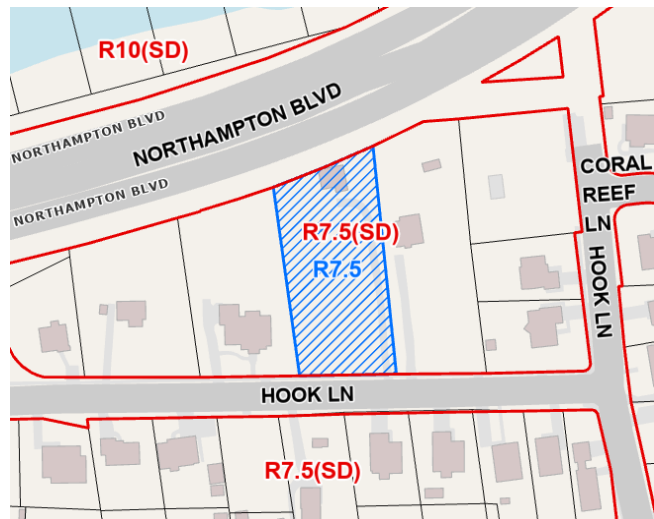
- SEPTEMBER 9, 2026 INFORMAL
- SEPTEMBER 9, 2026 FORMAL
- OCTOBER 8, 2026 SITE VISIT

1. CITY OF VIRGINIA BEACH – AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP BY THE DESIGNATION AND REDUCTION OF PROPERTY LOCATED IN THE OCEANFRONT RESORT SHORT TERM RENTAL OVERLAY DISTRICT (WITHDRAWAL REQUESTED)

2. LBC Ventures, LLC

Property Owner: LBC Ventures, LLC
Subdivision Variance (Section 4.4(b)(d) of the Subdivision Regulations)
Address: 4716 Hook Lane
GPIN: 1479550578
City Council: District 9 (Schulman)
Accela Record: 2026-PCCC-00152
AICUZ: <65 dB DNL
SGA: No
Overlay: Shore Drive Corridor
Staff Planner: Alexis Bailey

Request a variance to section 4.4(b) and (d) of the Subdivision Regulations to deviate from direct access to a public street for a proposed 3 lot subdivision



3. Tidewater Structures, LLC (INDEFINITE DEFERRAL REQUESTED)

Property Owner: El Tapatio III LLC

Modification of Proffers

Address: 2101 McComas Way

GPIN: 2414075571

City Council: District 5 (Wilson)

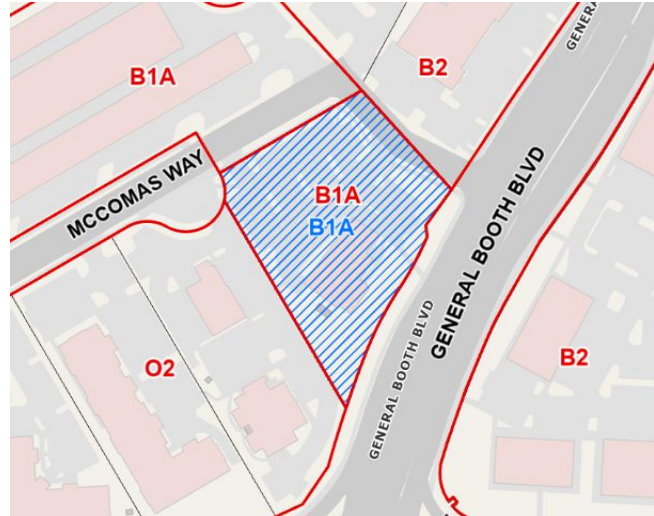
Accela Record: 2026-PCCC-00081

AICUZ: 65-70 dB DNL - Sub-Area 2

SGA: No

Overlay: No

Staff Planner: Marchelle Coleman



Request to modify proffers to revise site layout and building materials.

4. Corporate Landing Pkwy Development, LLC

Property Owner: City of Virginia Beach Development Authority

Modification of Proffers

Address: Parcel directly north of 1900 Corporate Landing Parkway

GPIN: 2415233098

City Council: District 5 (Wilson)

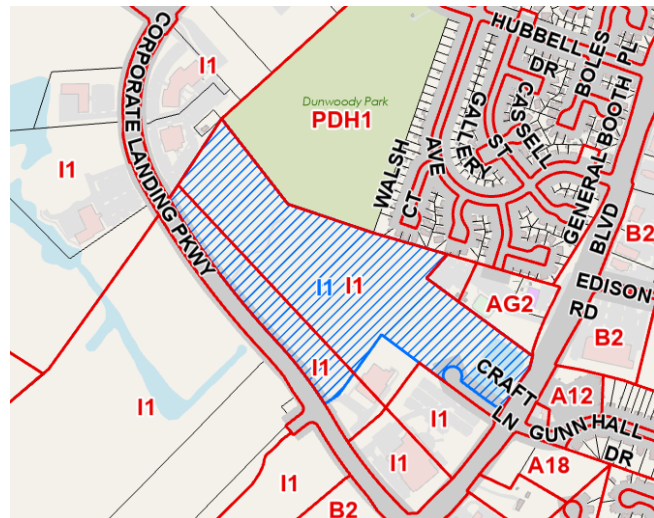
Accela Record: 2026-PCCC-00155

AICUZ: >75 dB DNL

SGA: No

Overlay: No

Staff Planner: Alexis Bailey



Request to modify proffers to a previously approved Conditional Rezoning.

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5. Corporate Landing Pkwy Development, LLC

Property Owner: City of Virginia Beach Development Authority

Conditional Use Permit (Bulk Storage Yard)

Address: Parcel directly north of 1900 Corporate Landing Parkway

GPIN: 2415233098

City Council: District 5 (Wilson)

Accela Record: 2026-PCCC-00150

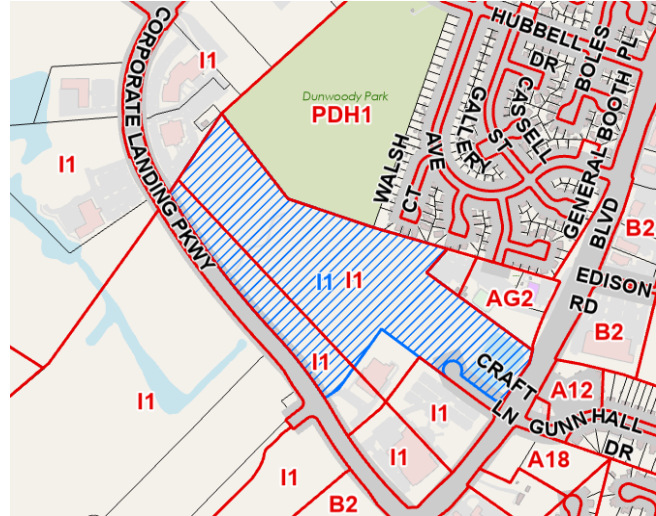
AICUZ: >75 dB DNL

SGA: No

Overlay: No

Staff Planner: Alexis Bailey

Request to operate a bulk storage yard.



6. Crescent Community Center Corp.

Property Owner: Crescent Community Center Corp.

Modification of Conditions

Address: 2480 Salem Road

GPIN: 1484334492

City Council: District 2 (Henley)

Accela Record: 2026-PCCC-00154

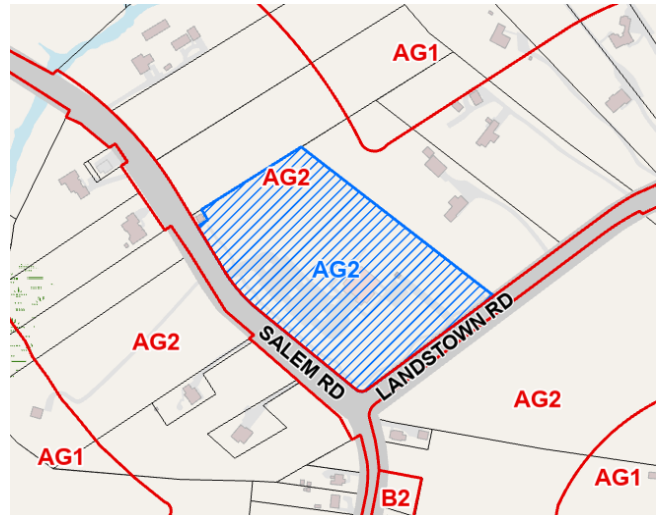
AICUZ: 65-70 dB DNL, 70-75 dB DNL

SGA: No

Overlay: Interfacility Traffic Area

Staff Planner: Alexis Bailey

Request to modify conditions to a previously approved Conditional Use Permit.



7. VB Investments, LLC

Property Owner: B & L Investment Group LLC

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

Addresses: 700 & 724 Baker Road

GPINs: 1468221483, 1468221519

City Council: District 4 (Ross-Hammond)

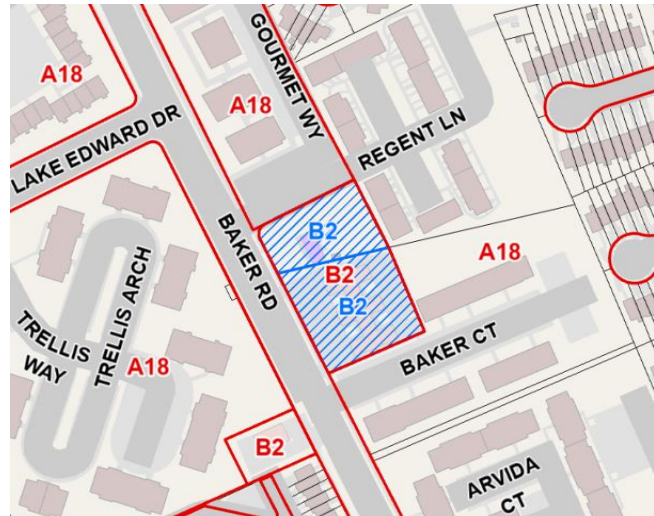
Accela Record: 2026-PCCC-00084

AICUZ: <65 dB DNL

SGA: No

Overlay: No

Staff Planner: Marchelle Coleman



Request to rezone the property from B-2 Community Business to Conditional A-18 Apartment District to develop a 23-unit multi-family condominium community.

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8. Rhema TC, LLC
(INDEFINITE DEFERRAL REQUESTED)

Property Owner: Rhema TC, LLC

Conditional Rezoning (B-3 Central Business District to Conditional B-4 Mixed Use District w/ Workforce Housing Overlay District)

Address: 4873 Cleveland Street & parcel directly east of 4873 Cleveland Street

GPINs: 1477240582 & 1477148590

City Council: District 4 (Ross-Hammond)

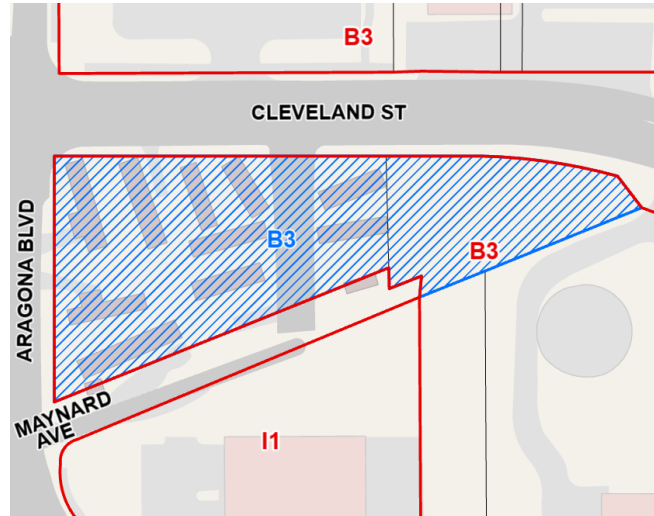
Accela Record: 2025-PCCC-00113

AICUZ: <65 dB DNL

SGA: Pembroke

Overlay: No

Staff Planner: Marchelle Coleman



Request to rezone these parcels from B-3 Central Business District to Conditional B-4 Mixed Use District with a Workforce Housing Overlay to construct a 9-story mixed-use building consisting of retail & 50 residential units.

9. Giuseppina Pollice and Marisa Corsale

Property Owner: Eugenio Corsale

Conditional Use Permit (Family Day-Care Home)

Address: 993 Autumn Harvest Drive

GPIN: 1466823051

City Council: District 1 (Hutcheson)

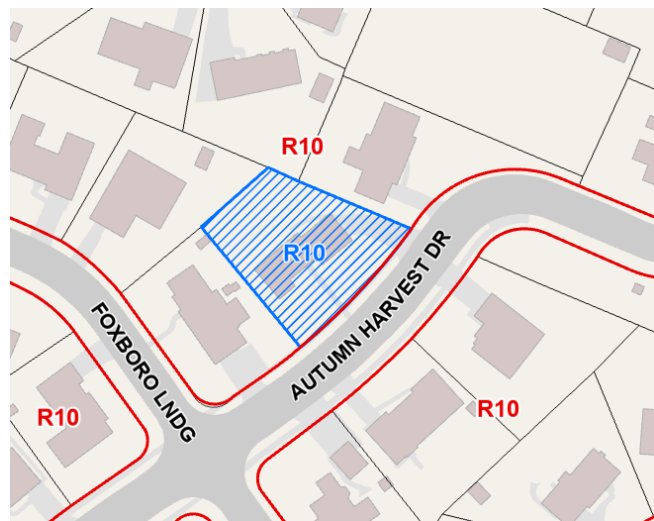
Accela Record: 2026-PCCC-00153

AICUZ: <65 dB DNL

SGA: No

Overlay: No

Staff Planner: Arianna Low



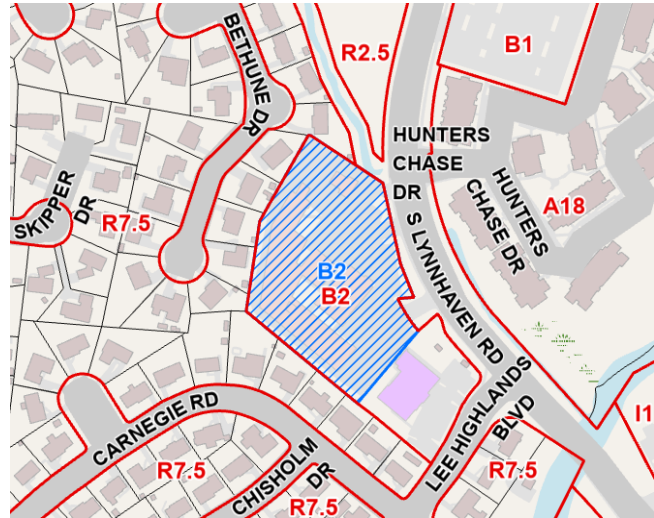
Request to provide care for a maximum of 12 children within an existing single-family dwelling.

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10. Brandon Iachetta

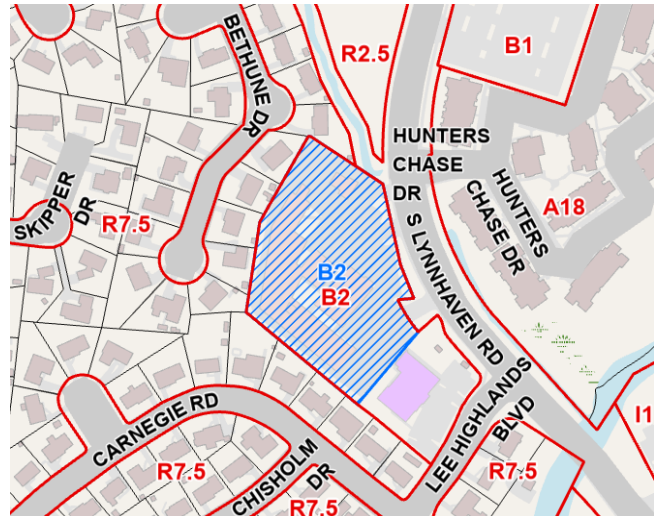
Property Owner: James L Harrell III
and Associates LLC
Conditional Use Permit (Tattoo Parlor)
Address: 481 S. Lynnhaven Road
GPIN: 1496183564
City Council: District 3 (Berlucchi)
Accela Record: 2026-PCCC-00148
AICUZ: 70-75 dB DNL, >75 dB DNL
SGA: No
Overlay: No
Staff Planner: Arianna Low

Request to operate a tattoo parlor.

**11. Brandon Iachetta**

Property Owner: James L Harrell III
and Associates LLC
Conditional Use Permit (Body Piercing
Establishment)
Address: 481 S. Lynnhaven Road
GPIN: 1496183564
City Council: District 3 (Berlucchi)
Accela Record: 2026-PCCC-00149
AICUZ: 70-75 dB DNL, >75 dB DNL
SGA: No
Overlay: No
Staff Planner: Arianna Low

*Request to operate a body piercing
establishment*



12. Zoe Millay Dukas

Property Owner: Zoe Millay Dukas
Conditional Use Permit (Residential Kennel)

Address: 3012 Edinburgh Drive

GPIN: 1497283871

City Council: District 8 (Cummings)

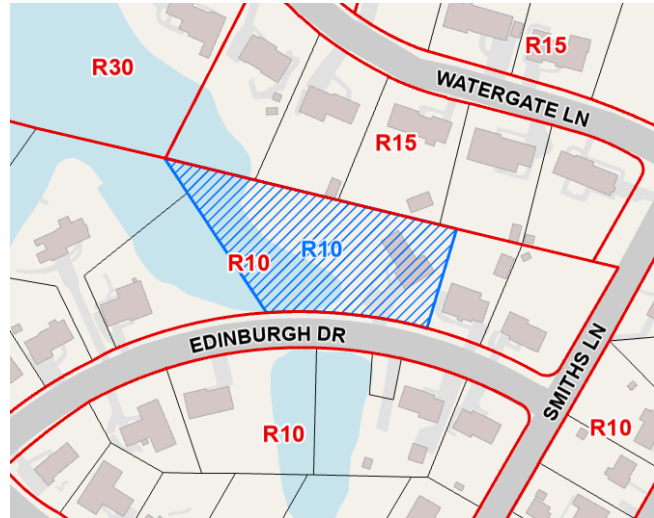
Accela Record: 2026-PCCC-00147

AICUZ: 65-70 dB DNL - Sub-Area 3

SGA: No

Overlay: No

Staff Planner: Arianna Low



Request to operate a residential kennel for up to 6 dogs.

13. 511 21st Street, LLC

Property Owner: 511 21st Street, LLC
Conditional Use Permit (Short Term Rental)

Address: 511 21st Street

GPIN: 2417988293

City Council: District 6 (Remick)

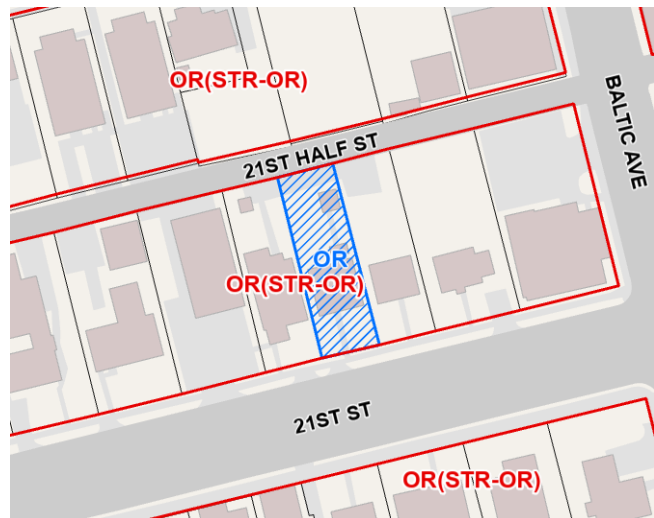
Accela Record: 2026-PCCC-00151

AICUZ: 65-70 dB DNL - Sub-Area 1

SGA: Resort Area

Overlay: Short Term Rental

Staff Planner: Alexis Bailey



Request to operate a three-bedroom short term rental.

14. Alexandra & Constance Mensing

Property Owner: Arcon Investments VA LLC

Conditional Use Permit (Short Term Rental)

Address: 414 22nd ½ Street

GPIN: 24270837640414

City Council: District 6 (Remick)

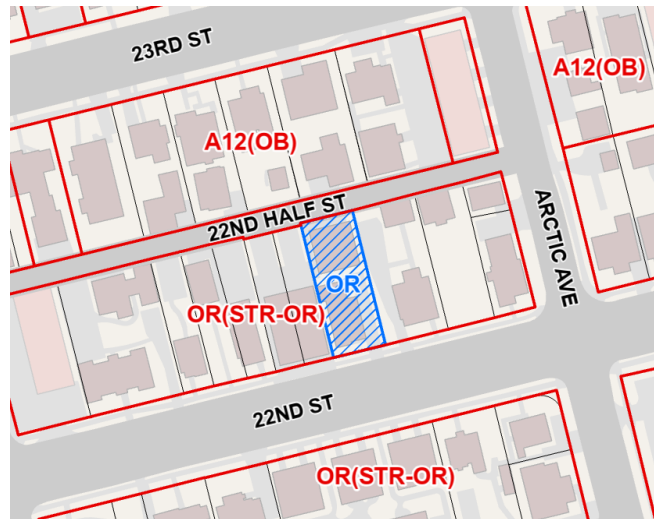
Accela Record: 2026-PCCC-00117

AICUZ: 65-70 dB DNL - Sub-Area 1

SGA: Resort Area

Overlay: Short Term Rental

Staff Planner: Alexis Bailey



Request to operate a three-bedroom short term rental.

New Business