

Virginia Beach
Oceana Land Use Conformity Program
For
AICUZ & APZ-1/Clear Zones

HRPDC
Compatible Land Use Planning
Workshop

February 29, 2008

Areas Affected by Oceana Land Use Conformity Program

- AICUZ Overlay District 70+ DNL
- AICUZ Overlay District 65-70 DNL (3 subareas)
- Accident Potential Zone-1 & Clear Zones
- Interfacility Traffic Area (ITA)
- Resort Area

Components of Oceana Land Use Conformity Program

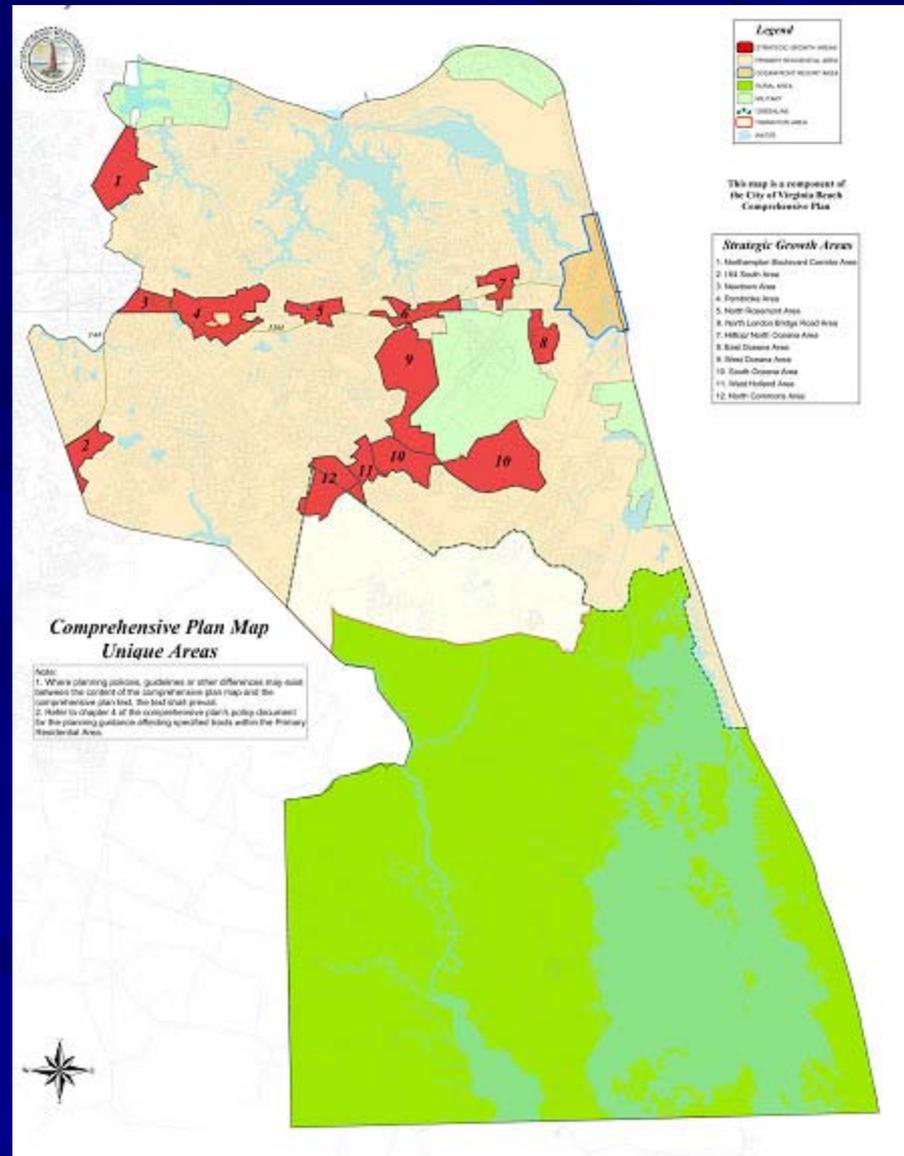
- Comprehensive Plan Amendments
 - General Land Use Policies
 - Special Areas – Corridor Plans, Resort Area, ITA
 - APZ-1 / Clear Zone Master Plan

- City Zoning Ordinance Amendments
 - AICUZ Noise Overlay Zones 70+ & 65-70 DNL
 - Resort Area
 - APZ-1 / Clear Zones
 - ITA

- Land Use Conformity Plan

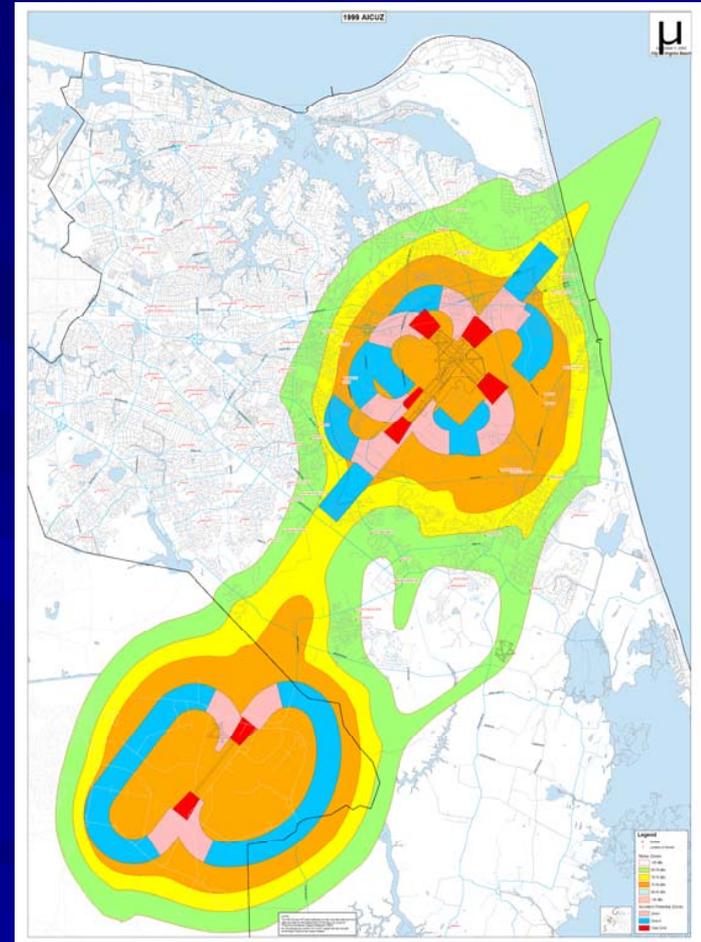
- Business Relocation Incentive Program

Virginia Beach Comprehensive Plan



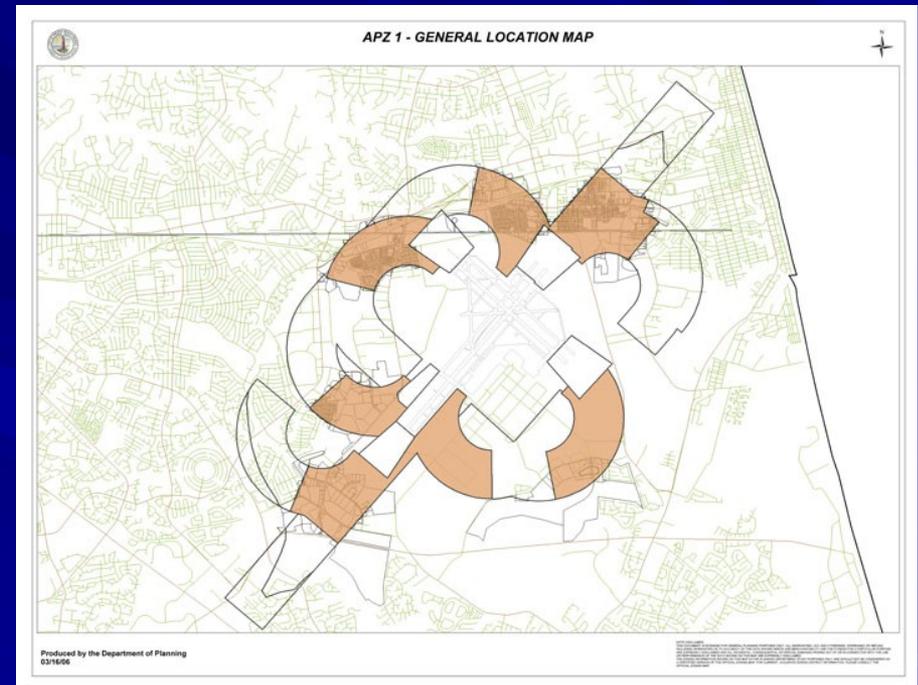
AICUZ Overlay District >70 DNL Noise Zones

- Rezoning & Conditional Use Permit actions must adhere to city's compatible use provisions and,
- These actions must not increase density or intensity
- 'By-Right' uses not affected by this change



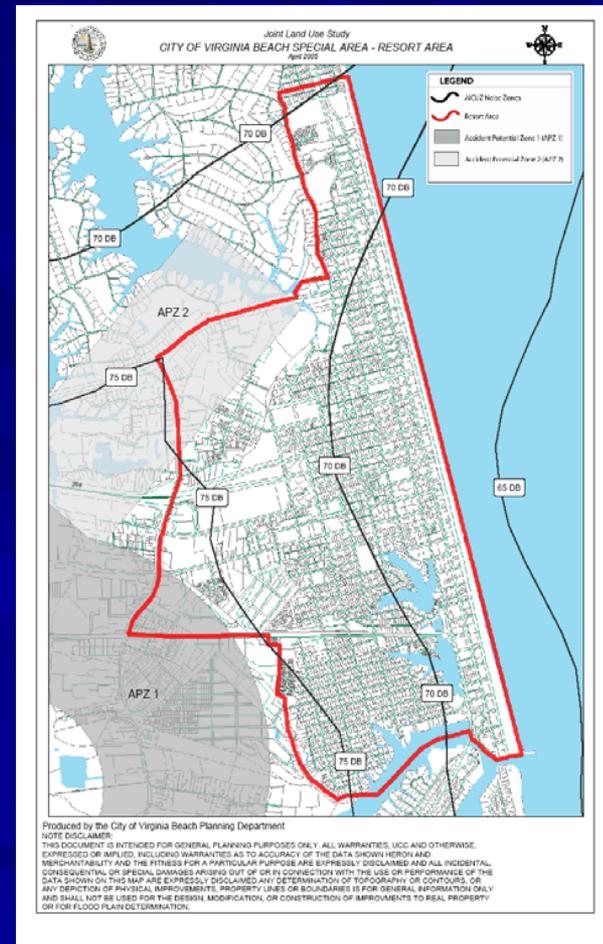
Zoning Ordinance Amendment APZ-1 / Clear Zones

- No new uses allowed that are incompatible with AICUZ provisions
- Existing uses may continue but not intensified
- No additional dwelling units allowed



Resort Area

- Update of Policies and Plans
- Zoning Changes to allow reasonable levels of new mixed use development
- Design Guidelines

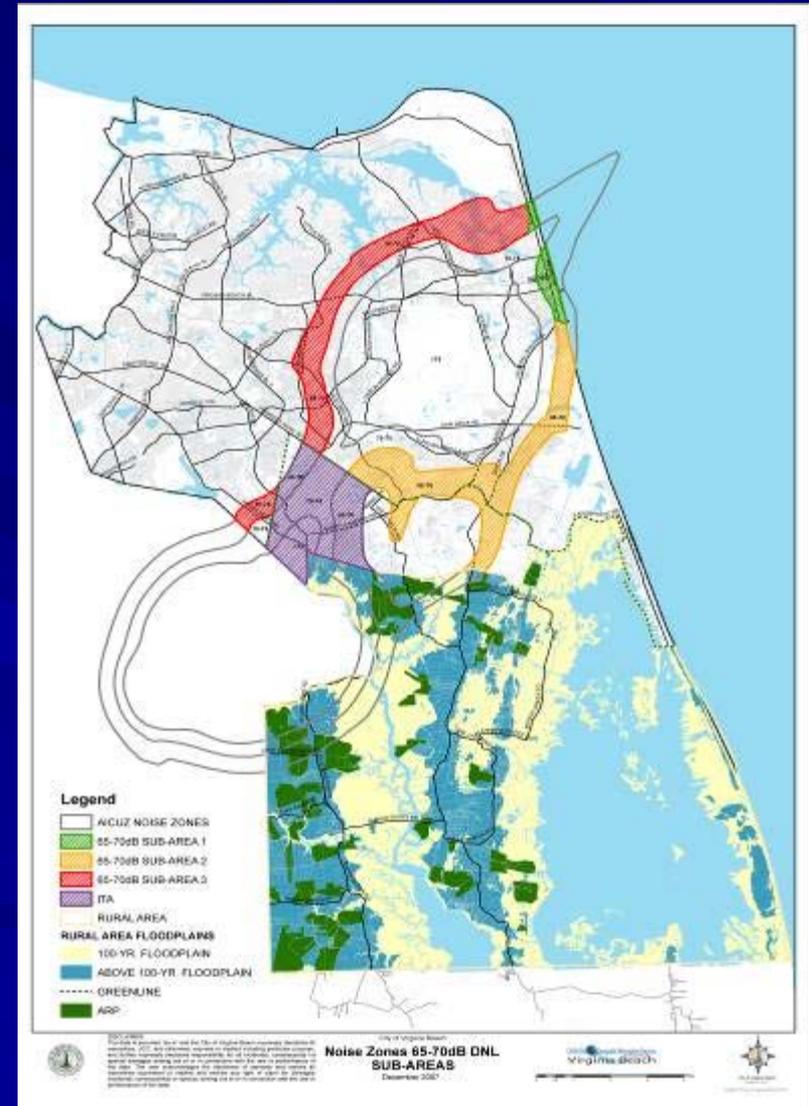


65-70 DNL Noise Zone

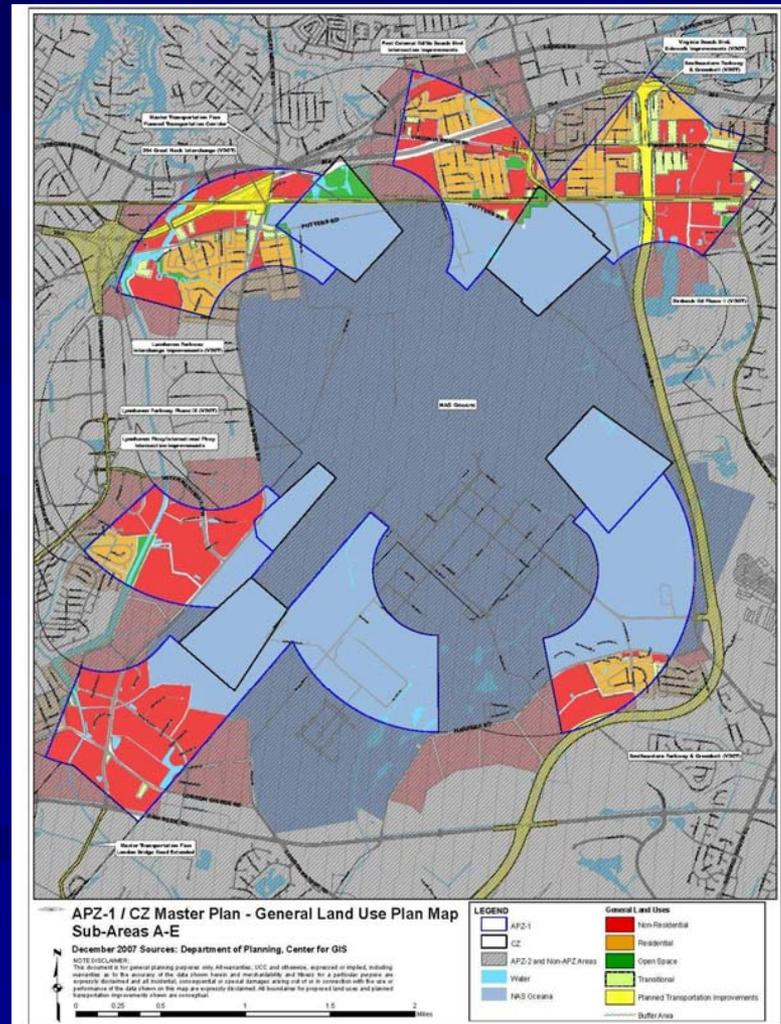
Sub-Area 1: Green
Conform to Comp plan

Sub-Area 2: Yellow
Similar to surrounding density

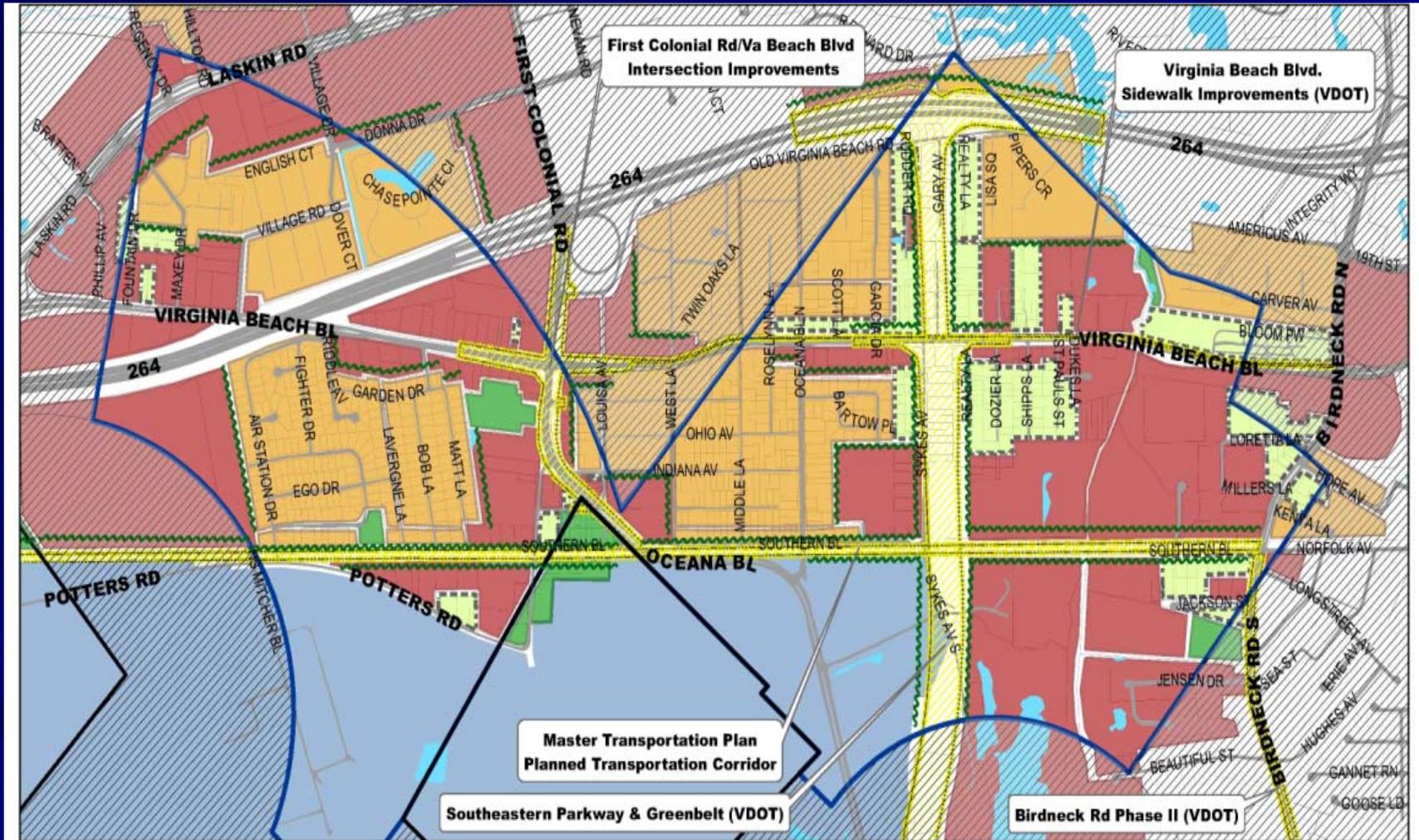
Sub-Area 3: Red
Non-res or lowest reasonable
density



APZ-1 / Clear Zone Master Plan



Example of Sub-Area



Planning Goals

1. Preserve existing stable residential neighborhoods within APZ-1



Planning Goals

2. Remove, as voluntary opportunities present themselves, all non-compatible development within the 'Clear Zone'

Planning Goals

3. Ensure that proposed non-residential uses are consistent with our AICUZ provisions



Land Use Conformity Plan

APZ1 / Clear Zones

To rollback incompatibility

- Spend \$15 Million per year
- Voluntary Purchase or Reuse of Property
 - Residential - Process In Place
 - Non Residential Property - Relocation Specialist
- Staff Committee to address Property Disposition
- Master Plan

Business Relocation Incentive Program

APZ-1 Zone

- Ease Restrictions on CUP's
- 90% rebate of business license tax for 15 years
- Conformity = 15 year partial real estate tax exemption
- Economic Development Investment Program

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Link to:

- BRAC

- APZ-1/Clear Zone Master Plan