

NOTES TO REVIEWERS FROM OPERATIONS DIVISION

Application: *Westminster Canterbury*

Council Approval Date: *6-9-98*

Best person to see if you have questions on this item:

Karen Ladd

Notes:

Controversial application. Carefully check conditions & site plan, especially all screening on west side



City of Virginia Beach

DEPARTMENT OF PLANNING
(757) 427-4621
FAX (757) 426-5667

MUNICIPAL CENTER
BUILDING 2, ROOM 115
2405 COURTHOUSE DRIVE
VIRGINIA BEACH, VA 23456-9040

DATE: May 13, 1998
TO: Honorable City Council
FROM: City Planning Commission
REFERENCE: Application #17849

An Ordinance upon Application of Westminster-Canterbury of Hampton Roads, Inc., for a Conditional Use Permit for a home for the aged, disabled or handicapped (extension) at the northwest corner of Shore Drive and Starfish Road. Said parcel is located at 3100 Shore Drive and contains 12.639 acres. LYNNHAVEN BOROUGH.

Planning Commission Recommendation:

A motion was passed by the Planning Commission by a recorded vote of 10 for the motion and 1 abstention to approve this request subject to the following conditions:

1. The conditional use permit is approved for the addition of a four-level parking structure, 164 independent living units, and minor revisions to the existing structure, as depicted on the submitted site plan. Development shall substantially conform to the site plan prepared by SFCS Architects and on file with the Department of Planning.
2. Prior to final site plan approval, more detailed architectural renderings, elevations, and material and color samples shall be submitted for review and approval by the Planning Director or designee, to ensure compatibility with the existing senior housing facility and the surrounding area.
3. The applicant shall be responsible for any access improvements deemed necessary by City Traffic Engineers, upon completion of the review of the submitted traffic impact study.

Application #17849
Westminster-Canterbury of Hampton Roads, Inc.
Page 2

4. Revisions to the depicted infiltration system configuration(s) may be required in conjunction with final site plan review.
5. The parking structure design shall include walls at each level of sufficient height to screen automobile headlights, to prevent glare onto adjacent properties.

Very truly yours,


Betsy W. Atkinson
Chairman

CITY COUNCIL ACTION: **GRANTED** JUN 9 1998 R06982198

The following conditions shall be required:

1. The conditional use permit is approved for the addition of a four-level parking structure, 164 independent living units, and minor revisions to the existing structure, as depicted on the submitted site plan. Development shall substantially conform to the site plan prepared by SFCS Architects and on file with the Department of Planning.
2. Prior to final site plan approval, more detailed architectural renderings, elevations, and material and color samples shall be submitted for review and approval by the Planning Director or designee, to ensure compatibility with the existing senior housing facility and the surrounding area.
3. The applicant shall be responsible for any access improvements deemed necessary by City Traffic Engineers, upon completion of the review of the submitted traffic impact study.
4. Revisions to the depicted infiltration system configuration(s) may be required in conjunction with final site plan review.
5. The parking structure design shall include walls at each level of sufficient height to screen automobile headlights, to prevent glare onto adjacent properties.

Map H2
Not to Scale

Westminster-Canterbury



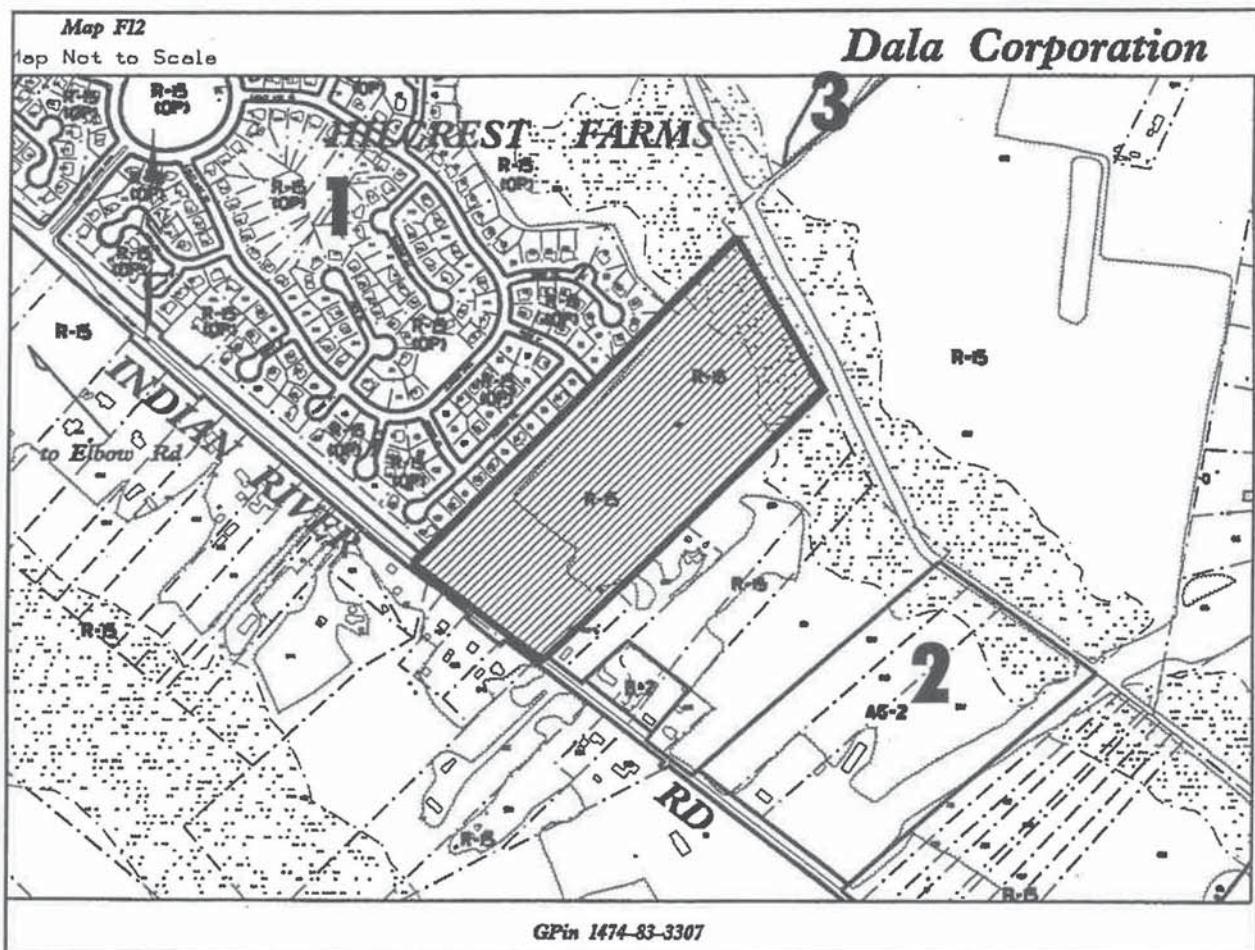
Chesapeake Bay



WESTMINSTER-CANTERBURY OF HAMPTON ROADS
CUP - home for the aged
3100 Shore Drive
Lynnhaven Borough

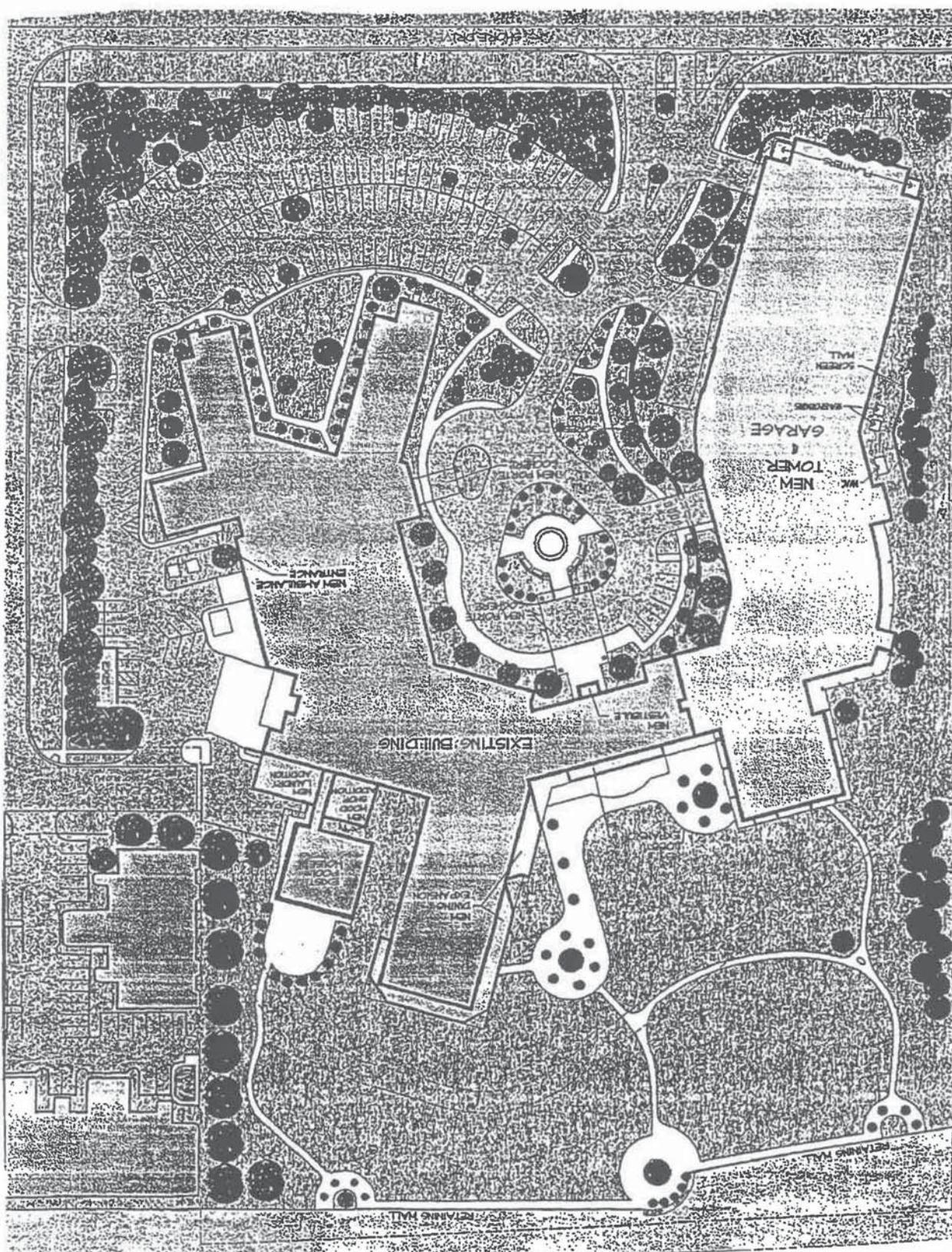


Westminster-Canterbury
of Hampton Roads, Inc.



1. Conditional Use Permit (Open Space Promotion), Granted 12-12-88;
Conditional Use Permit (Open Space Promotion), Denied 6-11-90;
Conditional Use Permit (Open Space Promotion), Granted 8-14-90.
2. Rezoning, R-4 to AG-2, 4-28-86;
Conditional Use Permit (Stable), Granted 4-28-86;
Conditional Use Permit (Riding Academy), Granted 2-23-87.

Westminster-Canterbury of Hampton Roads, Inc.





April 19, 1999

Ann, Please extend RH

Bob Scott, Director of Development
City of Virginia Beach
Department of Planning, Municipal Center
Building 2, Room 115
2405 Courthouse Drive
Virginia Beach, VA 23456-9040

Dear Bob,

Westminster-Canterbury received its Conditional Use Permit, May 13, 1998. As we anticipated then, due to the need to presell units, we will not be breaking ground until the end of 1999 or early 2000.

We are requesting an administrative extension of our use permit. Please let me know if there are any other steps I need to take to ensure this extension.

As always, thank you so much for your continued advice and assistance.

Sincerely,

Erle Marie
Erle Marie Latimer
President



City of Virginia Beach

DEPARTMENT OF PLANNING
(757) 427-4621
FAX (757) 426-5667

MUNICIPAL CENTER
BUILDING 2, ROOM 115
2405 COURTHOUSE DRIVE
VIRGINIA BEACH, VA 23456-9040

September 29, 1999

Erle Marie Latimer, Pres.
Westminster-Canterbury
3100 Shore Drive
Virginia Beach, VA 23451-1199

RE: Application #17849
Conditional Use Permit - Home for aged
Granted June 9, 1998

Erle Marie
Dear Ms. Latimer:

This is in reply to your request concerning the above referenced use permit. This is to extend your conditional use permit for an additional 3 months to expire on March 9, 2000 and is subject to the same conditions that applied when granted by the City Council. I will be unable to grant any further extensions administratively after this date.

Please call this office if further assistance is required regarding this matter.

Yours truly,

Robert J. Scott
Robert J. Scott
Planning Director

RJS:am

cc: P. Janezeck



City of Virginia Beach

DEPARTMENT OF PLANNING
(757) 427-4621
FAX (757) 426-5667

MUNICIPAL CENTER
BUILDING 2, ROOM 115
2405 COURTHOUSE DRIVE
VIRGINIA BEACH, VA 23456-9040

April 27, 1999

Ms. Erle Marie Latimer
Westminster Canterbury
3100 Shore Drive
Virginia Beach, VA 23451-1199

RE: Application #17849
CUP - Home for aged (extension)
3100 Shore Drive
Approved June 9, 1998

Erle Marie
Dear Ms. Latimer.

In compliance with your request, this is to extend your conditional use permit for an additional six month period to expire on December 9, 1999. If for some reason you have not activated the use permit by the expiration date, the City Zoning Ordinance allows me to consider extending the use permit for an additional three months, which at that time, if conditions necessitate, I will be happy to consider.

The same conditions that applied to the use permit when granted by City Council will continue to apply to this extension. Should you have any questions, please do not hesitate to call.

Yours truly,

Robert J. Scott
Robert J. Scott
Planning Director



September 15, 1999



Mr. Bob Scott, Director of Development
City of Virginia Beach
Department of Planning, Municipal Center
Building 2, Room 115
2405 Courthouse Drive
Virginia Beach, VA 23456-9040

RE: Application #17849

Dear Bob,

On April 27, 1999, you extended Westminster-Canterbury's Conditional Use Permit for our new West Tower for a six-month period expiring December 9, 1999.

As we look into the fall, we are pleased that our required pre-selling of apartments is on schedule, with anticipated bond issue in November/early December. Groundbreaking will be shortly thereafter.

While it may not be necessary, I am requesting a further extension of the permit, as a little fluctuation in the above might preclude our activating the permit by the December 9th deadline.

Thank you for consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ellen Marie'. Below the signature, the name 'Ellen Marie Estimer' is printed in a smaller, sans-serif font.

MAYS & VALENTINE L.L.P.

1111 EAST MAIN STREET
P.O. BOX 1122
RICHMOND, VIRGINIA 23218-1122
TELEPHONE (804) 697-1200
FAX: (804) 697-1339

500 LIBBIE AVENUE
SUITE 2A
RICHMOND, VIRGINIA 23226
TELEPHONE (804) 697-1200
FAX: (804) 288-8366

DIRECT DIAL (757) 518-3214

4425 CORPORATION LANE, SUITE 420
VIRGINIA BEACH, VIRGINIA 23462-3103

(757) 518-3200
FAX: (757) 518-3210

MAILING ADDRESS
P.O. Box 61185
VIRGINIA BEACH, VIRGINIA 23466-1185

8201 GREENSBORO DRIVE
SUITE 800, TYSONS CORNER
MCLEAN, VIRGINIA 22102-3805
TELEPHONE (703) 734-4334
FAX: (703) 734-4340

DOMINION TOWER
999 WATERSIDE DRIVE, SUITE 2525
P.O. BOX 3670
NORFOLK, VIRGINIA 23514-3670
TELEPHONE (757) 627-5500
FAX: (757) 627-5200

FILE 19892.001
13931

April 28, 1998

Ms. Suellen Stewart
Department of Planning
Operations Building, Room 115
Virginia Beach Municipal Center
Virginia Beach, Virginia 23456

Re: Westminster Canterbury Rezoning Application

Dear Suellen:

In response to your request for additional information in support of the Westminster Canterbury rezoning application, I have enclosed the following:

- 1.) Study of February 1998 by Intermodal Engineering entitled "Traffic Impact Study for the Expansion and Renovation of Virginia Beach Westminster Canterbury";
- 2.) Renderings depicting the proposed expansion by Westminster Canterbury. Please note that all the exterior building materials on the structure will be brick, architectural precast, and glass.

Thank you again for your assistance with this application. Please do not hesitate to contact me if I can provide any further information or if you have any questions.

Very truly yours,

Sueelen



DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
(757) 427-4621
(757) 426-5789 FAX

MUNICIPAL CENTER
BUILDING 2
2405 COURTHOUSE DRIVE
VIRGINIA BEACH, VIRGINIA 23456-9040

January 16, 1998

Mr. Wiley Hall
Langley & McDonald
5544 Greenwich Road, Suite 200
Virginia Beach, VA 23462

RE: Westminster Canterbury Expansion, Shore Drive and Starfish Road, Lynnhaven Borough,
L&M No. 97M381, DSC File# H02-313

Dear Mr. Hall:

The 100-year flood elevation in the area of the proposed parking garage is 8.0-feet National Geodetic Vertical Datum (NGVD) as stated in your letter of January 14, 1998. The staff reviewed your request to allow the lowest garage entry level to be below that elevation. The Site Plan Ordinance allows construction for some types of unoccupied structures below that elevation; however, the conditions specified in Section 5B of the Site Plan Ordinance must be satisfied (be sure to refer specifically to Section 5B.5(b)). In no case, however, may the finished floor elevation be below the 10-year flood elevation in this area. A formal waiver request must be submitted to the Development Services Center (DSC) to allow the construction at elevation 6.0 NGVD. Given the existing conditions on this site and the fact that there will be two entrances to the garage (the second of which

Westminster Canterbury Expansion, Shore Drive and Starfish Road

January 16, 1998

Page 2

Sincerely,



Mark Houston Ricketts, P.E., L.S.

Senior Project Manager

MHR

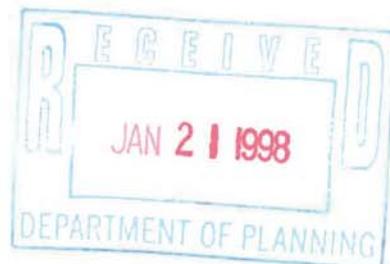
c: **Sue Ellen Stewart**
Tara Drake
Richard Elliott, P.E.
Charlie Heffington
Clay Bernick
Phil Roehrs, P.E.

Architecture
Engineering
Planning
Interiors

SFCS

Sherertz Franklin Crawford Shaffner Inc.

January 16, 1998



CONFERENCE NOTES

Westminster Canterbury of Virginia Beach
Commission No. 96129.00/LF

A meeting was held on January 12, 1998, at the office of The City of Virginia Beach, Department of Planning. Those in attendance were:

Sue Ellen Stuart	-	City of Virginia Beach
Mark Ricketts	-	City of Virginia Beach
Hugh Patterson	-	Attorney
Duncan Schmidt	-	Jean Moreau & Assoc.
Jean Moreau	-	Jean Moreau & Assoc.
Wiley Hall	-	Langley & McDonald
Greg Jones	-	SFCS
Tye Campbell	-	SFCS
David McGill	-	SFCS

The purpose of the meeting was to review current plans for expansion and renovation to Westminster Canterbury of Virginia Beach. The following notes or decisions were made during the meeting. Any exceptions to these notes should be made to the writer immediately.

1. Proposed plan matches the existing building in number of floors and will not exceed the 165 feet height limitation including mechanical penthouse
2. Proposed plan will exceed minimum setbacks required by current zoning. Front = 30 feet, Side = 8 feet, Back = 30 feet.

Conference Notes
Commission No. 96129.00
January 16, 1998
Page 2

5. With proposed expansion and renovation, the new unit mix will be:
446 Independent Living
91 Assisted Living including 14 Memory Impaired units
75 Nursing
6. Under current B4 zoning, the maximum unit density is 60 units per acre. With the proposed expansion, the total density will be less than 60 units per acre.
7. Parking goal is to provide one parking space for each Independent Living Unit plus one space for each of 4 nursing beds, plus staff and visitor parking.
SFCS will get the worst case staff parking requirements at shift change from WC/VB for use in parking planning.
8. Parapets will be required to screen headlights from parking cars and the adjacent condominiums. Parking Structure is 4 to 5 stories adjacent to existing condominiums.
9. Currently, plans show the entrance to the parking structure at elevation 6.0. The City of Virginia Beach has a requirement that all occupied space be constructed above the 100 year flood elevation. The elevation of the 100 year flood on this site is at elevation 8.0 as determined from FEMA flood maps. The City will review options to construct the garage entrance at elevation 6.0 and WC/VB will review with their insurance carrier. The City will respond back to Langley and McDonald as to options to consider such as sump pumps, etc.
10. Parking during construction will be handled by utilizing an off site parking lot with shuttle service for residents and employees as required.
11. Currently, the site has no storm water management system. There will be a requirement to reduce runoff pollutants by 10 percent on developed area. Developed area is defined as land

Conference Notes
Commission No. 96129.00
January 13, 1998
Page 3

13. Closely follow guidelines for submittals and the checklist provided. It is strongly recommended that a model be constructed for the Planning Commission, and that all exterior materials and elements be shown or described.
14. If we show something to the Planning Commission, be sure to follow through. Construct what we show and promise.
15. Water should not be a problem. This site is zoned B4, and water usage can be justified by the usage which could have been required by other possible developments in a B4 zone.
Recommend contacting subcommittee to discuss
16. Sanitary Sewer capacity and consumption should be based on a rational analysis of projected use, and based on projected occupancy.
17. Site Plan approval takes 90 to 120 days, and is based on 100 percent complete plans. Architectural (including all engineering disciplines) review is done concurrently. Also, Fire Marshall and Fire Inspector will review plans.
18. Show all ground mounted equipment and major features on site plans submitted, including dumpsters, compactors, transformers, mechanical equipment, etc.

Prepared by,



Tye Campbell, P.E.
Vice President

cc: All Attendees

SFCS Team: GAJ, DPJ, DPM, JHB, RWB, TFR, TC, DDP, LF 96129.00

Architecture
Engineering
Planning
Interiors

SFCS

Sherertz Franklin Crawford Shaffner Inc.

January 3, 1997

Planned Expansion: Up to 180 new apt. units
(1br w/ den; 2br w/ den)



CONFERENCE NOTES

Westminster Canterbury of Virginia Beach
Commission No. 96129.00/LF

A meeting was held on December 18, 1996, at the Office of Planning for the City of Virginia Beach. Those in attendance were:

Ms. Sue Ellen Stuart	-	City Planning, Virginia Beach
Mr. Hugh Patterson	-	Corporate Counsel, Westminster-Canterbury Virginia Beach
Ms. Kelly Doyle	-	JMAI
Ms. Jean Moreau	-	JMAI
Mr. Don MacLennan	-	TAF
Mr. David Taylor	-	TAF
Mr. Greg Jones	-	SFCS

The following notes or decisions were made during the meeting. Any exceptions to these notes should be made to the writer immediately.

The meeting was held to discuss preliminary plan concepts. The following items were discussed:

1. The Planning Department reviewed the application process. Representatives of the Planning Department are Karen Lasley, the Senior Planner, and Sue Ellen Stuart.
2. There is a possibility that the height of the new tower may be higher than the existing structure.
3. The meeting will be continued in January.

Conference Notes

Commission No. 96129.00/LF

January 3, 1997

Page 2

7. Would like to see tabulations of open space on submittals. Submittals should indicate architectural style, colors and materials (actual samples will be required).
8. The requirement for parking is one space per unit. Parking regulations will govern amount of parking.
9. The requirement for independent living unit profile was reviewed. Minimum age of 65 is required (can be less if resident pays more, however they must be ambulatory).
10. The City's elderly housing restriction is 62. WCVB profile is acceptable even if a spouse is younger.
11. The development plan is scheduled to be complete in six to nine months.
12. The planning review is 30 days (minimum).
13. Ms. Stuart will circulate information to departments and forward feedback to SFCS.
14. Allowable building height was discussed. There is no height limitation since ^{all} ~~no~~ adjacent property is B4. → USE LIMITATIONS RESTRICT THE HEIGHT TO 165'
15. Previous height limitations will be considered by Commission and may be our limit.
16. Setbacks for multi-family may apply - 10' rear; side 8'.
17. Coverage area is defined as building and parking.
18. 36 units/acre density is allowable in multi-family zoning.
19. Elderly housing allowable density is 60 units/acre. Council has flexibility to grant

Conference Notes
Commission No. 96129.00/LF
January 3, 1997
Page 3

23. A BMP will be required. Project will be reviewed under Chesapeake Bay Protection Act. Requirements may apply to more than the new development, but probably will not be retroactive to entire existing site.

Prepared by,

A handwritten signature in black ink, appearing to read "GAJ".

Gregory A. Jones, AIA
President

GAJ:dba

cc: All Attendees
Mr. David McGill
Mr. Tye Campbell
Mr. John Breneman



CITY OF VIRGINIA BEACH
CITY COUNCIL AGENDA

TO: The Honorable Mayor Members of Council	NATURE OF ITEM
FROM: James K. Spore City Manager	<input checked="" type="checkbox"/> Zoning/Use Permit Transfer/Appropriation; 1st/2nd Reading Contract Other
SUBJECT: Westminster-Canterbury of Hampton Roads, Inc.	BUDGET APPROVAL
AGENDA DATE: June 9, 1998	Amount \$ Funding Source:
	Signature

BACKGROUND:

An Ordinance upon Application of Westminster-Canterbury of Hampton Roads, Inc., for a Conditional Use Permit for a home for the aged, disabled or handicapped (extension) at the northwest corner of Shore Drive and Starfish Road. Said parcel is located at 3100 Shore Drive and contains 12.639 acres. LYNNHAVEN BOROUGH.

CONSIDERATIONS:

The applicant is requesting a 14-story addition to add 164 new independent living units to an existing elderly housing facility.

A motion was passed by the Planning Commission by a recorded vote of 10 for the motion and 1 abstention to approve this request subject to the following conditions:

1. The conditional use permit is approved for the addition of a four-level parking structure, 164 independent living units, and minor revisions to the existing structure, as depicted on the submitted site plan. Development shall substantially conform to the site plan prepared by SFCS Architects and on file with the Department of Planning.
2. Prior to final site plan approval, more detailed architectural renderings, elevations, and material and color samples shall be submitted for review and approval by the Planning Director or designee, to ensure compatibility with the existing senior housing facility and the surrounding area.

(See Page 2)

leads
doging

ATTACHMENTS:

Staff Review
Planning Commission Minutes
Disclosure Statement
Location Map

* waiting list.

3. The applicant shall be responsible for any access improvements deemed necessary by City Traffic Engineers, upon completion of the review of the submitted traffic impact study.
4. Revisions to the depicted infiltration system configuration(s) may be required in conjunction with final site plan review.
5. The parking structure design shall include walls at each level of sufficient height to screen automobile headlights, to prevent glare onto adjacent properties.

**APPLICATION FOR A
CONDITIONAL USE PERMIT
CITY OF VIRGINIA BEACH**

Hearing Date: 5/13/98
Location Map# H02
Receipt# 11849
Application Taken by: Karen

Please Print Clearly

Applicant's Name: WESTMINSTER-CANTERBURY OF HAMPTON ROADS, INC.
Street Address: 3100 Shore Drive
City: Virginia Beach State: VA Zip:
Telephone: (Work): (757) 496-1100 (Home): N/A

Applicant's Representative (if applicable): Warren L. Tisdale, Esquire
Street Address: 1800 NationsBank Center
City: Norfolk, State: Virginia Zip: 23510
Telephone: (Work): (757) 628-5556 (Home):

DESCRIPTION OF PROPERTY

Location (Street Address): 3100 Shore Drive
Subdivision: Legal Description attached as Exhibit A to the Application
Lot Number(s): Block
Map Book & Page#:
Acreage:
Borough: Lynnhaven

GPIN Number: 1590 00 4510 0000

**If you do not know your GPIN (Geographic Property Identification Number), it is available at the City's Department of Public Works/Mapping and Surveying. (Phone 427-5608)*

Existing Zoning: B-4 Proposed Zoning (if applicable) N/A

DESCRIPTION OF REQUEST

Type of Conditional Use Permit being requested:

Home for the Aged, Disabled or Handicapped

Please provide a detailed description of the proposed use (additional pages may be attached): Description of Proposed Use is attached as Exhibit B to the Application

Does an official or employee of the City of Virginia Beach have an interest in the subject land? Yes No X
If the answer is yes, name the official or employee and nature of interest:

CERTIFICATION: I certify that the information contained herein is true and accurate.

WESTMINSTER-CANTERBURY OF HAMPTON ROADS, INC.

Signed: Erle W. Haskins Title: President
(Property Owner)

Signed:

DISCLOSURE STATEMENT

Date: 3/31/98

Applicant's Name(s): WESTMINSTER CANTERBURY OF HAMPTON ROADS, INC.

All Owners (*If different from applicant*): _____

Type of Application:

Rezoning: From _____ To _____
Conditional Use Permit Home for the Aged, Disabled or Handicapped
Street Closure _____
Subdivision Variance _____
Other _____

The following is to be completed by or for the *Applicant* -

1. If the applicant is a CORPORATION, list all the officers of the Corporation:

Erle Marie Latimer -- President

Dr. J. Scottie Griffin -- Chairman

Peter Meredith, Jr. -- Vice Chairman

Frederick V. Martin -- Treasurer

Emily Filer -- Secretary

2. If the applicant is a PARTNERSHIP, FIRM or other Unincorporated Organization, list all members or partners in the organization:

The following is to be completed by or for the *Owner* (*if different from the applicant*) -

1. If the owner is a CORPORATION, list all the officers of the Corporation:

2. If the owner is a PARTNERSHIP, FIRM or other Unincorporated Organization, list all members or partners in the organization:

CHECKLIST FOR

Conditional Use Permit Application

APPPLICANT'S CHECKLIST

To apply for a Conditional Use Permit, the following are needed:

<u>Check</u>	<u>Items</u>
_____	Completed application signed by both the applicant and property owner, if different. (A valid sales contract may be substituted for owner's signature.)
_____	12 copies of the proposed site plan
_____	1 copy of survey (unless included on site plan)
_____	Completed disclosure statement
_____	Fee - (\$130 for a non-profit organization or home occupation application; \$628 for all other uses.)

Please provide any additional information that would be helpful in the review of this application. Additional sheets may be attached, if necessary.

Additional Information is attached as Exhibit C to the Application

STAFF CHECKLIST

These items will be provided by staff:

<u>Check</u>	<u>Items</u>
_____	400 scale zoning location map (<i>Are sites located CLEARLY and accurately on zoning map?</i>)
_____	Sign notification form
_____	Receipts
_____	Double check application for –
_____	Borough Name

EXHIBIT A

To Conditional Use Permit Application of Westminster-Canterbury

ALL THOSE certain lots, pieces or parcels of land, with the buildings and improvements thereon, located in the City of Virginia Beach, Virginia, and designated as Lots 1-20, Block A; Lots 1-20, Block B, including that parcel which is 80' by 500' and formerly 7th Street lying between Blocks A and B; and the southerly portion of Tract A including that parcel which is 100' by 580' formerly Ocean Avenue, on that certain plat entitled "Revised Subdivision of property located North of Blocks B, C, D, E, F, G and H, Lynnhaven Beach, amended Plat - Property of Lynnhaven Beach and Park Co. (Map Book 5, Part 1, page 71)" recorded in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia, in Map Book 111, page 48, and being also shown on that certain survey made for Westminster-Canterbury of Hampton Roads, Inc., by Baldwin and Gregg, Ltd., Engineers-Planners-Surveyors, dated November 27, 1979, and more particularly described as follows, to-wit:

BEGINNING at a point in the northern line of Shore Drive, where the same is intersected by the western line of Starfish Road (formerly 6th Street) as shown on the aforesaid revised plat recorded in Map Book 111, at page 48, and from said point of beginning running thence along the northern line of Shore Drive S. 84 degrees 39'00" W. 680 feet to a point; thence turning and running N. 05 degrees 21'00" W. 856.00 feet to the property to be dedicated to the City of Virginia Beach for public bathing beach; thence turning and running N. 82 degrees 16'50" E. 580.50 feet to a point in the eastern line of the subject property as shown on the aforesaid survey; thence turning and running S. 05 degrees 21'00" E. 380.00 feet to a point where said eastern line is intersected by the southern line of Ocean Avenue; thence N. 84 degrees 39'00" E. along the southern line of Ocean Avenue 100 feet to a point in the western line of Starfish Road S. 05 degrees 21'00" E. 500 feet to a point in the northern line of Shore Drive, the point of beginning aforesaid.

SAVE AND EXCEPT THAT certain 10 foot wide strip of land along the northern portion of the eastern boundary of the property conveyed to Resort Properties II by deed dated September 16, 1982, and recorded in Deed Book 2231, page 188.

FURTHER SAVE AND EXCEPT an easement 10 feet in width for pedestrian use only granted Resort Properties II by deed dated September 16, 1982, and recorded in Deed Book 2231, page 180.

FURTHER SAVE AND EXCEPT the following two 20 foot wide and one variable width easements conveyed to the City of Virginia Beach by Deed of Dedication dated August 8, 1980 and recorded in Deed Book 2058, page 501.

- (b) adjacent to the eastern property line at the intersection of Ocean Avenue and Starfish Road; and
- (c) adjacent to a part of the eastern property line north of the southern right-of-way line of Ocean Avenue as shown on the survey by Baldwin and Gregg aforesaid and on the plat recorded in Map Book 162 at page 26 aforesaid.

EXHIBIT B
To Conditional Use Permit Application of Westminster-Canterbury

Proposed Use

Westminster-Canterbury owns and operates a life care retirement community located at 3100 Shore Drive in Virginia Beach, Virginia. This facility was constructed in 1979-81 and began operations in 1982. It now plans to expand and renovate the present facility by adding a 14-story residential wing that will complement the existing structure. Renovations will also be made to the existing facilities. The first four floors of the new wing will provide covered parking for residents and new and enlarged activity spaces. The remaining ten stories will house 164 new independent living apartments.

The new independent living apartments are designed to meet the current and future market demands of retirees who desire larger spaces and more amenities than are presently offered in the current facilities. These apartments will range in size from 1,000 to 1,800 square feet and will include washers and dryers, dishwashers, garbage disposals and other household amenities that are not possible to add in the existing building. These units will provide a vital and much needed addition to the spectrum of residential living alternatives offered by Westminster-Canterbury.

Covered parking was an integral part of the original plans submitted for approval in 1978 but was deleted for cost reasons. Its addition will solve a long unmet need at the Westminster-Canterbury community. The new structure will provide parking for at least one car for every independent living apartment (both current and new) and residents will now be sheltered from the weather in moving to and from their parked vehicles.

The new and much needed common space will include an expanded wellness facility with an exercise room and pool. Enlarged activity spaces will include an auditorium that will seat at least 350 people, will face the water and will offer a valuable resource for both residents and community groups. A separate chapel will also be constructed to help meet the spiritual needs of this church sponsored community.



City of Virginia Beach

INTER-OFFICE CORRESPONDENCE

DATE: April 17, 1998
TO: Suellen Stewart, Planning/DSC
FROM: *KLP* Karen L. Possage, PU/Engineering
SUBJECT: Planning Commission Agenda Comments



The comments for the May 13, 1998 Planning Commission Agenda are as follows:

1. J. Robert Addenbrook
 Subdivision Variance
 211 69th Street
 GPINs: 2419-64-5981, 2419-64-3150, 2419-64-5997, 2419-64-3160, 2419-65-5048

Water: A 4" water main fronts this property on 69th Street and 70th Street.

Sewer: An 8" gravity sanitary sewer fronts this property on 69th Street and 70th Street.

Two water connections are on 609 69th Street. A water connection is on 611 69th Street. The third lot, 2419-65-5054, is exempt from the WEO and may connect to city water.

This subdivision must connect to city sewer.

2. Covington Contracting, Inc.
 Subdivision Variance
 Hawaiian Drive
 GPINs: 2408-38-4478, 2408-38-5319

Water: A 4" water main fronts this property in Hawaiian Drive.

Sewer: An 8" gravity sanitary sewer fronts this property in Hawaiian Drive.

One fronting parcel may be connected to city water. All other parcels created by this subdivision must obtain Health Department approval for private wells.

This site must connect to city sewer.

3. George F. Darden, Jr.
Subdivision Variance
2784 Seaboard Road
GPIN: 2403-68-9004

Water: There is no city water in this section of Seaboard Road.

Sewer: There is no city sewer in this section of Seaboard Road.

City water is not available. Health Department approval is required for private well/s.

City sewer is not available. Health Department approval is required for septic systems.

4. Kimberly P. & Kristen A. Ryberg
Subdivision Variance
3401 West Neck Road
GPIN: 1492-97-7400

Water: There is no city water on West Neck Road.

Sewer: There is no city sewer on West Neck Road.

City water is not available. Health Department approval is required for private well/s.

City sewer is not available. Health Department approval is required for septic systems.

5. Todd Walter/Baita Development Company
Subdivision Variance
S. Independence & Princess Anne Road
GPIN: 1485-25-4676

Water: An 8" city water is existing in a utility easement fronting this lot.

Sewer: There is an 8" city sewer in a utility easement.

The site, as proposed, is exempt from the Water Emergency Ordinance and may connect to city water.

This subdivision/site must connect to city sewer.

6. Saint Matthews Catholic Church
Conditional Use Permit
3314 Sandra Lane
GPIN: 1456-07-2294

Water: There is a private 4" water main in Trestman Avenue.

Sewer: There is an 8" gravity sanitary sewer in Trestman Avenue, just south of the property and an 8" gravity sanitary sewer in Harlie Avenue, just southeast of the property.

The site is currently served by a 4" private water line (Indian River Water Company).

This site is already connected to city sewer.

7. Dala Corporation, a VA Corp.
Conditional Use Permit
North side of Indian River Road beginning at a point 2,080 ft. east of Hillcrest Farms Blvd.
GPIN: 1474-83-3307

Water: There is an 8" water main located in Wildcat Lane, just northwest of the property.

Sewer: There is an 8" gravity sanitary sewer in Wildcat Lane, just northwest of the property.

The existing lot may connect to city water. However, the newly created lots cannot connect at this time due to the Water Emergency Ordinance. City water is available to the created lots, but connection is not allowed at this time due to the Water Emergency Ordinance. Construction plans and bonds are required for construction of the water system. Health Department approval is required for private wells to the created lots.

The lots (development) as proposed, may connect to city sewer. Sewer analysis and pump station calculations are required. The construction plans and bonds are required.

8. DMR Holdings, LLC
Conditional Use Permit
5716 Princess Anne Road
GPIN: 1467-03-7884

Water: There is a 12" water main located in Princess Anne Road, just south of the property.

Sewer: There is an 8" gravity sanitary sewer in Princess Anne Road, just south of the property.

There is an existing 5/8" water meter. Water demand may not be increased over the zoning as of February 11, 1992.

This site is already connected to city sewer.

9. Westminister - Canterbury of Hampton Roads, Inc.
Conditional Use Permit
3100 Shore Drive
GPIN: 1590-00-4510

Water: There is an 8" water main through the property. There is a 6" and a 10" water main fronting the property in Starfish Road.

Sewer: There is an 8" gravity sanitary sewer fronting the property in Starfish Road.

There is an existing 6" water meter. Water demand may not be increased over the zoning as of February 11, 1992.

This site is already connected to city sewer.

10. Primeco Personal Communication
C.U.P. - Communications Tower
2402 West Landing Road
GPIN: 2465-12-3478

Water: There is no city water on West Landing Road.

Sewer: There is no city sewer on West Landing Road.

No water required to this site.

No sewer required to this site.

11. Sprint PCS
C.U.P. - Telecommunications Antennas
3040 Holland Road
GPIN: 1495-24-6290

Water: There is a 16" city water main on Holland Road.

Sewer: There is no gravity sewer on Holland Road. A 16" city force main is existing.

No water required to this site.

No sewer required to this site.

12. Sprint PCS
Conditional Use Permit
Sandbridge Road
GPIN: 2423-38-4201

Water: No water main is in near proximity to this site.

Sewer: No sanitary sewer is in near proximity to this site.

City water is not available. Health Department approval is required for private well/s.

City sewer is not available. Health Department approval is required for septic systems.

13. Muma Goose, Ltd.
Conditional Use Permit
4861 N. Witchduck Rd.
GPIN: 1478-20-5229

Water: There is a 16" water main located in N. Witchduck Road, just north of the property.

Sewer: There is a 15" gravity sanitary sewer located in N. Witchduck Road, just north of the property.

There is an existing 5/8" water meter. Water demand may not be increased over the zoning as of February 11, 1992.

This site is already connected to city sewer.

14. Sprint PCS
Conditional use Permit
1707 Lawson Road
GPIN: 1479-14-8293

Water: There is an 8" water main located in Lawson Road, just east of the property.

Sewer: There is an 8' gravity sanitary sewer located in Lawson Road, just east of the property.

No water required to this site.

No sewer required to this site.

15. Paxson Communications Corp.
Conditional Use Permit
230 Clearfield Avenue
GPIN: 1467-65-6890

Water: There is an 8" water main located in Clearfield Avenue, just west of the property.

Sewer: There is an 8" gravity sanitary sewer located in Clearfield Avenue, just west of the property.

No water required to this site.

No sewer required to this site.

16. Foundry United Methodist Church
C.U.P. - Church (Additions)
GPINs: 1497-45-7321, 1497-45-5591, 1497-45-4478

Water: There is a 16" city water main on Virginia Beach Boulevard.

Sewer: There is an 8" city gravity sanitary sewer on Virginia Beach Boulevard and on Foundry Lane.

This site has an existing 1" water meter which may be utilized. No further connections will be allowed.

This site is already connected to city sewer.

17. Little Neck Builders
A12 to Conditional R5S
Norfolk Avenue between Caribbean and Cypress Avenues
GPINs: 2417-94-8202, 2417-94-7168, 2417-94-7223

Water: There is a 12' water main in Norfolk Avenue. This property is landlocked.