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
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