



Planning Assistance Program Request Form

www.portsmouthva.gov/181/Planning-Department

801 Crawford Street, Portsmouth, Virginia 23704

The Planning Assistance Program provides direct assistance in navigating the Zoning and Planning development processes to prospective applicants and developers. The Planning Assistance Program staff tailors guidance efforts specifically to applicants to ensure an easy to understand process for successfully executing potential projects. Participation in the Planning Assistance Program is voluntary.

Services Provided

1. Individualized consultation with Planning staff team to provide assistance in directing proposed projects to comply with zoning regulations and development standards
2. Explanation of pertinent zoning regulations related to the proposed project
3. Explanation of the Use Permit, Rezoning, Subdivision, Special Exception, Flood Protection, Chesapeake Bay Protection Area, and other Planning processes that apply to the proposed project
4. Break down of applicable requirements to proposed project in simple to understand language
5. Provide available options to best meet project/development goals
6. Early identification of potential “pitfalls” or other impediments to the proposed development and assistance with identifying potential solutions and options available for proposed project
7. Identify other City department contacts who will be needed during the development process such as Engineering, Building Official, Public Utilities, etc.

Process

1. Staff will set up initial in-person or virtual consultation with applicant and their team
2. Staff will go over all the relevant aspects of the Zoning Ordinance that apply to proposed project including historic districts and Downtown Overlay District guidelines, Use Permit process, Rezoning process, Special Exception process, Subdivision process, etc.
3. Items addressed will include:
 - Uses permitted on the lot including Use Permit requirements and other requirements
 - Lot requirements
 - Building setbacks
 - Density requirements
 - Parking requirements
 - Landscaping and screening requirements
 - Open space set-aside requirements
 - Additional design guidelines and regulations
 - Use-specific standards
 - Resilient site and building bonus options
4. Staff will identify any potential “pitfalls” or other impediments to the development early in the process and work through potential solutions and options available.
5. Staff will answer questions that the applicant have regarding their project.
6. Staff will identify all options available so that applicant can make informed decisions about their project.
7. Staff will provide brief overviews of other relevant but separate review processes/regulations such as Site Plan Review, stormwater regulations, and erosion and sediment control, etc.
8. Staff will advise applicant of the full City Development Review Committee (DRC) meeting should that be applicable to their project.
9. Staff will provide contact information for other City departments who will be needed during the process such as Engineering, Building Official, Public Utilities, Zoning, etc.
10. Staff will provide follow up emails with necessary application(s), application requirements, and any applicable deadlines related to their project.
11. Upon request, team will continue to assist the applicants until they are ready to submit their project for formal review at which time the formal review process will commence.

1. General Project Information

Submission Date:	
Project Address:	

2. Primary Point of Contact (Applicant) Information

Primary Point of Contact:	
Mailing Address:	
Phone:	
Email Address:	

3. Uses of the Site

Existing Use(s) of Site (if applicable)	
Proposed Use(s) of Site (if applicable)	

4. Project/Development Description

Provide a brief description (if available) of proposed project/development.

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5. Questions (if applicable)

List any questions you may have that you would like to have answered regarding the proposed project/development.

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6. Property Owner Information (if different from primary point of contact)

Property Owner Contact Name:	
Mailing Address:	
Phone:	
Email Address:	

Suggested Submittal Materials

The more information provided, the better staff will be able to provide guidance.
Submit digital copies of any documents, if possible.

A. GENERAL INFORMATION

Request Form - filled out with available applicable information
Conceptual site plan (if available)
Any additional information and/or supporting documents