

Agenda Items 13 & 14

Applicant & Property Owner: Shore Drive Area Properties, LLC
Planning Commission Public Hearing: June 10, 2026
City Council District: District 9 (Schulman)



Project Details

Request

Conditional Rezoning (PD-H1 Planned Unit Development District to Conditional B-4 (SD) Mixed Use District)

Conditional Use Permit (Multi-family Dwellings)

Staff Recommendation

Approval

Staff Planner

Marchelle Coleman

Location

3853 Shore Drive & two parcels directly southeast of 3853 Shore Drive

GPINs

1489286485, 1489289308, 1489288247

Site Size

2.2 acres

AICUZ

Less than 65 dB DNL

Watershed

Chesapeake Bay

Existing Land Use and Zoning District

Bulk Storage Yard / PD-H1 Planned Unit Development

Surrounding Land Uses and Zoning Districts

North

Shore Drive

Townhomes / A-18 Apartment

South

Townhomes / PD-H1 Planned Unit Development

East

Clipper Bay Drive

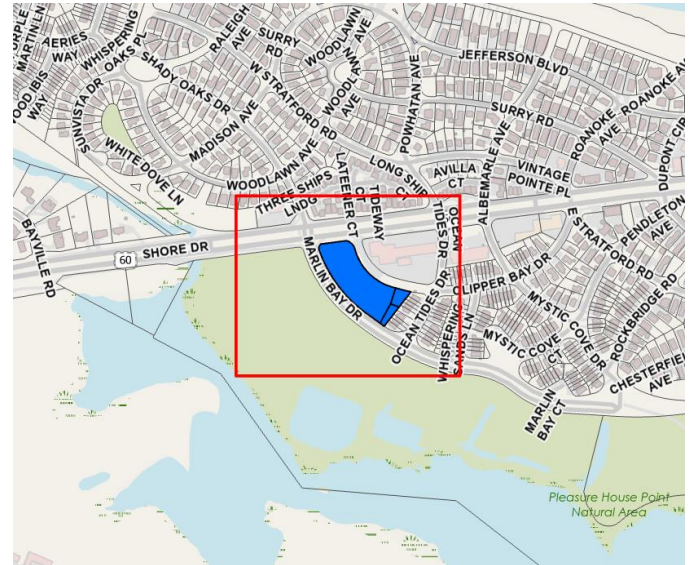
Boat sales and repair establishment / B-2

Community Business

West

Marlin Bay Drive

Pleasure House Point / P-1 Preservation



Background & Summary of Proposal

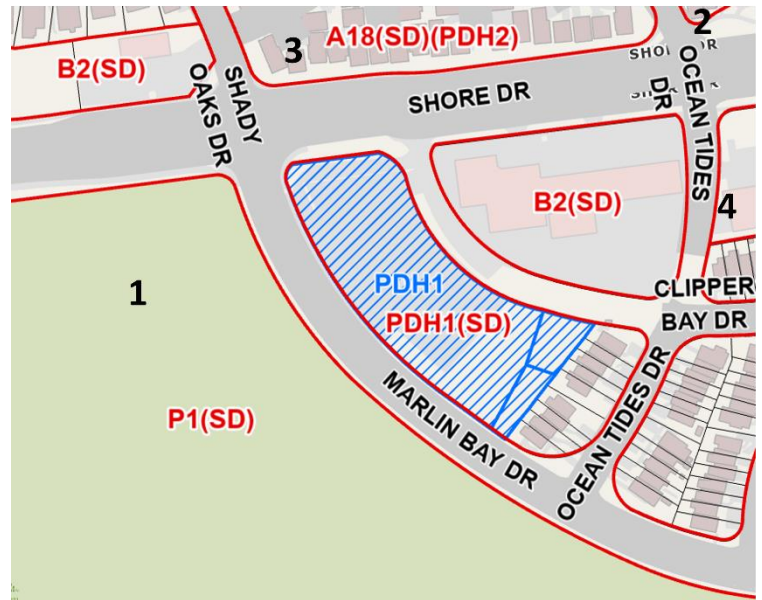
- The applicant is requesting a Conditional Rezoning from PD-H1 Planned Unit Development District to Conditional B-4 Mixed Use District and a Conditional Use Permit for Multi-family dwellings to develop a 52-unit multi-family residential development with a commercial space, resulting in an overall density of 23.63 units per acre.
- The 2.2-acre site, located within the Shore Drive Corridor Overlay District, is currently developed with a bulk storage yard and includes two additional vacant parcels.
- As depicted on the proffered conceptual site plan, the building will be oriented towards the intersection of Shore Drive and Marlin Bay Drive. The main portion of the building will be five stories tall, consisting of four residential floors over ground-level parking. The building height will decrease to three stories where it is adjacent to the existing townhomes. A 2,000 to 2,500 square foot community-oriented retail space is proposed at the corner of the building adjacent to the intersection of Shore Drive and Marlin Bay Drive.
- The development will offer a mix of two-, three-, and four-bedroom condominium residential units ranging in size from approximately 1,200 to 2,430 square feet. Each unit will include a private outdoor balcony designed as a single-story exterior amenity space.
- Multiple rooftop amenity areas are designed for residents to enjoy. A shared rooftop deck located atop the five-story portion of the building will serve as a common outdoor gathering space accessible to all residents. An additional rooftop terrace situated above the three-story portion of the building will provide more private outdoor space and will be limited to residents of the adjoining or directly connected units. The project will also incorporate an on-site pet relief area for residents' convenience.
- The proposed building materials will consist of light-colored fiber cement siding, architectural masonry block, simulated wood vertical plank siding in brown and dark earth tones, with light and dark colored metal accents, balconies with dark colored prefinished aluminum railings and glass infill panels, and vinyl windows and sliding patio doors with dark exterior trim.
- As shown on the conceptual landscape plan, the applicant will provide streetscape plantings along Shore Drive and Marlin Bay Drive, as well as interior parking lot and building foundation plantings. A 15-foot wide buffer with Category IV landscape screening and an eight-foot-tall wood-look privacy fence in an earthtone color will be provided along the southern property line. Additionally, all surface parking will be located behind a four-foot-tall decorative fence with landscaping. The proposed landscaping appears to meet the standards of the Zoning and Site Plan Ordinances; however, a more detailed review of all screening and planting requirements will occur during final site plan review.
- The applicant is requesting approval of two deviations from the dimensional requirements of the B-4 (SD) Mixed Use District. The first request is for a 15-foot reduction to the required 30-foot setback for portions of the building and associated balconies along Clipper Bay Drive. The second request involves an approximate 8-foot increase over the maximum permitted building height within 100 feet of a residential

dwelling to accommodate stairwell projections that provide rooftop access at the southern end of the building. While these stairwell elements will reach an approximate height of 43 feet, the primary height for this portion of the building is approximately 33.5 feet, which is within the 35-foot maximum required by the Ordinance. Accordingly, the applicant seeks approval of the setback and height deviations pursuant to Section 221(i) of the Zoning Ordinance.

- Right-of-way improvements are proposed in accordance with the proffered conceptual plans and include a 10-foot-wide multi-use trail along Shore Drive and a 5-foot-wide sidewalk proposed along Marlin Bay Drive, consistent with the recommendations of the Public Works Design Standards Manual. In addition, the Shore Drive Pedestrian Improvements project is currently under construction along the frontage of the subject property, which includes the installation of curb and gutter and a new 5-foot-wide sidewalk within the public right-of-way. Completion of these improvements is anticipated by September 2026.
- Per Section 203 of the Zoning Ordinance, multi-family dwellings require 2 spaces per dwelling unit for the first 50 units located on a zoning lot and 1.75 spaces per dwelling unit for all units in excess of 50 units, and retail establishments require 1 space per 250 square feet of floor area. The proposed 52 multi-family dwellings require 104 parking spaces, and the proposed 2,000 to 2,500 square foot commercial space requires 8 to 10 parking spaces for a total of 112 to 114 required spaces. The conceptual plan depicts 126 parking spaces, thereby satisfying the parking requirement. Additionally, as required by Section 203(b)(12) of the Zoning Ordinance, seven bicycle parking spaces are required and provided to accommodate both residents and visitors, as depicted on the proffered conceptual site plan.
- Since the property is located within the Shore Drive Corridor Overlay District, the applicant appeared before the Bayfront Advisory Commission (BAC) on May 21, 2026, to brief the commission on the proposal. More detailed information regarding this meeting is provided in the evaluation section of this report.

Zoning History

#	Request
1	REZ Approved 11/27/2012
	CRZ (B-2 to Conditional B-4) Approved 07/01/2003 CUP (Multiple-Family Dwellings and Office Space) Approved 07/01/2003
2	REZ Approved 04/28/1998
3	REZ Approved 11/23/1987



Application Types

CUP: Conditional Use Permit

REZ: Rezoning

CRZ: Conditional Rezoning

MDC: Modification of
Conditions

MDP: Modification of Proffers

NON: Nonconforming Use

STC: Street Closure

FVR: Floodplain Variance

ALT: Alternative Compliance

SVR: Subdivision Variance

LUP: Land Use Plan

STR: Short Term Rental

Evaluation & Recommendation

These requests for a Conditional Rezoning from PD-H1 Planned Unit Development district to Conditional B-4 Mixed Use District (SD) and a Conditional Use Permit for Multi-family dwellings to develop a 52-unit multi-family residential development with a commercial space are, in Staff's opinion, acceptable.

The requested Conditional Rezoning to Conditional B-4 (SD) Mixed-Use District and the associated Conditional Use Permit for Multi-family dwellings are recommended for approval by staff based on the project's consistency with adopted land use policies, its redevelopment of an underutilized site, and its generally appropriate compatibility with the surrounding Shore Drive Corridor Overlay District.

Ultimately, the proposed redevelopment replaces a bulk storage yard and vacant parcels with a thoughtfully designed 52-unit condominium development and approximately 2,000 to 2,500 square feet of community-oriented retail. This transition represents a clear improvement in land use compatibility and is consistent with the Comprehensive Plan and Shore Drive Corridor objectives that encourage the reuse of aging commercial properties, support neighborhood-serving mixed-use development, and enhance the corridor's identity as a residential community rather than a destination-oriented commercial area. The inclusion of small-scale,

corner-oriented retail further supports the daily needs of nearby residents and contributes to a more active and walkable street environment.

The proposed site design demonstrates strong planning principles through its orientation of the building toward the Shore Drive and Marlin Bay Drive intersection, incorporation of a defined corner feature, and step-down in building height from five stories to three stories adjacent to the existing townhomes. These elements reflect sensitivity to surrounding residential uses and align with guidance that encourages compatible transitions in scale, particularly adjacent to established neighborhoods. The proposed unit mix, private balconies, and rooftop amenity areas further support a residential character appropriate for the corridor.

Staff also finds the proposal generally consistent with mobility and multimodal objectives. The inclusion of a 10-foot-wide multi-use trail along Shore Drive, sidewalk along Marlin Bay Drive, and coordination with the ongoing Shore Drive Pedestrian Improvements project advance long-term goals for a continuous pedestrian network within the corridor. The project's commitment to internal pedestrian connectivity between the public sidewalk, trail system, building entrance, and retail corner helps ensure that pedestrian access is prioritized and integrated into the overall site design. Additionally, the elimination of direct vehicular access to Shore Drive improves traffic safety and supports corridor function.

Parking and bicycle accommodations meet and exceed zoning requirements, and the provision of bicycle parking further supports multimodal transportation goals.

Additionally, the project incorporates meaningful buffering and screening measures that further support compatibility with adjacent residential uses. Enhanced landscaping, a 15-foot-wide buffer with privacy fencing along the southern property line, and screening of surface parking areas help reduce visual impacts and reinforce separation from neighboring townhomes. These measures are consistent with Shore Drive Corridor Design guidelines, which recommends strong landscape edges and minimizing parking visibility from the public rights-of-way.

As previously discussed, the applicant is requesting two deviations from the dimensional requirements of the B-4 (SD) Mixed Use District: (1) a 15-foot reduction to the required 30-foot setback for portions of the building and associated balconies along Clipper Bay Drive, and (2) an approximate 8-foot increase above the maximum permitted height within 100 feet of a residential dwelling to accommodate localized stairwell projections that provide rooftop access at the southern end of the building. Although these stairwell elements reach an approximate height of 43 feet, the primary roofline for this portion of the structure remains significantly lower at approximately 33.5 feet, which is within the 35-foot maximum building height established by the Ordinance. Section 221(i) of the Zoning Ordinance authorizes the City Council to approve such deviations when good cause is demonstrated, and no significant adverse impact on surrounding properties is expected. Staff supports the requested deviations as they are limited in scope, functionally necessary, and carefully integrated into the overall building design. The setback reduction is applied to minor portions of the building and balconies and does not materially alter the building's overall massing, while the requested height increase is isolated to rooftop access stair enclosures and does not reflect an increase in the principal habitable building height. Importantly, both deviations are offset by the project's broader design approach, which includes step-down massing toward adjacent residential uses, architectural articulation, and enhanced landscaping and buffering

along property edges. Accordingly, staff finds that good cause has been demonstrated for both deviations and that they can be supported as part of the overall redevelopment plan without resulting in significant adverse effects to adjacent properties or the surrounding corridor context.

From a design perspective, the proposed building generally reflects the intent of the Shore Drive Corridor Design Guidelines and demonstrates numerous positive architectural and site planning elements consistent with those principles. These include a well-defined corner treatment at Shore Drive and Marlin Bay Drive, articulated building façades, incorporation of a mix of materials, a clearly defined primary entrance, and a step-down in building height toward adjacent residential properties. Collectively, these features indicate a design approach that is responsive to key corridor objectives. However, it is important to note that the Shore Drive Corridor Design Guidelines are intended to function as guiding principles rather than strict regulatory requirements. They are used to inform the design review process and evaluate whether a proposal is generally consistent with the desired character of the corridor, but they do not constitute mandatory standards that must be met in all respects. As such, conformance is appropriately considered in terms of overall intent and design response rather than strict compliance with each individual guideline. Overall, staff finds the project to be generally consistent with the intent of the Shore Drive Corridor Design Guidelines.

Traffic Engineering evaluated the proposed redevelopment and determined that the project would generate an estimated 460 average daily trips (ADT), based on the proposed mix of 52 multi-family residential units and a commercial retail use. As stated previously, the site is currently developed as a bulk storage yard, which generates negligible daily traffic volumes. Shore Drive, adjacent to the subject property, currently carries approximately 40,500 ADT and operates above its estimated capacity of 36,900 ADT at a Level of Service (LOS) "D." Shore Drive is classified in the Master Transportation Plan as a four-lane divided major urban arterial, with future plans ultimately envisioning a six-lane facility within a 150-foot right-of-way.

Several transportation and pedestrian infrastructure improvements are planned or underway within the corridor. The Shore Drive Pedestrian Improvements project, currently under construction along the frontage of the site, includes curb and gutter improvements and installation of a new 5-foot sidewalk within the public right-of-way, with completion anticipated in September 2026. Additionally, the Shore Drive Corridor Improvements – Phase IV project is proposed to extend from Marlin Bay Drive to the western end of the Lesner Bridge and is intended to improve vehicular operations, pedestrian and bicycle connectivity, drainage infrastructure, and corridor aesthetics through the addition of multi-use trails, sidewalks, bike lanes, landscaping, and lighting enhancements. This project is currently in the Preliminary Engineering Report phase, with construction anticipated to begin in 2032. The preliminary design identifies a potential stormwater pump station on the northern portion of the property, which may require future coordination with the proposed development.

Access to the site will be provided from Marlin Bay Drive, a two-lane divided local street for which no current traffic counts are available. No roadway improvements are currently planned for Marlin Bay Drive. Overall, Traffic Engineering finds the projected trip generation associated with the redevelopment to be relatively modest given the existing traffic volumes along Shore Drive and recognizes that ongoing and planned corridor improvements will continue to enhance multimodal connectivity and transportation infrastructure within the area.

Information provided by the Virginia Beach City Public School Staff indicates that the proposed development is within the acceptable threshold for increases in student population. Based on this, the proposal is not expected to negatively impact the current student enrollment.

The proffered conceptual site plan has been reviewed by the Fire Marshal's Office and no concerns were raised with the proposed layout or circulation. Further review will be conducted during the final site plan review process.

This site is located within the Chesapeake Bay Watershed; therefore, a preliminary stormwater analysis was not required prior to review by the Planning Commission and City Council. According to the applicant, stormwater will be managed underground, as no BMP or above-ground stormwater management facility is proposed for this development. A comprehensive review of the stormwater management strategy will be conducted during the site plan review process to ensure compliance with all applicable stormwater regulations and to confirm that the project will not cause adverse flooding impacts upstream or downstream.

The applicant presented their development proposal, including sharing the concept site plan, as well as the building elevations and renderings, to the Bayfront Advisory Commission on May 21, 2026. The Bayfront Advisory Commission voted to support the application with several recommendations, including reducing the building height at the corner of Shore Drive and Marlin Bay by a minimum of 10 feet; revising the building elevations to reduce the perceived scale through greater horizontal articulation rather than the current vertical emphasis; evaluating the use of permeable materials to enhance stormwater management and minimize community impacts; providing a pet relief station; addressing unwanted uses; and establishing operational and management standards for the commercial space.

Overall, staff finds the proposal to be a well-planned development that advances key Comprehensive Plan objectives for the Shore Drive Corridor, including redevelopment of underutilized properties, promotion of neighborhood-serving mixed-use development, improved pedestrian connectivity, and enhanced design quality. The project appropriately balances increased residential density with thoughtful transitions, buffering, and design elements that maintain compatibility with adjacent residential uses.

Based on the considerations above, Staff recommends approval of this request, subject to the proffers and conditions listed below.

Proffers

The following are proffers submitted by the applicant as part of a Conditional Zoning Agreement (CZA). The applicant, consistent with Section 107(h) of the City Zoning Ordinance, has voluntarily submitted these proffers in an attempt to “offset identified problems to the extent that the proposed rezoning is acceptable,” (§107(h)(1)). Should this application be approved, the proffers will be recorded at the Circuit Court and serve as conditions restricting the use of the property as proposed with this change of zoning.

Proffer 1

The Property shall be developed in substantial conformity with the conceptual site plan entitled “SHORE DRIVE CONDOMINIUM PROJECT CONCEPTUAL SITE DEVELOPMENT PLAN”, prepared by Timmons Group dated May 12, 2026 (“Conceptual Site Plan”), which has been exhibited to the Virginia Beach City Council (“City Council”), is on file with the Virginia Beach Department of Planning & Community Development (“Planning Department”) and is included herein by this reference. Significant changes to the Conceptual Site Plan may be made to accommodate environmental, engineering, topographical or other development conditions or site/subdivision plan requirements as required by the law and/or regulations or in connection with a fully engineered site plan and subject to reasonable approval of the Director of the Planning Department.

Proffer 2

The architectural design, appearance and exterior building materials of the building to be built on the Property shall be substantially compatible with the architectural design, appearance and exterior building materials depicted on the building renderings entitled “SHORE DRIVE CONDOMINIUM PROJECT CONCEPTUAL RENDERINGS”, dated December 19, 2025, prepared by Cox, Kliewer & Company, P.C. and the building elevations entitled “SHORE DRIVE CONDOMINIUM PROJECT MATERIAL SAMPLE ELEVATION”, dated January 28, 2026, prepared by Cox, Kliewer & Company, P.C., which have been exhibited to City Council, are on file with the Planning Department and are included herein by this reference.

Proffer 3

The Property shall be landscaped in substantial conformity with the conceptual landscape plan entitled “SHORE DRIVE CONDOMINIUM PROJECT CONCEPTUAL LANDSCAPE PLAN” prepared by Timmons Group dated May 12, 2026 (“Landscape Plan”), which has been exhibited to City Council, is on file with the Planning Department and is included herein by this reference. Significant changes to the Landscape Plan may be made to accommodate environmental, engineering, topographical or other development conditions or site/subdivision plan requirements as required by the law and/or regulations or in connection with a fully engineered site plan and subject to reasonable approval of the Director of the Planning Department.

Proffer 4

All lighting on the Property shall be limited to that necessary for security purposes and to comply with applicable laws and shall be shielded to prevent glare and spillover onto adjacent properties.

Proffer 5

All onsite signage shall meet the requirements of the City Zoning Ordinance, unless otherwise approved by the Board of Zoning Appeals. The proposed sign package will be submitted to the Zoning Administrator for review and approval prior to the issuance of a sign permit.

Proffer 6

A designated pet relief area will be provided on the Property for residents.

Proffer 7

Prior to final site plan approval, GRANTOR will convey to GRANTEE a public access easement for portions of the multi-use trail along Shore Drive that are located outside the existing public right-of-way.

Proffer 8

The following uses will be prohibited on the Property whether by right or with a conditional use permit: bars and nightclubs; liquor stores and the sale of vape products.

Proffer 9

The Effective Date of this Agreement shall be the date this Agreement is approved by City Council; provided, however, in the event that this proposed amendment to the Zoning Map with respect to the Property is overturned by subsequent judicial determination, this Agreement shall be null and void.

Staff Comments: Staff has reviewed the Proffers listed above and finds them acceptable. The City Attorney's Office has reviewed the agreement and found it to be legally sufficient and in acceptable legal form.

Comprehensive Plan Information

The [Comprehensive Plan](#) identifies this site as being in Suburban Focus Area 1 – Shore Drive Corridor. The Shore Drive Corridor is an integral part of the Bayfront Community, extending from North Independence Boulevard to First Landing State Park. While primarily a residential community, the corridor shares the responsibility of being one of Virginia Beach's primary east-west connectors, creating unique and sometimes problematic challenges. The area is considered a resort neighborhood and not a resort destination. The Shore Drive Corridor is primarily a residential neighborhood area with commercial uses that support the neighborhoods, and passive recreational and tourism activities.

Similar to all the Suburban Areas in the City, the character of the established neighborhoods along the Corridor must be preserved and protected. Though revitalization and reuse of existing commercial properties in the Corridor is encouraged, one must be mindful of the land use compatibility and avoidance of over-commercialization to ensure that resort-based uses complement rather than dominate the Corridor. Future residential uses should strive to achieve the lowest reasonable density to be compatible with the existing neighborhood residential density. ([Shore Drive Corridor Plan \(2000\)](#))

This site is located within the Mixed Zone of Shore Drive Corridor, which generally suggests an area for a mix of residential and commercial uses, while being compatible with surrounding neighborhood through careful site design, landscaping, screening, and a softer transition in character along Shore Drive Corridor, especially given the site's proximity to the Green Zone. However, the portion of the south side of Shore Drive is characterized primarily by commercial uses and natural areas rather than a traditional residential pattern, including within the adjacent Green Zone, which is generally envisioned for low-density residential development([Shore Drive Corridor Design Guidelines \(2002\)](#)).

Planning policies that apply to this request include improving the land use compatibilities, avoiding over-commercialization, preserving and protecting the character of established neighborhoods and achieving the lowest reasonable density for future residential uses.

Recommended Conditions

1. There shall be a 15-foot setback for portions of the building and associated balconies along Clipper Bay Drive. This 15-foot setback is a deviation from the 30-foot setback required by the City Zoning Ordinance.
2. There shall be an approximate 8-foot increase (43 feet in height) above the maximum permitted height within 100 feet of a residential dwelling solely to accommodate localized stairwell projections that provide rooftop access at the southern end of the building. This 43-foot height is a deviation from the 35-foot height maximum required by the City Zoning Ordinance.
3. The site shall be developed in substantial conformance to the conceptual site plan entitled " SHORE DRIVE CONDOMINIUM PROJECT CONCEPTUAL SITE DEVELOPMENT PLAN", prepared by Timmons Group, dated May 12, 2026, which has been exhibited to the Virginia Beach City Council and is on file with the Department of Planning and Community Development.
4. The site shall be developed in substantial conformance to the conceptual landscape plan entitled "SHORE DRIVE CONDOMINIUM PROJECT CONCEPTUAL LANDSCAPE PLAN", prepared by Timmons Group, dated May 12, 2026, which has been exhibited to the Virginia Beach City Council and is on file with the Department of Planning and Community Development.
5. The architectural design, appearance and exterior building materials of the building shall be developed in substantial conformance to the building renderings entitled "SHORE DRIVE CONDOMINIUM PROJECT CONCEPTUAL RENDERINGS", dated December 19, 2025, prepared by Cox, Kliewer & Company, P.C. and the building elevations entitled "SHORE DRIVE CONDOMINIUM PROJECT MATERIAL SAMPLE ELEVATION", dated January 28, 2026, prepared by Cox, Kliewer & Company, P.C., which have been exhibited to City Council, are on file with the Planning Department and are included herein by this reference.
6. An eight-foot-tall privacy fence shall be installed and maintained along the southern property line. The fence shall be constructed of a wood-like, low-maintenance material and finished in an earthtone color, as depicted on the building renderings referenced in Condition 5.
7. All on-site signage must meet the requirements and regulations of the Zoning Ordinance. A separate permit from the Department of Planning & Community Development is required for any new signage installed on the site.
8. All outdoor lights shall be shielded to direct light and glare onto the premises; said lighting and glare shall be deflected, shaded, and focused away from all adjoining property. Any outdoor lighting fixtures shall not be erected any higher than fourteen (14) feet. A Photometric Lighting Plan shall be submitted for review and approval during the final site plan review.
9. City Ordinances and Standards remain applicable to this property. Any site plan submitted with this application must meet all applicable City Codes and Standards before site plan approval will be granted. All applicable permits required by the City Code, including those administered by the Department of Planning

/ Development Services Center and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any approvals allowed by this application are valid.

Further conditions may be required during the administration of applicable City Ordinances and Standards. Any site plan submitted with this application may require revision during detailed site plan review to meet all applicable City Codes and Standards. All applicable permits required by the City Code, including those administered by the Department of Planning / Development Services Center and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any approvals allowed by this application are valid.

The applicant is encouraged to contact and work with the Crime Prevention Office within the Police Department for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts and strategies as they pertain to this site.

Natural & Cultural Resources Impacts

The site is located in the Chesapeake Bay watershed. The site is also located in the AE and X Flood Zones with a Base Flood Elevation of 7 feet.

There are no known historic or cultural resources that will be affected by this project.

Traffic Impacts/Transportation

Traffic Counts

Street Name	Present Volume	Present Capacity	Generated Traffic
Shore Drive	40,500 ADT ¹	36,900 ADT ¹ (LOS ⁴ "D")	Existing Land Use ² –0 ADT Proposed Land Use ³ – 460 ADT

¹ Average Daily Trips

²As defined by a Bulk Storage Yard

³As defined by 52 multi-family units and retail

⁴LOS = Level of Service

Master Transportation Plan (MTP) and Capital Improvement Program (CIP)

Shore Drive in the vicinity of this application is considered a four-lane divided major urban arterial. The Master Transportation Plan proposes a six-lane facility within a 150-foot right-of-way.

The Shore Drive Pedestrian Improvements project is now under construction along the frontage of this site. This project will add curb and gutter and a 5-foot-wide sidewalk in the right-of-way. Construction is scheduled to be completed in September 2026.

The Shore Drive Corridor Improvements-Phase IV project begins at the Marlin Bay Drive intersection and ends at the west end of the Lesner Bridge. This project will improve vehicular and pedestrian traffic flow and safety

in the roadway and intersections; improve storm drainage; include a multi-use trail, 5-foot-wide sidewalk and on-street bike lanes; and enhance the corridor with aesthetic elements such as landscaping and lighting. It will include improvements at the East Stratford Road intersection. The project is currently in the Preliminary Engineering Report (PER) phase, and construction is scheduled to begin in 2032. *The PER identifies a proposed stormwater pump station within the northern portion of the property in an area that may affect the proposed development. However, the pump station location shown is conceptual and remains under evaluation as part of the ongoing design process, which includes consideration of surrounding properties and alternative siting options. As such, the final design and location of the pump station have not yet been determined.*

Marlin Bay Drive is a two-lane, divided local street. There are no traffic counts available for this roadway and there are currently no plans to improve this roadway.

Active Transportation Plan (ATP)

The Active Transportation Plan calls for a shared-use path with a minimum width of 11 feet.

Public Utility Impacts

Water

There is an existing 16-inch City water transmission main along Shore Drive and an existing 8-inch City water main along Marlin Bay Drive. The site must connect to City water.

Sewer

There is an existing 18-inch HRSD sanitary sewer force main along Shore Drive and an existing 8-inch City sanitary sewer gravity main along Ocean Tides Drive and Clipper Bay Drive. The site must connect to City sewer. Sanitary sewer pump station #308 has capacity for the proposed 52 condo units. Extension of the City sanitary sewer gravity main to the site will be required from the existing sanitary sewer on Ocean Tides Drive. Public Utilities review will be necessary for the extension.

School Impacts

School	Current Enrollment	Capacity	Generation ¹	Change ²
Thoroughgood Elementary	726 students	709 students	7 students	7 students
Great Neck Middle	1,060 students	1,103 students	4 students	4 students
Cox High	1,586 students	1,743 students	5 students	5 students

1 “Generation” represents the number of students the development will add to the school.

2 “Change” represents the difference between the number of potential or actual students generated under the existing zoning and the number generated under the proposed zoning. The number can be positive (additional students) or negative (fewer students).

Public Outreach Information

Planning Commission

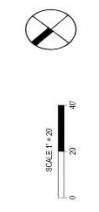
- Over the past two years, the applicant has participated in more than 30 meetings with community members, civic leagues, neighborhood organizations, City staff, and stakeholder groups, including the Ocean Park Civic League, Aeries on the Bay Civic League, Baylake Pines Civic League, Chesapeake Beach Civic League, and the Bayfront Advisory Commission. These meetings were conducted to present the proposed development, gather community feedback, and facilitate ongoing dialogue regarding the project. Input received throughout this outreach process contributed to several modifications to the proposal, including reductions in overall density and refinements to the site design, architectural character, and project features. This extensive public engagement process has helped shape a project that is more responsive to the character and priorities of the Shore Drive Corridor community.
- As of June 2, 2026, Staff has received 16 letters of opposition expressing concerns related to building height, potential environmental impacts, increased traffic and associated safety issues, the potential contribution to vacant housing in the area, overflow parking into surrounding neighborhoods, and potential flooding impacts.
- As required by the Zoning Ordinance, the public notice sign(s) was placed on the property on May 11, 2026.
- As required by State Code, this item was advertised in the Virginian-Pilot on Wednesdays, May 27, 2026, and June 3, 2026.
- As required by City Code, the adjacent property owners were notified regarding the request and the date of the Planning Commission public hearing on May 25, 2026.
- This Staff report, as well as all reports for this Planning Commission's meeting, was posted on the Commission's webpage of viriniabeach.gov/pc on June 4, 2026.

Proposed Site Layout



PROJECT DATA:

SITE AREA:	22.2 AC
SITE COVERAGE ALLOWED:	75% (71,874 SF)
SITE COVERAGE PROPOSED:	62.2% (59,458 SF)
NUMBER OF UNITS:	52
GPNS:	1487284850000 1487283080000 1487282627000
EXISTING ZONING:	PDH1 SD
PROPOSED ZONING:	B-4 SD
PROVIDED PARKING:	126
TOTAL REQUIRED PARKING:	112
BICYCLE PARKING REQUIRED:	7
BICYCLE PARKING PROVIDED:	7
RESIDENTIAL:	104
RETAIL (1 SPACE / 250 SF)	8



SHORE DRIVE CONDOMINIUM PROJECT
 CONCEPTUAL DEVELOPMENT PLAN - May 12, 2026

Proposed Landscape Plan

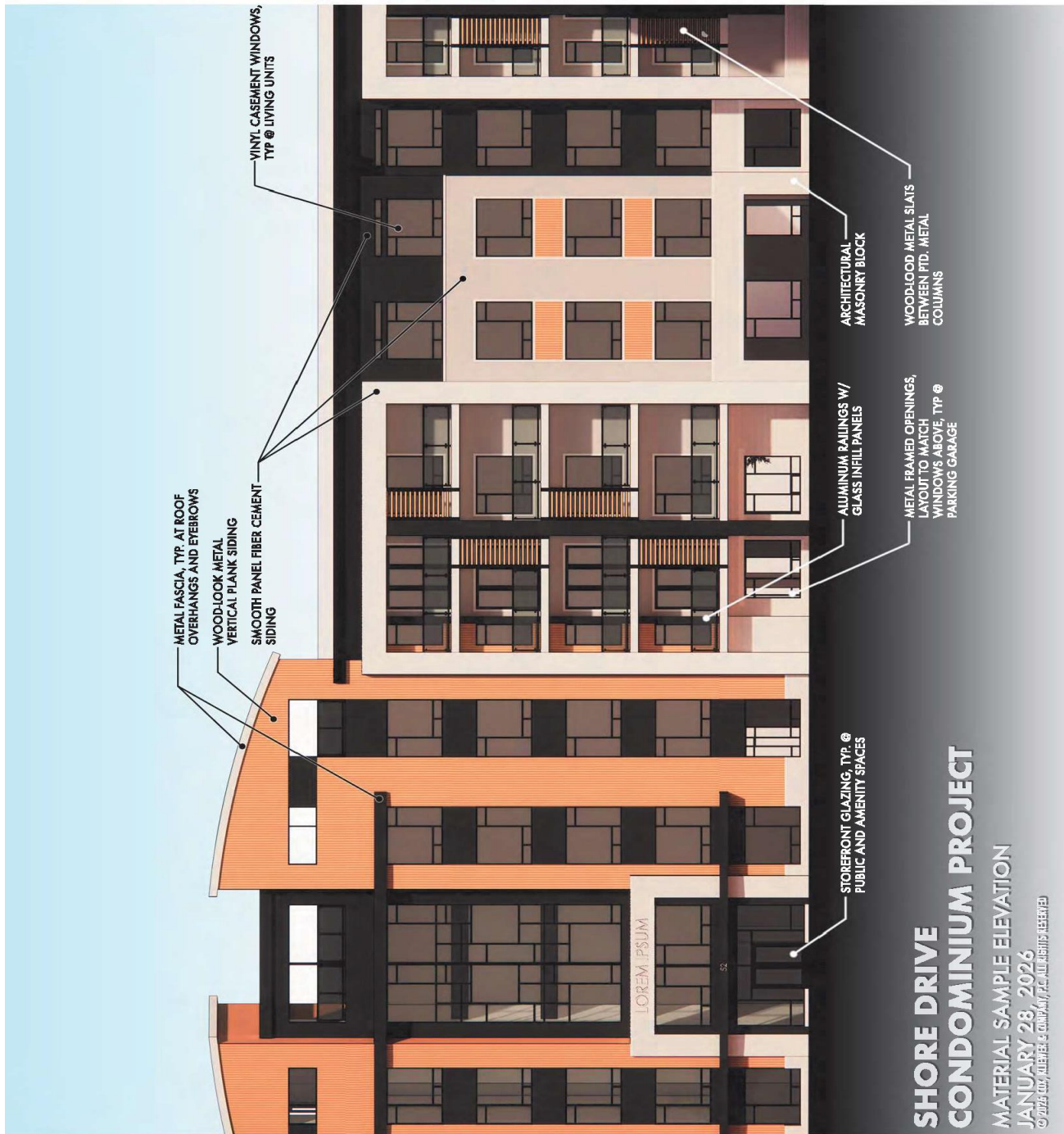


SHORE DRIVE CONDOMINIUM PROJECT

CONCEPTUAL LANDSCAPE PLAN - May 12, 2026



Proposed Building Renderings



Cox, Kliewer & Company, P.C.
ARCHITECTURE

Proposed Building Renderings



Proposed Building Renderings



Proposed Building Renderings



Proposed Building Renderings



Proposed Building Renderings



Site Photos



Site Photos





CITY OF
**VIRGINIA
BEACH**

**Disclosure
Statement**

The disclosures contained in this form are necessary to inform public officials who may vote on the application as to whether they have a conflict of interest under Virginia law. Completion and submission of this form is required for all applications that pertain to City real estate matters or to the development and/or use of property in the City of Virginia Beach requiring action by the City Council, boards, commissions, or other bodies.

SECTION 1: APPLICANT DISCLOSURE

APPLICANT INFORMATION

Applicant Name: Shore Drive Area Properties, LLC
as listed on application

Is Applicant also the Owner of the subject property? Yes No

If no, Property Owner must complete SECTION 2: PROPERTY OWNER DISCLOSURE (page 3).

Does Applicant have a Representative? Yes No

If yes, name Representative: Lisa Murphy, Wilcox & Savage, P.C.

Is Applicant a corporation, partnership, firm, business, trust or unincorporated business? Yes No

If yes, list the names of all officers, directors, members, or trustees below AND businesses that have a parent- subsidiary¹ or affiliated business entity² relationship with the applicant. (Attach list if necessary.)

F Wayne McLeskey, Jr QTIP Marital Trust FBO Cheryl McLeskey
See Attachment

Does the subject property have a proposed or pending purchaser? Yes No

If yes, name proposed or pending purchaser: _____

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Virginia Beach have an interest in the subject land or any proposed development contingent on the subject public action? Yes No

If yes, name the official or employee, and describe the nature of their interest.

APPLICANT SERVICES DISCLOSURE

READ: The Applicant must certify whether the following services are being provided in connection to the subject application or any business operating or to be operated on the property. The name of the entity and/or individual providing such services must be identified. (Attach list if necessary.)

SERVICE	YES	NO	SERVICE PROVIDER <i>(Name entity and/or individual)</i>
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	<input type="radio"/>	<input checked="" type="radio"/>	
Real Estate Broker/Agent/Realtor	<input type="radio"/>	<input checked="" type="radio"/>	




Disclosure Statement

SECTION 1: APPLICANT DISCLOSURE *continued*

SERVICE	YES	NO	SERVICE PROVIDER <i>(Name entity and/or individual)</i>
Accounting/Tax Return Preparation	<input checked="" type="radio"/>	<input type="radio"/>	Forvis Mazars, LLP
Architect/Designer/Landscape Architect/Land Planner	<input checked="" type="radio"/>	<input type="radio"/>	Cox, Kliewer & Company, P.C.
Construction Contractor	<input type="radio"/>	<input checked="" type="radio"/>	
Engineer/Surveyor/Agent	<input checked="" type="radio"/>	<input type="radio"/>	Timmons Group
Legal Services	<input checked="" type="radio"/>	<input type="radio"/>	Lisa Murphy, Wilcox & Savage, P.C. Kathryn P. McIntyre, Wilks, Alper, Harwood & McIntyre, P.C.

APPLICANT CERTIFICATION

READ: I certify that all information contained in this Form is complete, true, and accurate. I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein three weeks prior to the meeting of Planning Commission, City Council, VBDA, CBPA, Wetlands Board or any public body or committee in connection with this application.

Applicant Name (Print) Applicant Signature Date

¹ "Parent-subsidiary relationship" means "a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation." See State and Local Government Conflict of Interests Act, VA. Code § 2.2-3101.

² "Affiliated business entity relationship" means "a relationship, other than parent-subsidiary relationship, that exists when (i) one business entity has a controlling ownership interest in the other business entity, (ii) a controlling owner in one entity is also a controlling owner in the other entity, or (iii) there is shared management or control between the business entities. Factors that should be considered in determining the existence of an affiliated business entity relationship include that the same person or substantially the same person own or manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a close working relationship between the entities." See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.

FOR CITY USE ONLY:

No changes as of (date): _____

 Staff Name (Print) Staff Signature Date

Disclosure Statement

3/24/2026 2:33 PM

Shore Drive Area Properties, LLC

Listing of businesses that have a parent-subsidary or affiliated business entity relationship with Applicant

Entity Name

Washington Square Townhouses, LLC
Bel-Aire LLC
Virginia Beach Fishing Center, LLC
FWM Residential Rental Properties, LLC
2859 VBB, LLC
Elizabeth City Development Company LLC
Elizabeth City Airport Industrial Park, Inc.
LDSM Properties LLC
Mortons Baye LLC
J&W Investors, LLC
Radcliffe Townhouses, LLC
Cepco LLC
COLONY PINES APARTMENTS, LLC
Coastal Investors LLC
Norfolk-Virginia Beach Airport LLC
2648 VBB, LLC
Lynnhaven Shopping Center, LLC (dba Market Square)
Riverwalk LLC
Newtown Convenience Center, LLC
Front Street Investors LLC
MGM Associates
Furberfax, LLC
Air Taco, LLC
103, LLC
Croupier LLC
Air Walker LLC
Bayliner Building, LLC
Little Neck Commercial Property, LLC
McLeskey & Associates, LLC
Lynnhaven Area Properties, LLC
Little Creek Road Properties, LLC
Rudee Heights Properties, LLC
Southside Waterfront Properties LLC
F. Wayne McLeskey, Jr., QTIP Marital Trust
Regency Hilltop Associates, LLP
BA-GB, LLC
Dam Neck Associates, LLC
2540 VBB, LLC
Cepco Management, LLC
Cepco 1, LLC
Meadow Creek Village, LLC
TB & M Residential LLC
Arctic Rentals, LLC
Harbour Point McLeskey, LLC
McLeskey Development, LLC

Next Steps

- Upon receiving a recommendation from Planning Commission, this request will be scheduled for a City Council public hearing. Staff will inform the applicant and/or their representative of the date of the hearing in the upcoming days.
- Following City Council's decision, the applicant will receive a decision letter from Staff.
- Once the conditions of approval are in place and/or completed, the applicant must contact the Zoning Division of the Planning Department to obtain verification that the conditions have been met. Contact the Zoning Division at 757-385-8074.
- If the request requires land disturbance and/or a subdivision of property, please contact the Development Services Center (DSC) to discuss next steps for site plan/plat review. Contact the DSC at 757-385-4621 or the Development Liaison Team at 757-385-5692.
- Please note that further conditions may be required during the administration of applicable City Ordinances and Standards. Any site plan submitted with this application may require revision during detailed site plan review to meet all applicable City Codes and Standards. All applicable permits required by the City Code, including those administered by the Department of Planning / Development Services Center and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any approvals allowed by this application are valid.
- The applicant is encouraged to contact and work with the Crime Prevention Office within the Police Department for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts and strategies as they pertain to this site.