

Adopted April 1, 2008
As a Component of the City's Comprehensive Plan

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Documents listed below may be accessed online at www.vbgov.com/apz1cz
APZ-1 / CZ Use and Acquisition Plan
City Zoning Ordinance Table 1804
OPNAV Instructions 11010.36B
List of Compatible Uses within APZ-1, NAICS Codes

Background and Purpose

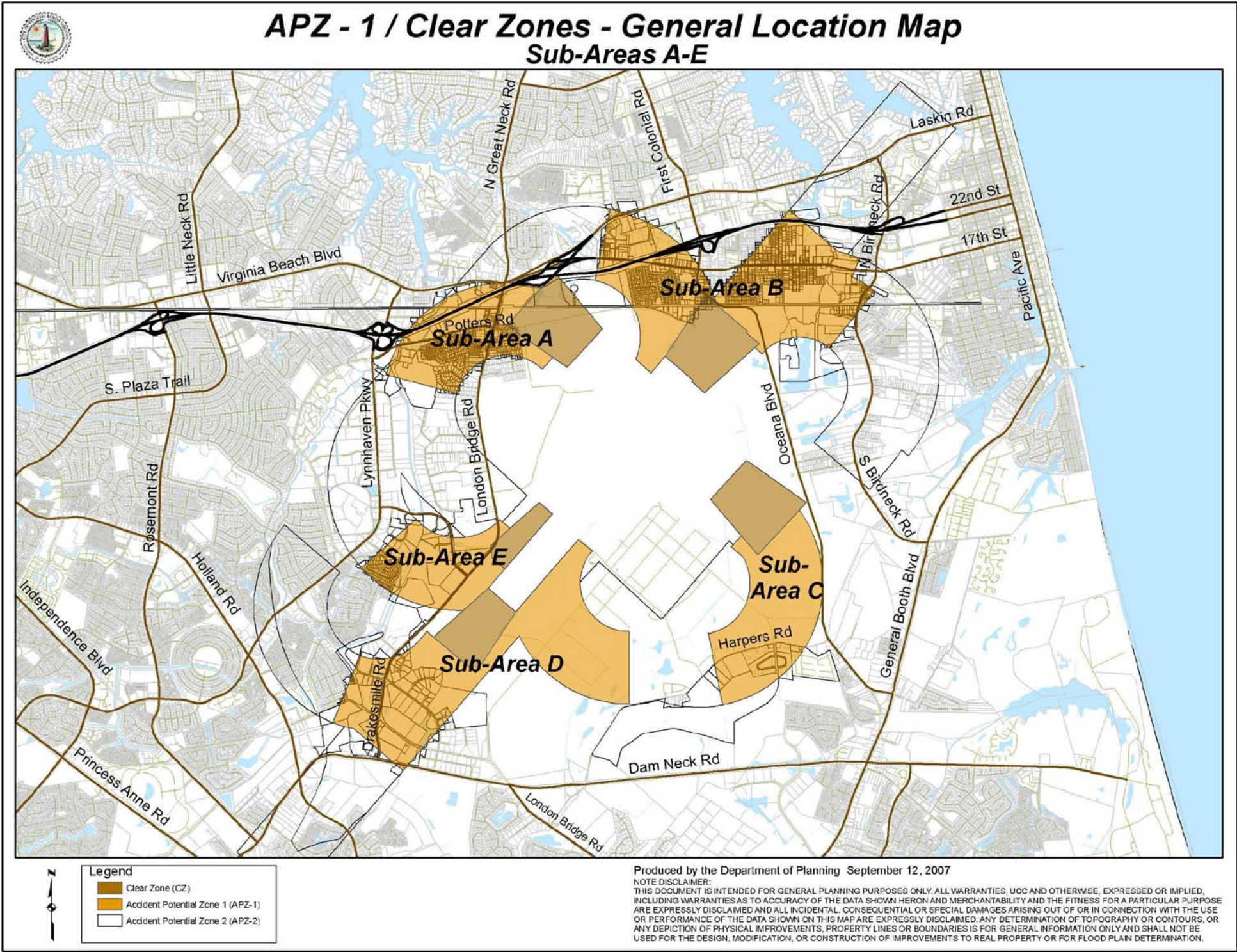
In August 2005, Oceana Naval Air Station was included for the first time in the federal government's Base Realignment and Closure (BRAC) evaluations. The BRAC order detailed directions to the City of Virginia Beach to implement new rules to halt development in certain areas around NAS Oceana that the Navy has deemed to be incompatible with flight operations. Virginia Beach remains committed to keeping NAS Oceana as a viable master jet base and preserving the quality of life for all residents in the city.

In response to the BRAC order, a series of policies and ordinances were adopted by the City of Virginia Beach in late 2005 and 2006. These provided immediate relief from future incompatible development within areas affected by accident potential and jet noise. These actions also provided the regulatory tools and financial resources to advance further conformance of the program through the elimination or reduction of incompatible land uses through acquisition or appropriate change of use.

It is important to understand that acquisition of property to achieve land use conformance with this program will only occur with the consent of willing sellers.

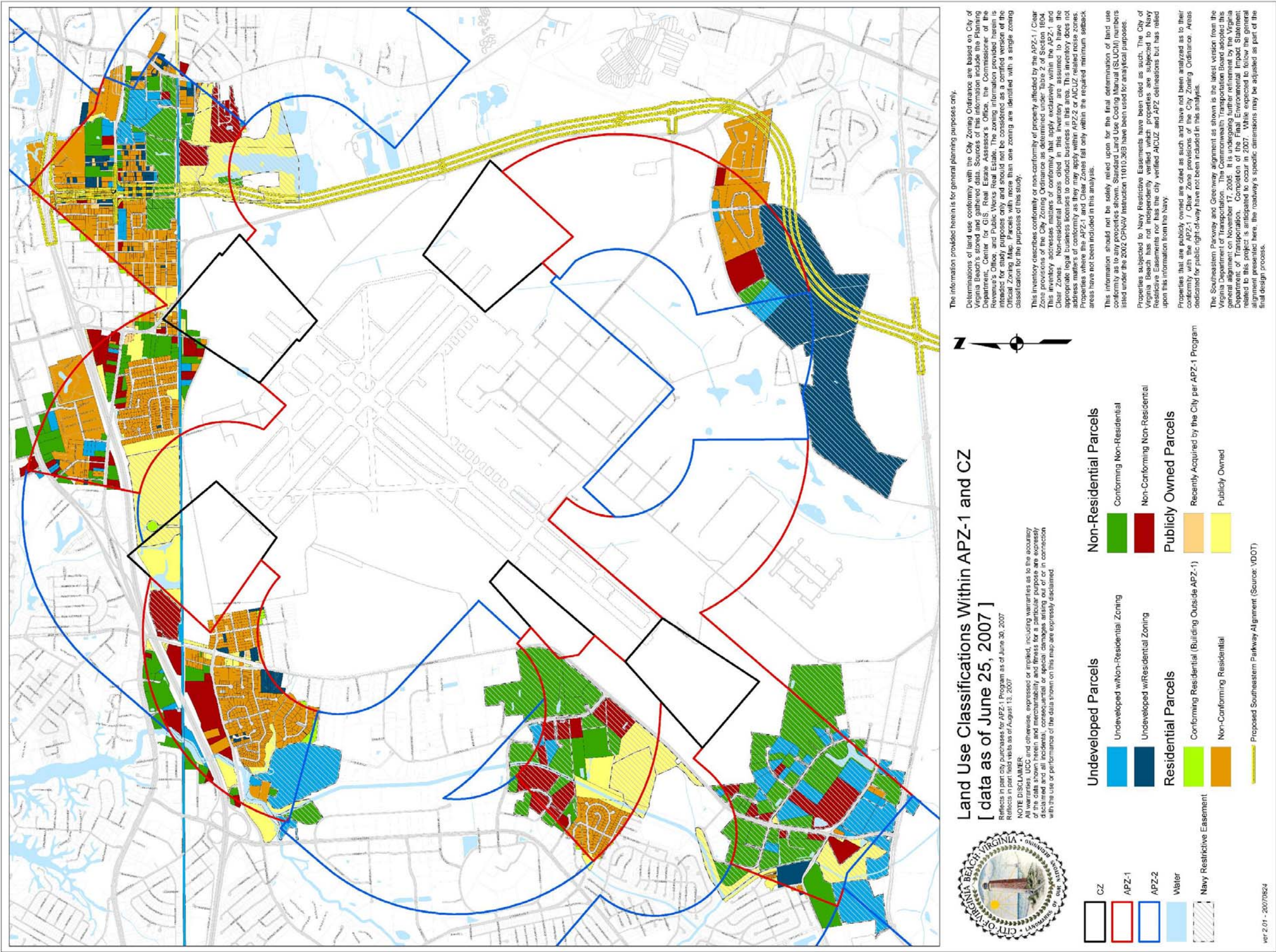
This master plan has been prepared by direction of the City's Oceana Land Use Conformity Committee. It is intended to provide general land use policy guidance regarding the future use of property located within the Accident Potential Zone 1 and Clear Zones around NAS Oceana. The intended users of this master plan are the citizens of Virginia Beach, especially property owners in APZ-1 and Clear Zones; the business community, the U.S. Navy as well as elected and other officials at the local, state and federal levels.

For planning purposes the APZ-1 and Clear Zone areas have been categorized into 5 different Sub-Areas, A-E.



Existing Conditions

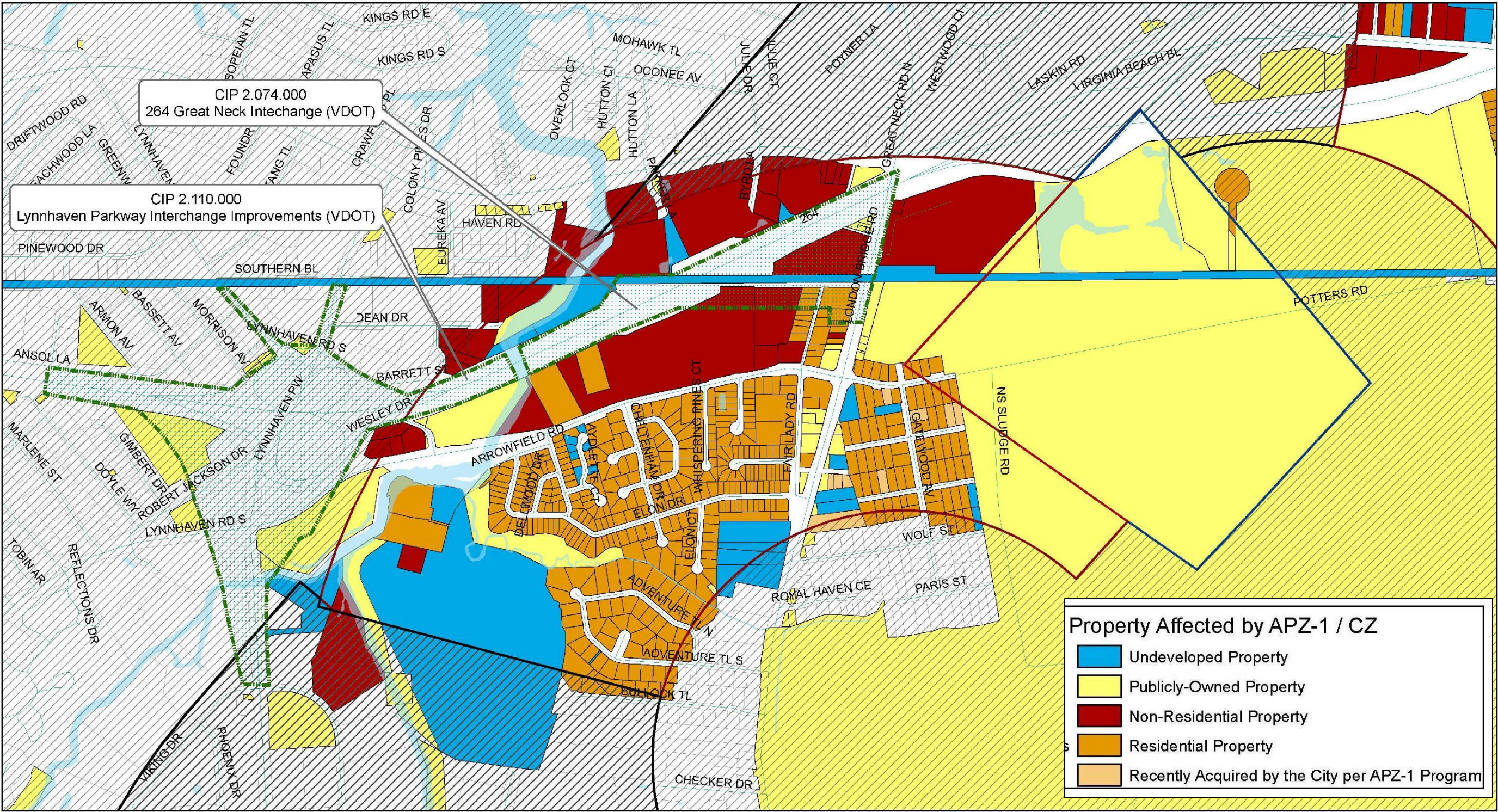
The 5 Sub-Areas have the following characteristics. As shown in this plan, some neighborhoods are located wholly within APZ-1 zone and others are partially affected by this zone. Non-residential uses listed give examples of typical types of development within each Sub-Area but is not a complete list of all uses within the Sub-Area.



Sub-Area A

- Residential Uses: mostly single family with limited duplexes
 - Brookegreene Commons
 - Cheltenham Square
 - Gatewood Park
 - London Bridge
 - London Bridge Landing
 - London Bridge Manor
 - Nottingham Estates
 - Nottingham South
 - Squire Lawns
 - Whispering Pines
- Vested Residential Developments: (see Appendix)
 - London Bridge Road
 - Aydlette Court
 - Fair Lady Road
- Non-residential Uses:
 - Cultural; public assembly
 - Manufacturing; stone
 - Services; professional, educational, warehousing, storage, repair, cemeteries, contract construction, automotive
 - Trade; wholesale, food, building materials, apparel, hotel
- Planned Transportation Improvements:
 - 264 Great Neck Interchange
 - 264 Lynnhaven Parkway Interchange Improvements
 - Master Transportation Plan Planned Transportation Corridor (Norfolk & Southern R.O.W.)

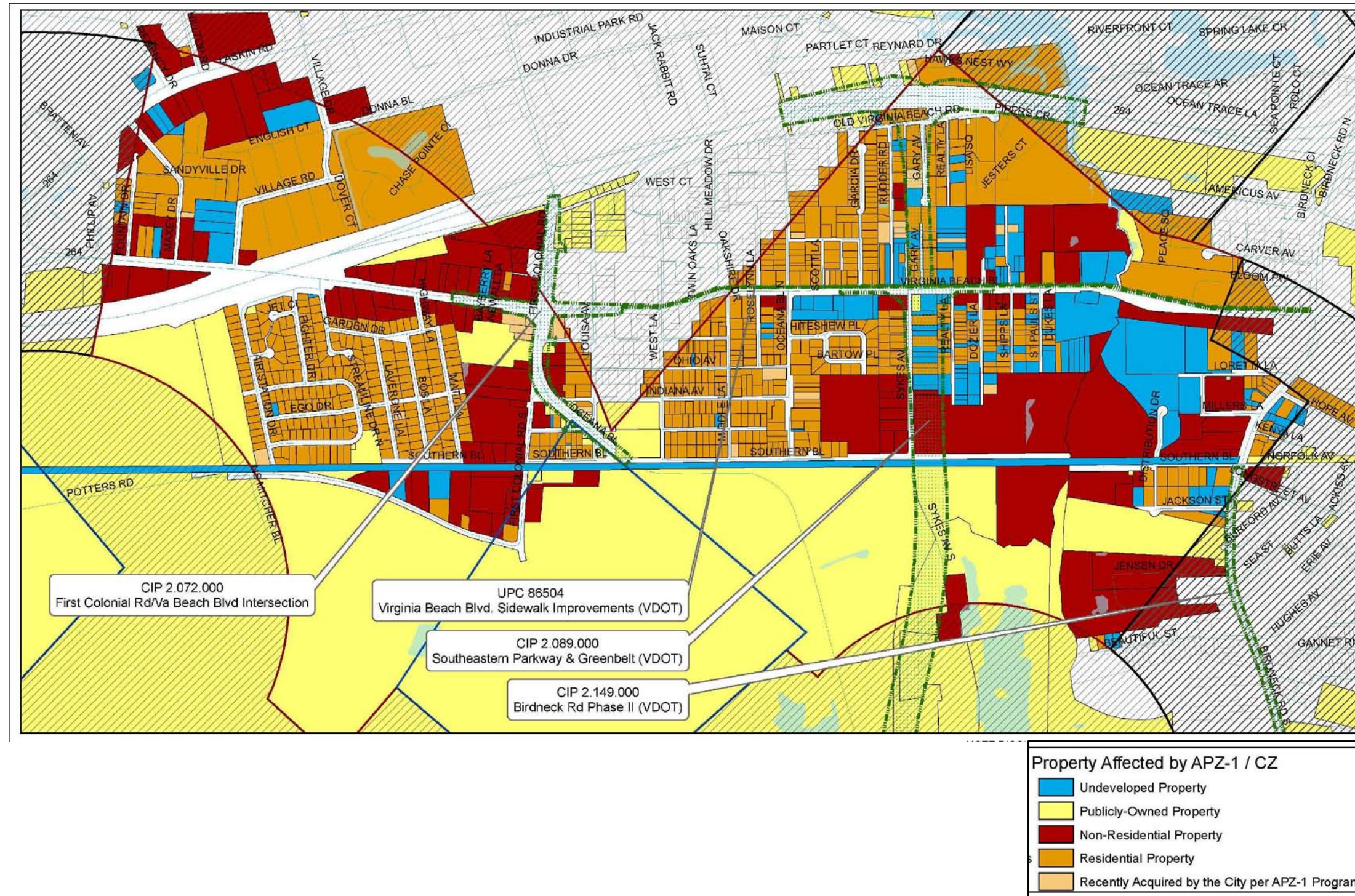
Sub-Area A



Sub-Area B

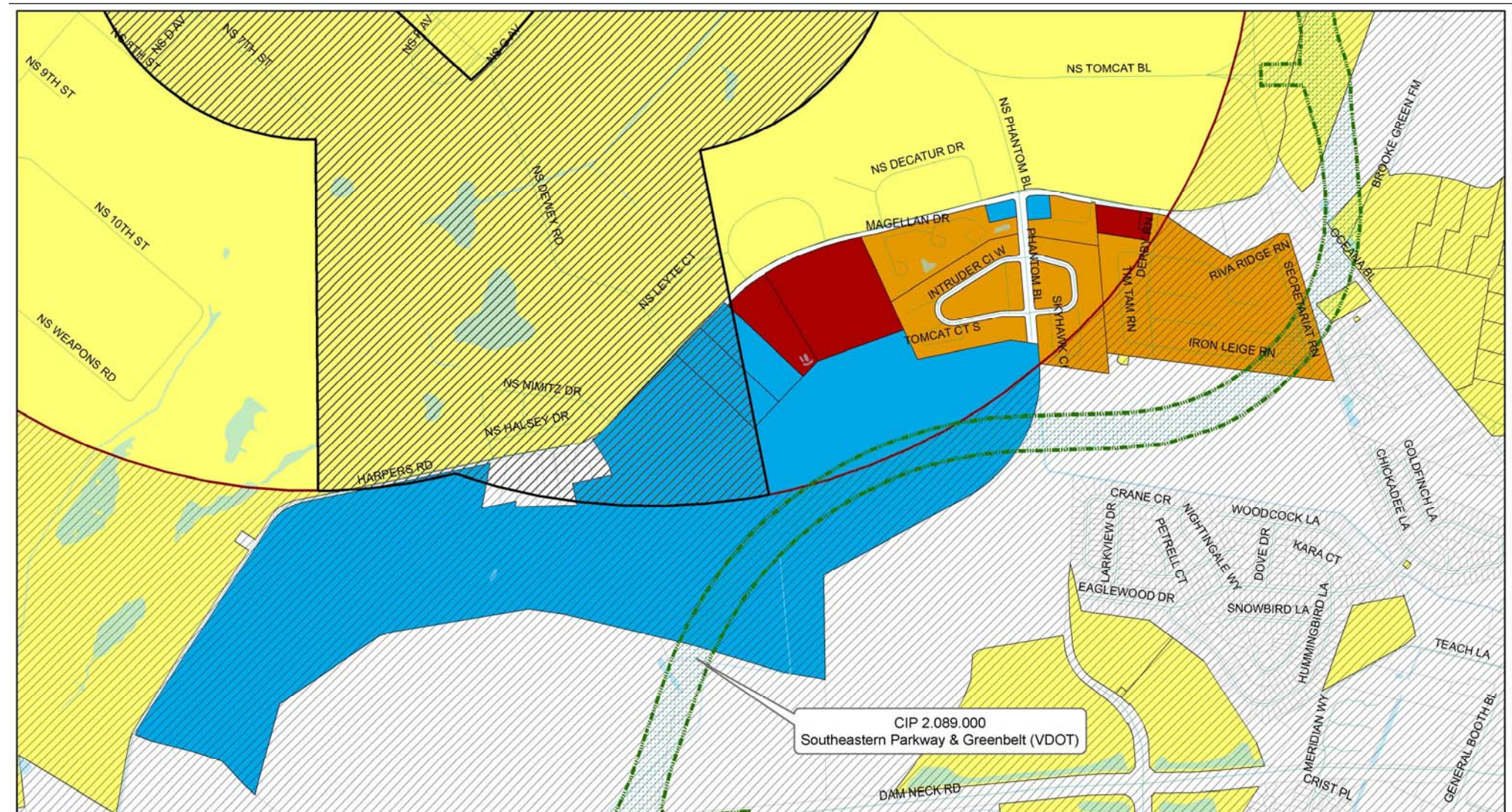
- Residential Uses: single family, duplex, and multi-family
 - Atlantis Apartments
 - Bartow Heights
 - Brookeville
 - Cecil Terrace
 - Eastwind Apartments
 - Friendship Village Apartments
 - Heron Point Apartments
 - Latitudes Apartments
 - Lisa Square Apartments
 - Maple Bay Apartments
 - Maxey Manor
 - Morgan Terrace
 - Murphy Trailer Park
 - Oceana Gardens
 - Oceana Gardens East
 - Oceana Garden North
 - West Oceana Gardens
- Vested Residential Developments: (see Appendix)
 - Fountain Drive
 - Indiana Avenue
- Non-residential Uses:
 - Cultural; public assembly
 - Manufacturing; apparel, printing, stone
 - Services; professional, personal, warehousing, storage, repair, contract construction
 - Trade; wholesale, food, building materials, apparel, hotel
 - Utilities
- Planned Transportation Improvements:
 - First Colonial Road / Virginia Beach Boulevard Improvements
 - Virginia Beach Boulevard Sidewalk Improvements
 - Birdneck Road Phase II
 - Southeastern Parkway & Greenbelt
 - Master Transportation Plan Planned Transportation Corridor (Norfolk & Southern R.O.W.)

Sub-Area B



Sub-Area C

- Residential Uses: multi-family
 - Derby Run Trailer Park
 - Harpers Square Apartments
 - Ocean Gate Apartments
- Non-residential Uses:
 - Manufacturing; scientific
 - Services; warehousing, storage
 - Trade; food
- Planned Transportation Improvements:
 - Southeastern Parkway & Greenbelt

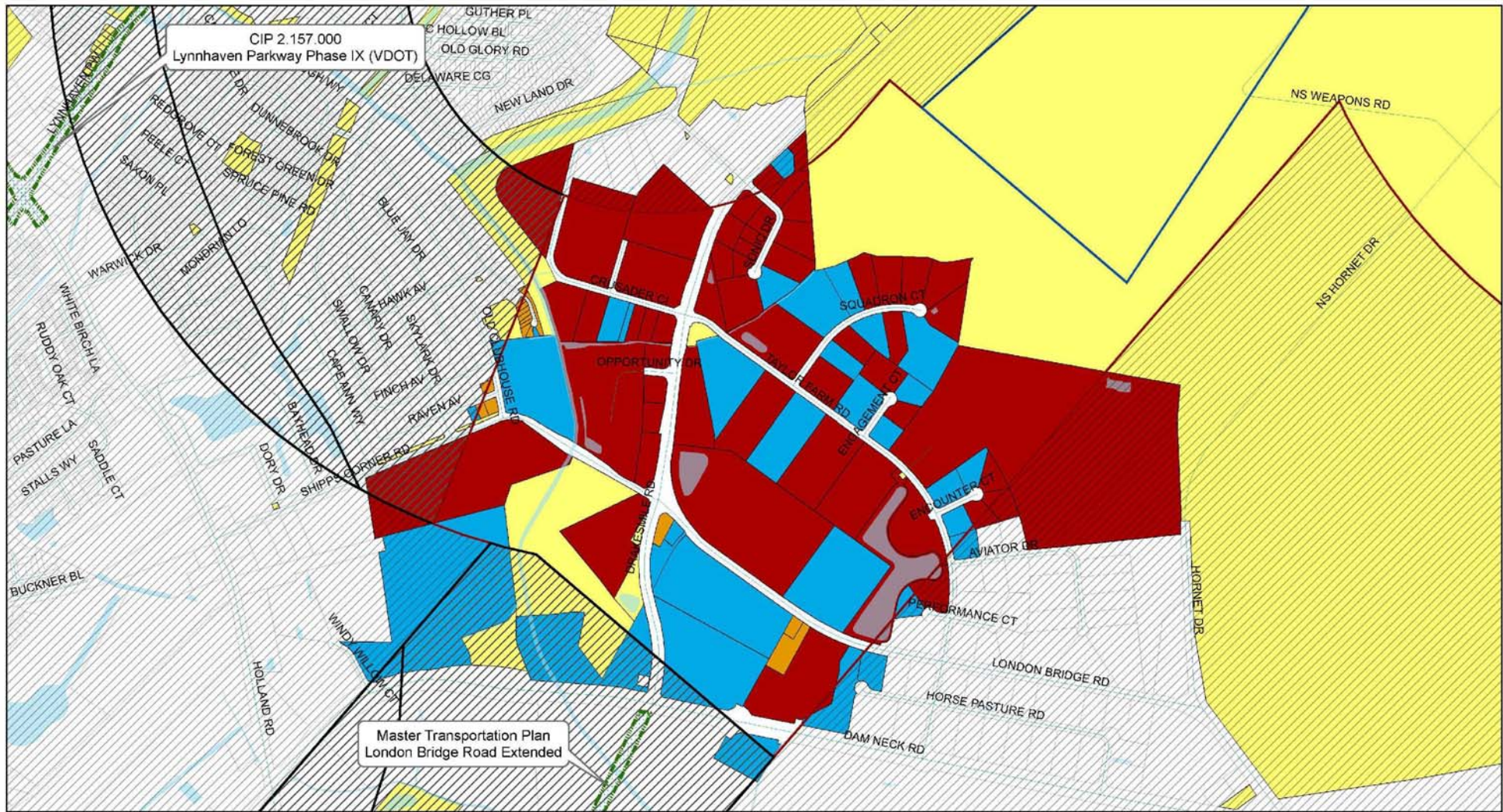


Property Affected by APZ-1 / CZ

- Undeveloped Property
- Publicly-Owned Property
- Non-Residential Property
- Residential Property
- Recently Acquired by the City per APZ-1 Program

Sub-Area D

- Residential Uses: limited single-family
- Non-residential Uses:
 - Cultural; indoor recreational
 - Manufacturing; paper, plastic, stone
 - Services; professional, personal, warehousing, storage, repair, contract construction
 - Trade; wholesale, retail
- Adjacent Planned Transportation Improvements:
 - Master Transportation Plan London Bridge Road Extended
 - Lynnhaven Parkway Phase IX

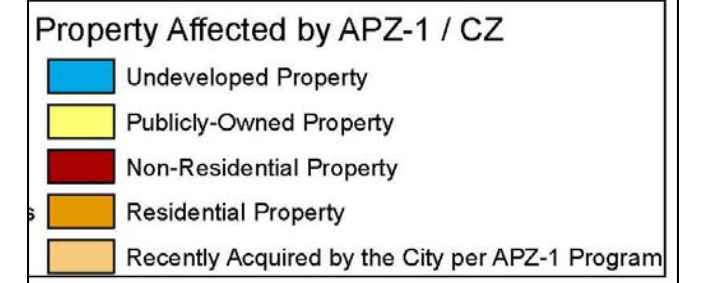
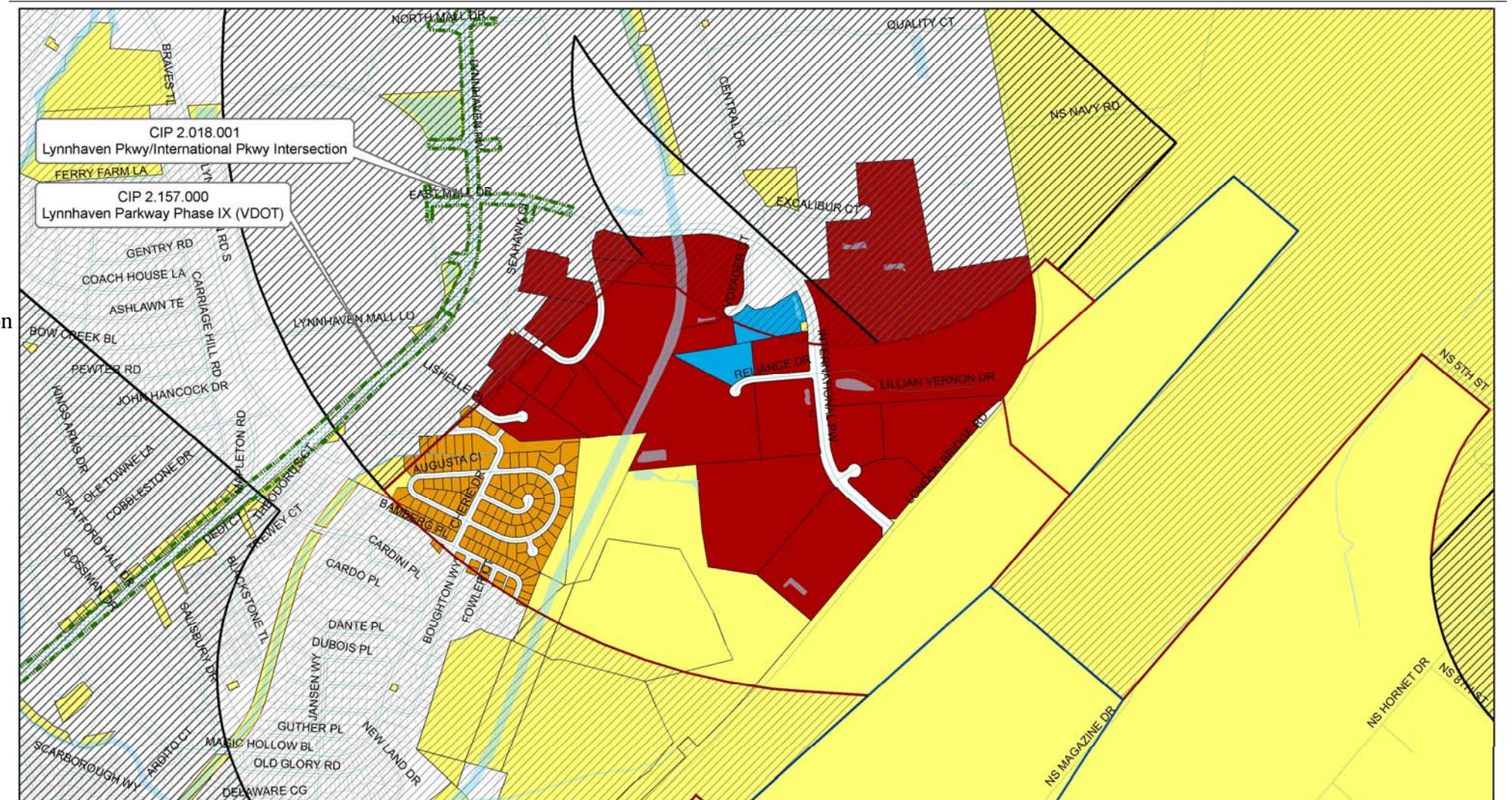


Property Affected by APZ-1 / CZ

	Undeveloped Property
	Publicly-Owned Property
	Non-Residential Property
	Residential Property
	Recently Acquired by the City per APZ-1 Program

Sub-Area E

- Residential Uses: single family
 - Lamplight Manor
 - Magic Hollow
- Non-residential Uses:
 - Cultural; indoor recreational facilities
 - Manufacturing; paper, stone, metal, scientific
 - Services; professional, personal, warehousing, storage, contract construction
 - Trade; wholesale
 - Utilities
- Adjacent Planned Transportation Improvements:
 - Lynnhaven Parkway Phase IX
 - Lynnhaven Parkway / International Pkwy Intersection Improvements



General Overarching Principles

Goals of the program

- Preserve existing stable residential neighborhoods within APZ-1
- Remove, as voluntary opportunities present themselves, all non-compatible development within the 'Clear Zone'
- Ensure that proposed non-residential uses are consistent with Air Installations Compatible Use Zone regulations and compatible when considered for location next to residential areas within APZ-1

1. Preserve existing stable residential neighborhoods.

- Reinforce the unique physical character of existing stable residential areas that include the following elements: streets and sidewalks, blocks, houses, parks, public and private landscape elements
- Decisions to either replace or voluntarily remove dwelling units within existing stable neighborhoods should always respect and reinforce the inherent character of the built and natural environments and must avoid the fragmentation of remaining units
- Provide effective buffers using landscaping, fencing and other means to protect existing neighborhoods from adjacent non-residential land uses

2. Identify areas where opportunities exist for the voluntary reuse of land.

- Along major arterial roadways
- Adjacent to existing non-residential areas
- Existing non-compatible non-residential parcels

3. Consider planned public projects when evaluating the purchase and voluntary reuse of land.

- Southeastern Parkway
- I-264 Improvements
- Norfolk Southern right-of-way
- Lynnhaven Parkway Improvements
- First Colonial Road/Virginia Beach Blvd.



Existing residential development along Virginia Beach Blvd.

4. Provide general design guidance for the voluntary reuse of land.

- Create a pattern book for existing stable residential neighborhoods
- Consider the relationship of proposed improvements to adjacent land uses, lot configurations, and building massing

5. Include key stakeholders when amending the master plan for the area.

- Residents and property owners
- Business owners
- U.S. Navy
- City policy makers
- City Staff



Example of existing non-residential development developed in a compatible scale to residential uses.



Example of existing non-residential development that can be reused for compatible non-residential development with AICUZ provisions.



Example of existing non-residential development not developed in a compatible scale to residential uses without appropriate buffers.

Topic Specific Principles

Residential

- 1.) Avoid fragmenting the spacing of homes.
 - Establish guidelines that promote an attractive neighborhood pattern.
 - Non-residential development should be discouraged within neighborhoods.
 - Explore locating compatible businesses on the edges of neighborhoods, next to major roads or non-residential areas.
- 2.) Sell city-acquired property as quickly as possible to prevent blight and safeguard neighborhoods.
 - Inform next door neighbors about properties that are for sale in case they want to purchase.
- 3.) At an appropriate time following the approval of this master plan, create a “Pattern Book” that reinforces the architectural character of older neighborhoods within this area.
 - New homes should be designed to complement the neighborhood.
 - Consider historic designations, if found to be in keeping with AICUZ policies.



Example of existing residential development along Virginia Beach Blvd.



Example of existing residential development developed in compatible scale and massing.



Example of residential addition / renovation in non-compatible scale and massing to other residential development.



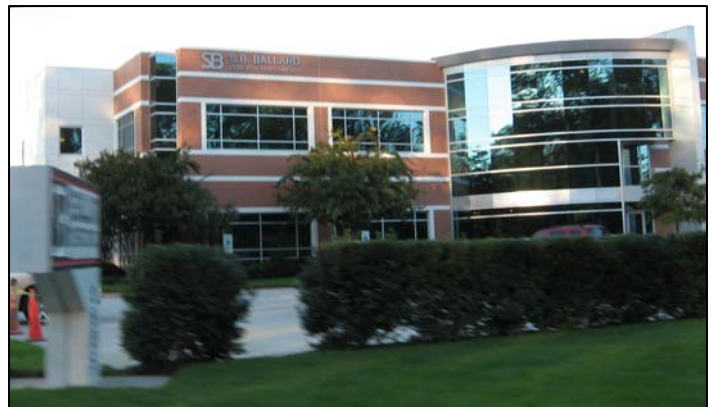
Example of multi-family.

Commercial

- 1.) Encourage compatible businesses to develop in a manner consistent with adjacent residential areas.
 - Ensure type of compatible re-use of land is appropriate with residential neighborhoods
 - Ensure scale and massing is appropriate with residential neighborhoods
 - Ensure buffer areas are designated between residential and non-residential uses consistent with the city's Landscaping Guidelines, Category IV landscaping or other appropriate landscaping category
- 2.) New businesses should be designed to enhance existing commercial areas.
 - Ensure compatible uses with APZ-1, such as storage units, auto repair, contract construction services, etc. are developed in a manner that promotes a positive aesthetic character.
- 3.) Work to attract compatible businesses to the area.
 - Move incompatible businesses away from the APZ1/CZ areas.
 - Inform landowners about adjacent properties that are for sale in case they want to purchase.
 - Educate the public on available incentives for converting non-compatible properties to compatible businesses.



Example of auto repair developed in a compatible scale with residential uses.



Example of quality design for contract constructions services non-residential development.



Example of poor condition for adaptive reuse for non-residential development.



Example of good candidate of residential development for adaptive reuse to non-residential development.



Additional buffer area needed between residential and non-residential development.



Additional buffer area needed between residential and non-residential development.

Traffic

1.) Improve traffic flow and access to roadways:

- Plan reuse of land consistent with planned transportation improvements

2.) Whenever a property is converted to a different type of use, consider traffic flow improvements:

- Prevent cars from cutting through neighborhoods.

3.) Within areas planned for ‘transitional use’ or ‘non-residential use’ located along existing roadways and planned transportation improvement corridors:

- Buffer neighborhoods from major roadways by converting residences that are directly on the roads to compatible business uses.
- Consider adaptive reuse of residential property along major arterials and planned transportation improvements
- Explore assembling properties purchased by the City for future planned transportation improvements (like Southeastern Parkway)



Existing sidewalk conditions in area for planned improvements to Virginia Beach Boulevard.



Adaptive reuse of residential property along major arterial

Open Space

- 1.) Add open spaces, park areas, sidewalks and trail systems whenever possible.
- 2.) Explore assembling properties for open space within neighborhoods.
- 3.) Select landscaping materials that keep sight lines open, clear and uncluttered.
- 4.) Use substantial landscaping with trees and shrubs to buffer new compatible businesses from stable neighborhoods.
- 5.) Preserve views of waterways.



Existing open space area within residential neighborhood for active recreation.



Existing open space area within residential neighborhood for passive use.

Infill and Compatible Use Options

RESIDENTIAL INFILL DEVELOPMENT within APZ-1

Residential infill development should occur under the following conditions:

- The parcel is embedded within a stable residential neighborhood and not adjacent to any other use
- The proposed residential development will not increase density within the neighborhood.
- The proposed design should ensure compatible mass, bulk, and height on building alterations and new construction when considering adjacent properties.
- Conditions consistent with AICUZ principles, most importantly sound attenuation.

COMPATIBLE NON-RESIDENTIAL USES within APZ-1

Non-residential infill development may be a result of converting non-compatible business uses to a compatible use. May also be the result of developing undeveloped land. May also be the result of converting residential use to compatible non-residential on the periphery of neighborhoods and not within the neighborhood. Note: These are general land use designations.

Manufacturing

- Lumber / wood products
- Furniture / paper products
- Printing / publishing

Trade

- Wholesale
- Building materials
- Automotive / Marine
- Equipment Rental

Services

- Warehousing & storage
- Repair
- Contract construction

Agricultural

- Wholesale trade
- Agricultural related (except livestock)

Cultural

- Transportation / Utilities / Communication
- Indoor recreational facilities
- Parks & nature exhibits

Design Guidelines

Designs should respect the scale, height, and character of similar uses throughout the area.

Landscaping should complement surrounding natural resources, aiding in both aesthetics and existing drainage patterns.

Provide sufficient setback / buffer area between residential and non-residential uses to protect residential neighborhoods.

LOT CHARACTERISTICS

- When adjacent lots are considered for a conversion to compatible development, consolidate lots to an optimum lot size for the intended land use. See the City Zoning Ordinance for minimum lot size requirements.
- Provide sufficient setback as well as an attractive physical buffer between residential and non-residential uses as necessary to minimize adverse impacts relative to the residential environment, such as light, noise, odor, dust, unsightly appearances and intrusive activity. (See Landscaping Guide)

Residential

- Optimum lot size should allow for adequate open space on the lot in the form of private yards to complement building footprints.

Non-Residential

- Building footprints should be designed to maximize open space adjacent to residential and natural resource areas.



Renovation to existing residential home not in scale with residential area.



Renovation to existing residential home in scale with residential area.

BUILDING MASSING AND COMPOSITION

- Designs should respect the scale, height, and character of similar uses throughout the area.
- Rooflines and wall planes should be designed with variations in elevations to break up massing in a character consistent with similar uses.
- Entryways should be welcoming, oriented to the street, and clearly marked.

Residential

- Alteration
- New Construction

Non-Residential

- Alteration
- New Construction



Buffering, pedestrian trail along arterial.



Massing and intensity compatible for a non-residential area not adjacent to residential uses.

LANDSCAPE CHARACTER

- Landscaping should complement surrounding natural resources and aid in the aesthetics of the surrounding area as well as complement the existing drainage patterns.
- Landscape area should be planted to visually screen non-residential areas and provide an attractive boundary that encourages continued investment both residential and non-residential areas.
- See Landscaping Guide (Buffer dimension and screening more intensive when the nature and/or scale of the non-residential use are more intensive.)

Residential

- Landscaping should preserve lines of visibility.

Non-Residential

- Landscaping should aid in buffering non-residential uses from residential areas.



Landscaping that complements surrounding natural resources and aids in aesthetics and existing drainage patterns.



Landscaping along the streetscape fronting a non-residential use.

STREETSCAPE CHARACTER

Residential

- Promote non-residential uses along arterial roadways

Non-Residential

- Promote pedestrian-oriented feeling within residential neighborhoods



Streetscape adjacent to planned transportation improvements.

General Land Use Plan

TYPES OF LAND USES

RESIDENTIAL

Existing: Stable residential neighborhoods

Proposed: Maintain residential uses (may include well-planned open spaces)

Non-Residential

Existing: Undeveloped land and compatible / non-compatible businesses

Proposed: Conversion to compatible non-residential use

Transitional

Existing: Residential and undeveloped areas adjacent to major arterials, planned transportation improvements, or surrounded by existing non-residential uses

Proposed: Conversion to compatible non-residential or open space uses

Open Space

Existing: Open space and undeveloped areas within APZ-1 & all property within the Clear Zone

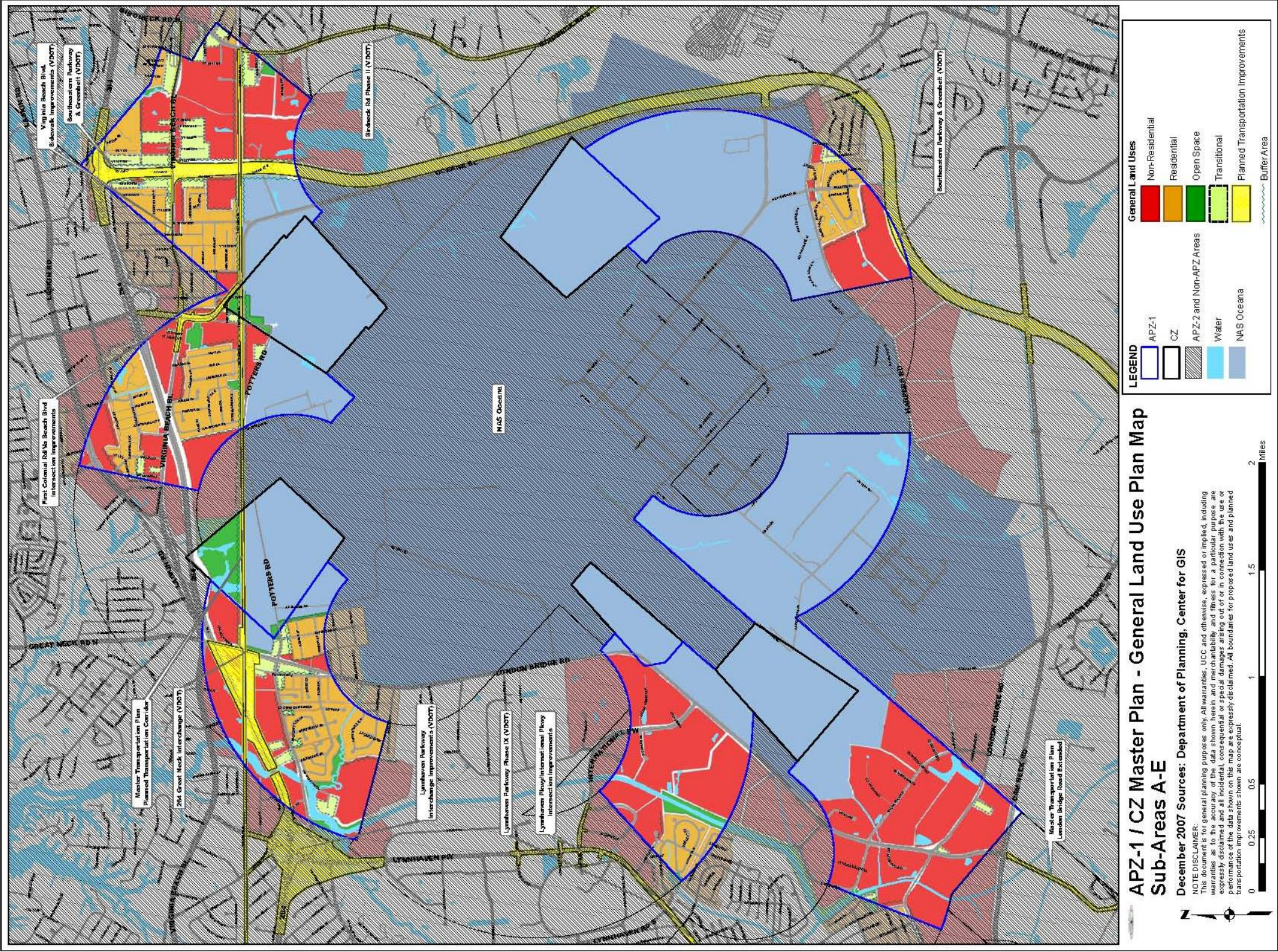
Proposed: Conversion to open space or agricultural-related use

- Consider the use of attractive landscaped buffers to protect stable residential neighborhoods also along portions of arterial roads, where applicable, to enhance corridor aesthetics and help reduce highway noise and other adverse impacts on adjoining properties
- See the City Landscaping Guide, Category IV landscaping requirements or similar

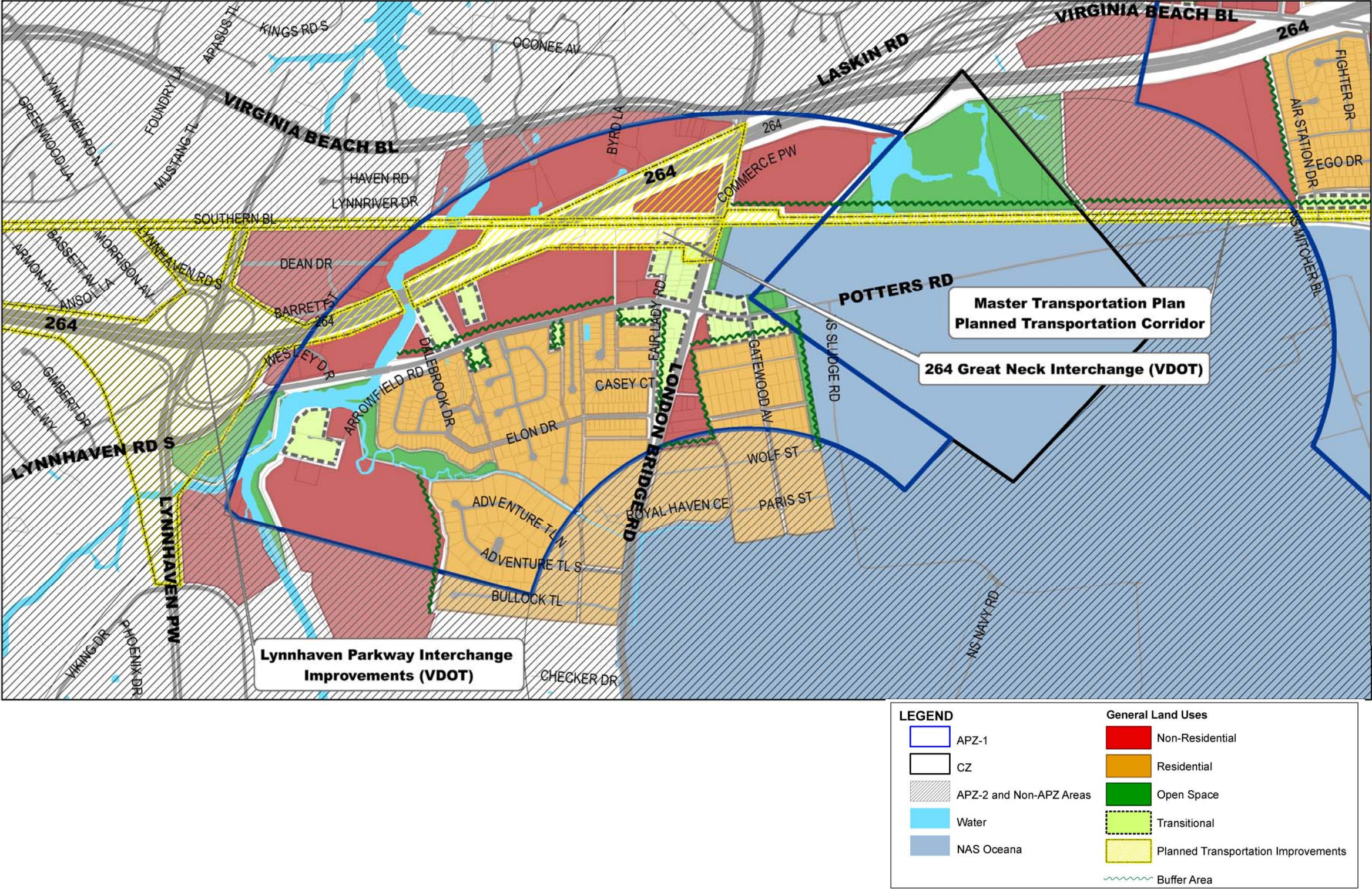
Criteria for Transitional Areas

- Proposed uses conform to the Oceana Land Use Conformity Program
- Change in use is achieved through conditional rezoning or conditional use application and compliance with the design guidelines of this plan to maximize compatibility between proposed uses and existing adjacent uses
- Development proposals must be planned in a fashion that prevents the fragmentation of any adjoining neighborhoods
- Property owners requesting such change voluntarily agree to rezone their property
- Parcels of land proposed for change of use should be consolidated to allow the creation of a unified and coherent development

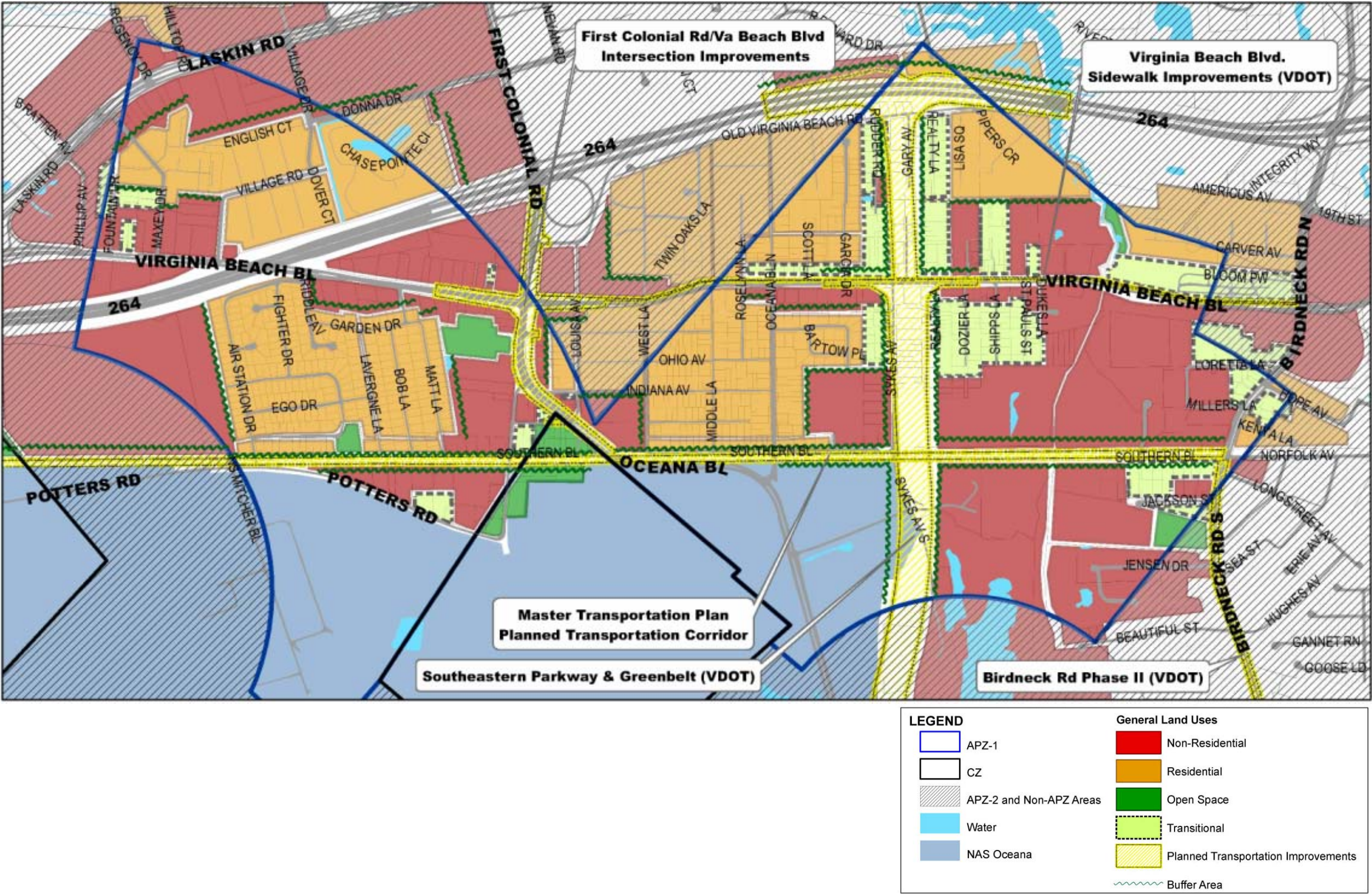
General Land Use Plan Composite Map



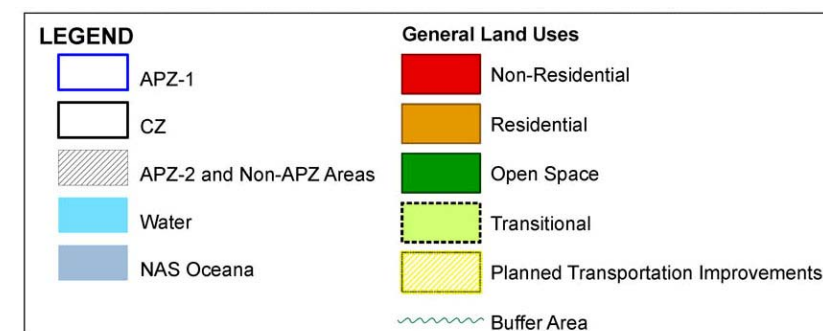
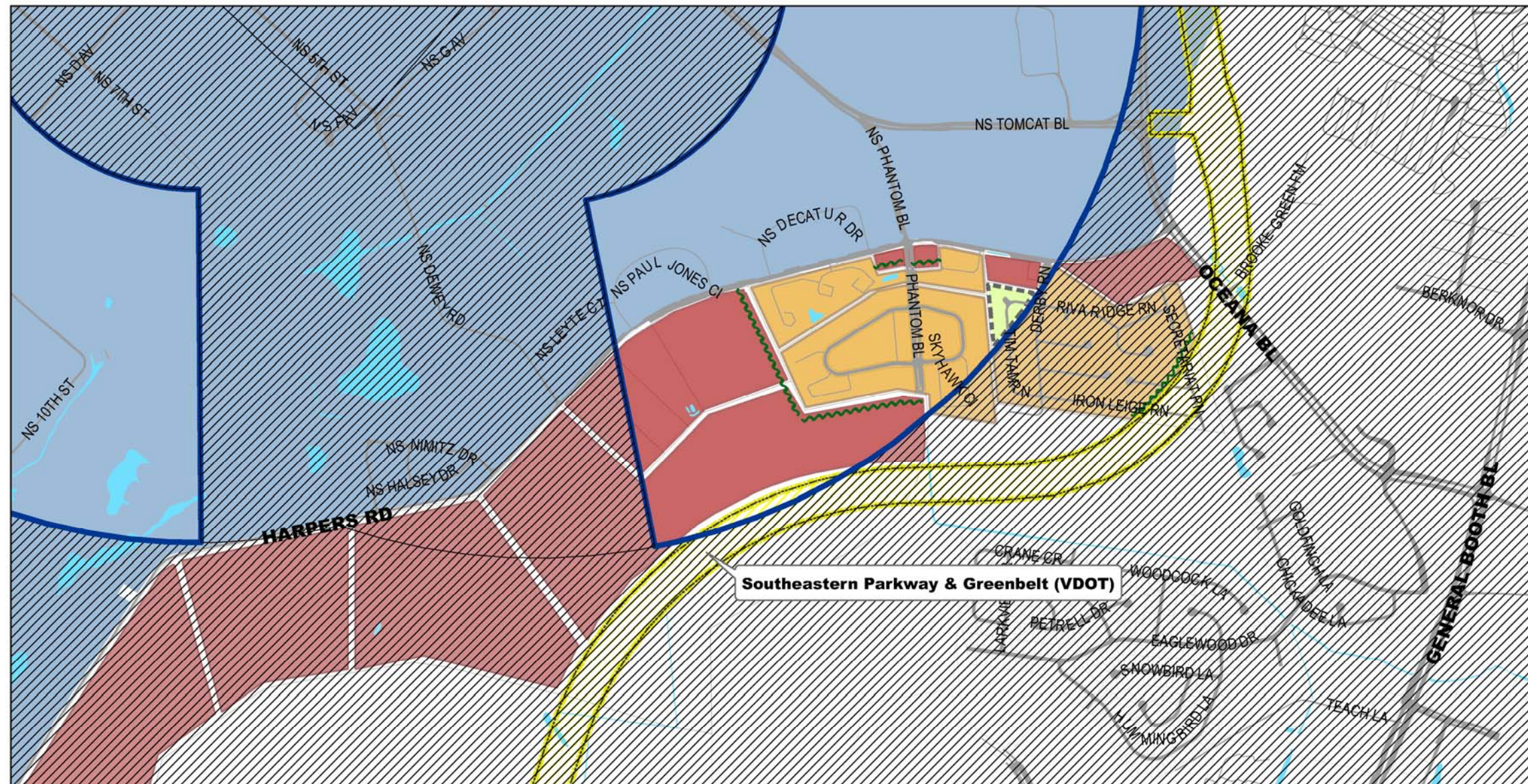
General Land Use Plan Sub-Area A



General Land Use Plan
Sub-Area B

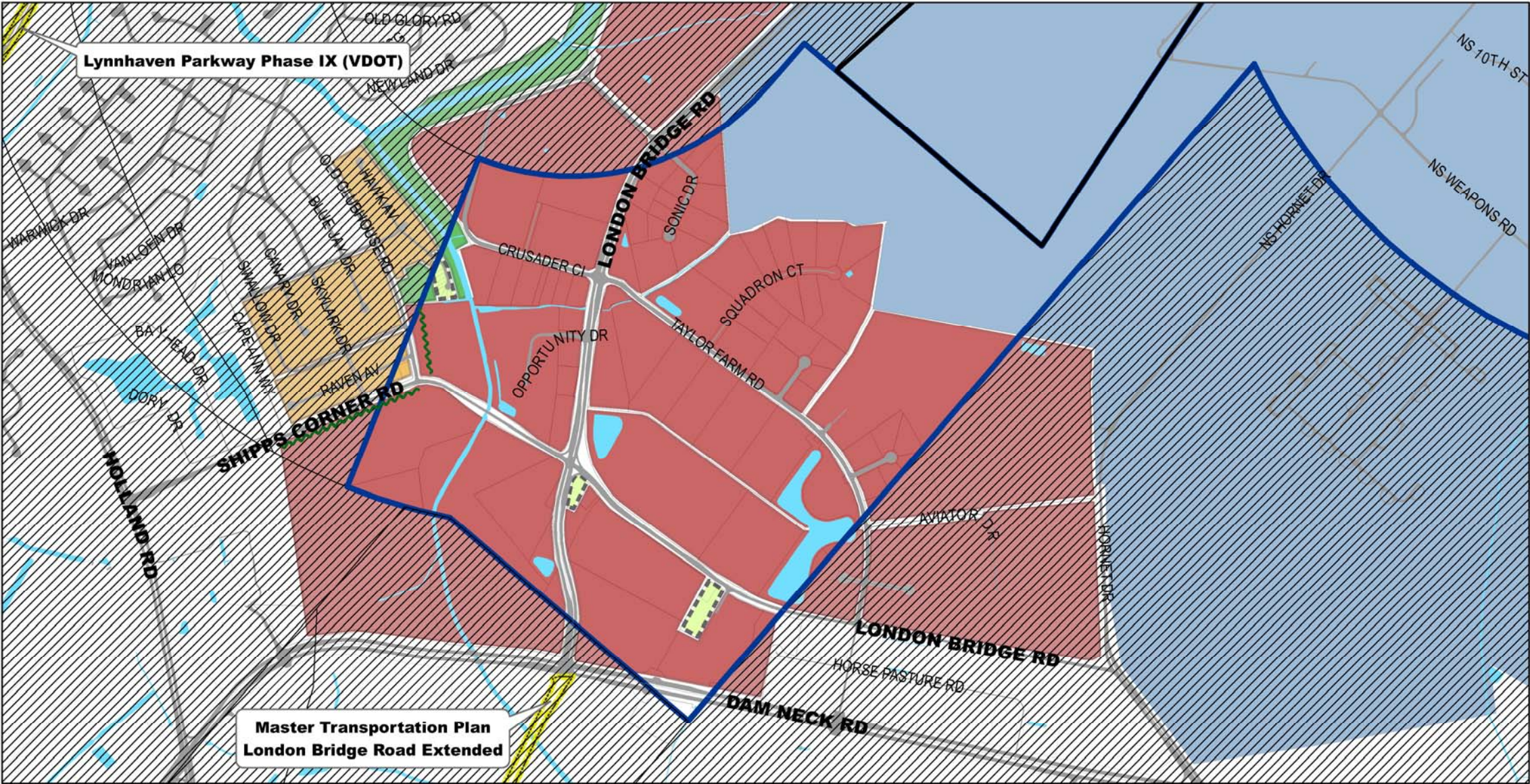


General Land Use Plan Sub-Area C



General Land Use Plan

Sub-Area D



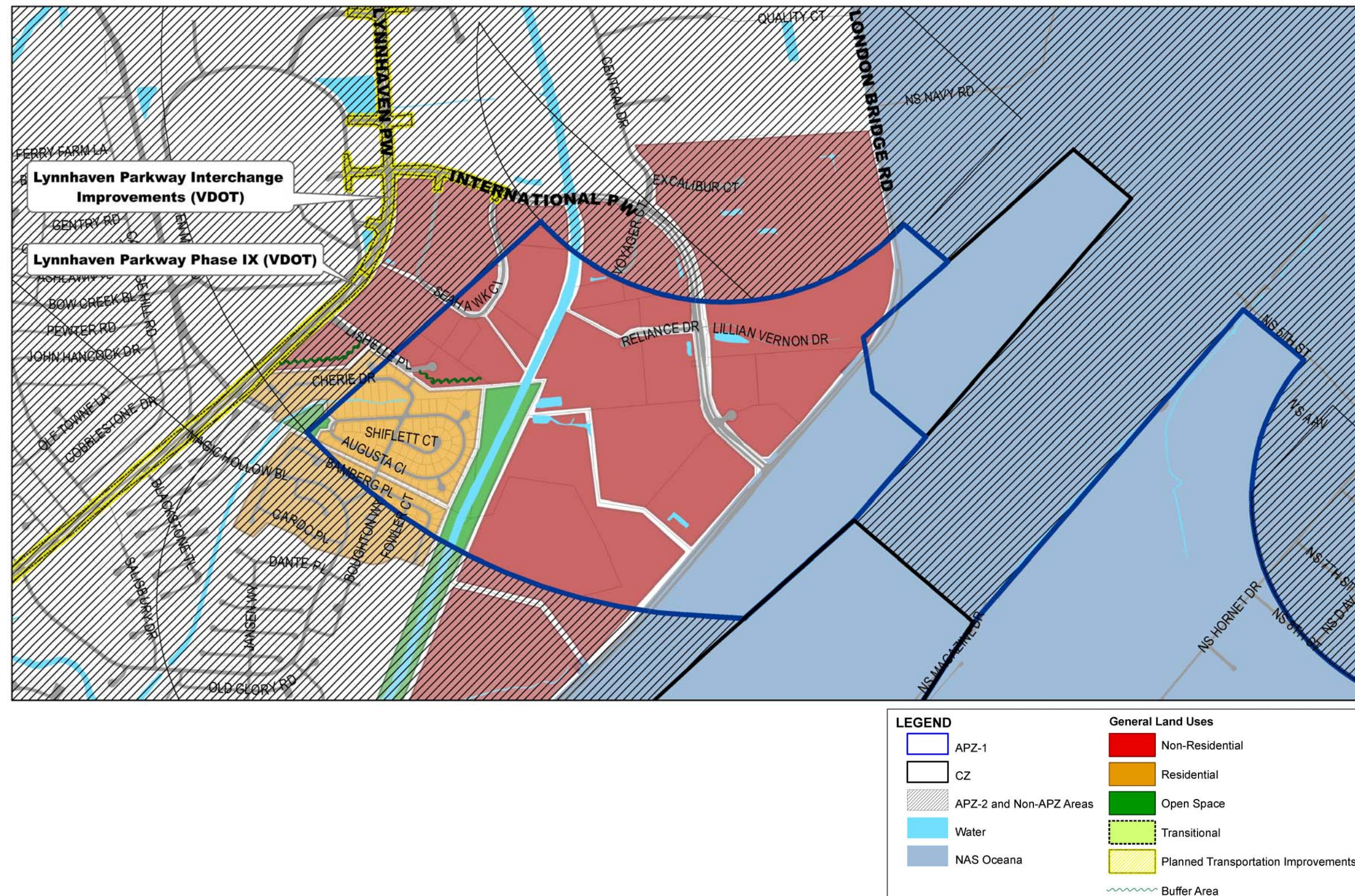
LEGEND

- APZ-1
- CZ
- APZ-2 and Non-APZ Areas
- Water
- NAS Oceana

General Land Uses

- Non-Residential
- Residential
- Open Space
- Transitional
- Planned Transportation Improvements
- Buffer Area

General Land Use Plan Sub-Area E



Definitions and Timeline

Definitions

AICUZ: In response to the Noise Control Act of 1972, the Department of Defense (DOD) established the AICUZ (Air Installation Compatible Use Zone) Program nationwide in order to protect the health, safety and welfare from noise and hazards through compatible development in the airport environment.

APZ: Accident Potential Zones (APZ) are areas that the DOD have determined an aircraft accident is likely to occur if one occurs. Clear Zone areas are included in this designation. Due to their proximity to military bases, APZ areas are concentrated in the higher AICUZ noise zones. The DOD provides these areas along with noise zone areas to local land use agencies to act as a planning tool.

Compatible development:

In general the DOD recommends that noise-sensitive uses (e.g., houses, churches, amphitheaters, etc.) be placed outside the high noise zones, that people intensive uses (e.g., regional shopping malls, theaters, etc.) not be placed in APZs and that sound attenuating methods be incorporated into building design and construction. The DOD recommendations are intended to serve only as guidelines. Local governments alone are responsible for regulating land use.

Navy Restrictive Easements:

The federal government purchased restrictive easements from private property owners in the 1970's and 1980's. These easements were intended to restrict incompatible development around NAS Oceana and are a private contract between the federal government and the private property owner.

Vested Right:

A right to develop property that is "Immune" from changes in the Zoning Ordinance. If a person has a vested right to develop property, it means that he or she has received certain development-related approval prior to the effective date of the zoning ordinance change and thereafter has taken affirmative measures to implement those approvals. As a result, he or she may proceed with developing the property in accordance with the prior approvals even though the zoning ordinance has changed to disallow such use.

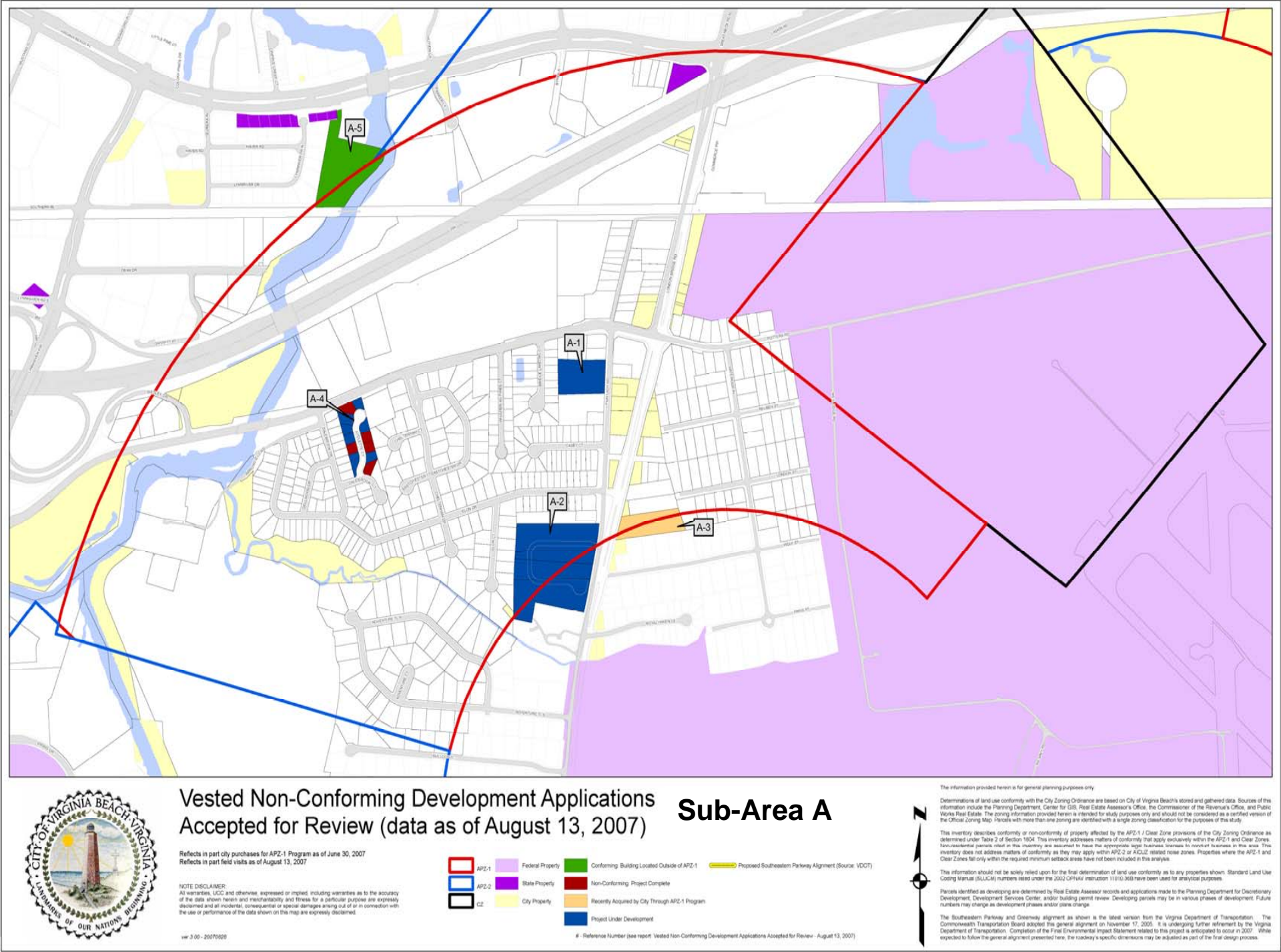
Timeline

- May 2005 Joint Land Use Study policies adopted on May 10, 2005. The JLUS worked with other localities in Hampton Roads to reduce noise impacts on communities surrounding NAS Oceana, NALF Fentress, and Chambers Field.
- August 2005 The BRAC order asked the City to condemn ALL incompatible development within APZ-1, including existing residential neighborhoods and incompatible businesses.
- December 2005: The City adopted its APZ-1 Ordinance on December 20, 2005 In order to accomplish this mission the City developed an APZ-1 Use and Acquisition Program on December 20, 2005, that provided for the VOLUNTARY acquisition of qualifying property in order to reduce further encroachment of incompatible uses around NAS Oceana.
- February 2006: Amendment of the APZ-1 Ordinance to include the Clear Zone.
- January 2007: The City began purchase of properties within APZ-1 and the Clear Zone in accordance with the BRAC Order and subsequent state legislation that required the City to spend at least \$15 million dollars annually to acquire incompatible use properties within the APZ-1/Clear Zone areas.
- July 2007: At the end of the first fiscal year of the APZ-1 / Clear Zone Program the City had acquired 84 dwelling units that were already in existence or proposed for development, removing a total of 72 residential dwelling units. The City had also acquired roughly 2.5 acres of non-residential properties incompatible with AICUZ provisions for APZ-1.

OCEANA LAND USE CONFORMITY PROGRAM INCENTIVES

- Business Tax Rebate (ORD-2931 Sec 35.2-5)
- Fee Reimbursements for (ORD-2931 Sec 35.2-6)
 - building code permits
 - rezonings and conditional use permits
 - subdivision and site plan review
 - water and sewer connection
- Real Estate Tax Exemptions (ORD-2932)
- EDIP Grants (ORD-2934B)
- Certain principal uses in Accident Potential Zone I now allowed where otherwise were conditional uses in the underlying zoning district (ORD-2934)

Vested Residential Developments
Sub-Area A



Vested Residential Developments

Sub-Area A

Vested Non-Conforming Development Applications Accepted for Review

(data as of August 13, 2007)

Sub-Area A

Project Under Development

Ref No.	Proposed Use	File No.	Plan Type	Status	Approval Date	Location	Prior Use
A-1	10 Dwelling Units - 10 Single Family Lots					Fair Lady Road (formerly London Bridge Road)	Single Family
	DSC	I07-622	Preliminary Subdivision Plat	Approved	12/6/05		
	DSC	I07-632	Subdivision Construction Plan	Approved	5/9/06		
	DSC	I07-649	Final Subdivision Plat	Approved	8/3/07		
A-2	38 Dwelling Units - 38 Single Family Lots					London Bridge Road	Two Single Family
	DSC	I07-618	Preliminary Subdivision Plat	Approved	9/8/05		
	DSC	I07-630	Subdivision Construction Plan	Approved	5/8/06		
	DSC	I07-640	Final Subdivision Plat	Resubmittal Needed			
A-4	12 Dwelling Units - 12 Single Family Lots					260 - 292 Aydlette Court	Two Single Family
	DSC	I07-609	Preliminary Subdivision Plat	Approved	12/23/04		
	DSC	I07-613	Subdivision Construction Plan	Approved	6/24/05		
	DSC	I07-624	Final Subdivision Plat	Approved	10/28/05		
			Subdivision Construction (field change)	Approved	2/23/06		
	7 Building Permits	200607783BO	SINGLE FAMILY	Under Construction	5/2/06		
	5 Building Permits	200705395B0	SINGLE FAMILY	Constructed	5/2/06		

Recently Acquired by City through APZ-1 Program

Ref No.	Proposed Use	File No.	Plan Type	Status	Approval Date	Location	Prior Use
A-3*	9 Dwelling Units - Single Family and Semi-detached Lots					London Bridge Road	Vacant
	DSC	I07-614	Preliminary Subdivision Plat	Approved	6/27/05		
	DSC	I07-628	Subdivision Construction Plan	Approved	3/13/06		
	DSC	I07-647	Final Subdivision Plat	Resubmittal Needed			

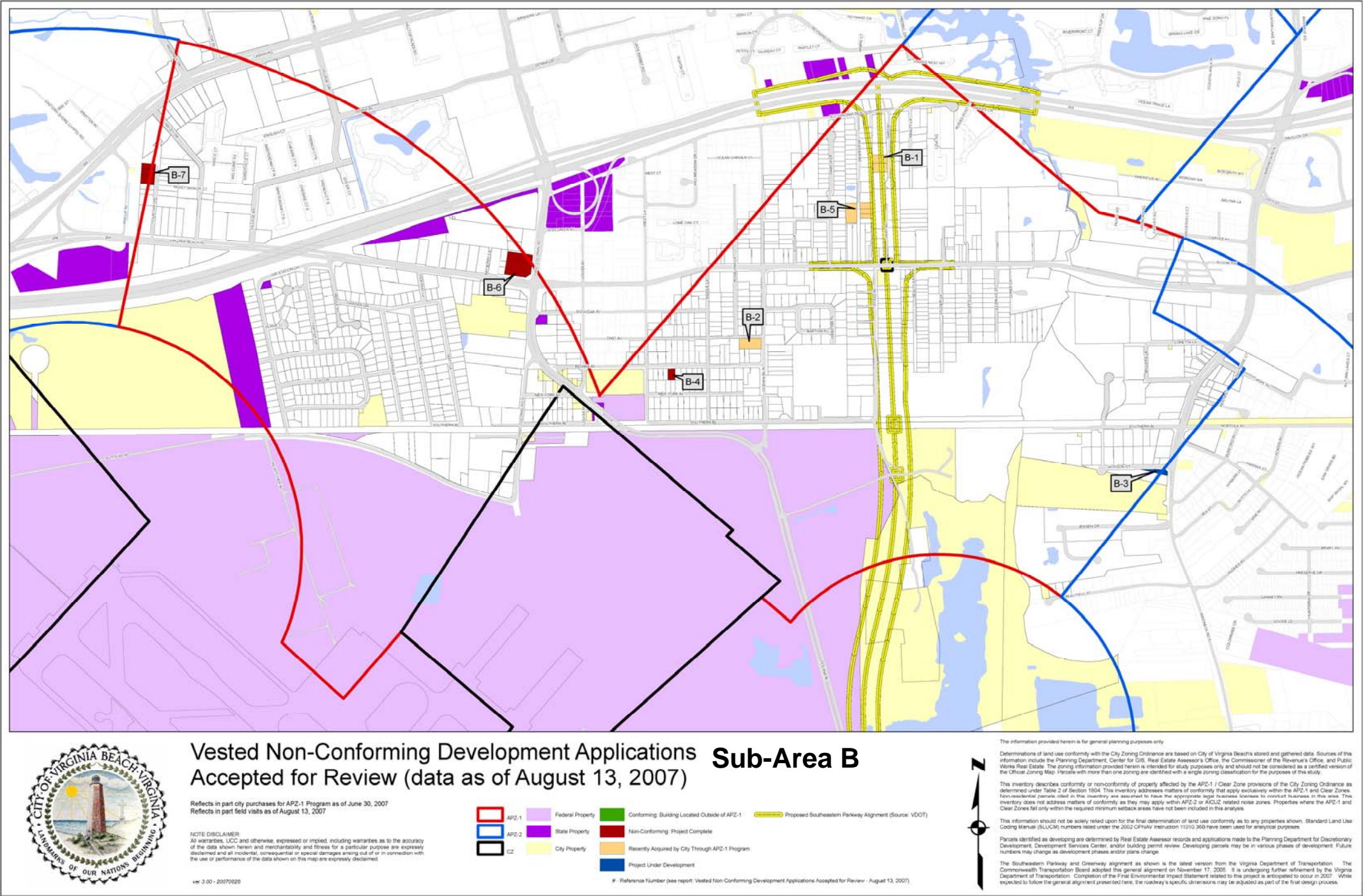
Conforming Project: Building to be located outside of APZ-1

Ref No.	Proposed Use	File No.	Plan Type	Status	Approval Date	Location	Prior Use
A-5	Office - To be located outside of APZ-1					2529 Virginia Beach Boulevard	Office
	DSC	I07-517	Site Plan	Approved	9/20/01		
	DSC	I07-600	Preliminary Subdivision Plat	Approved	1/23/05		
	DSC	I07-629	Final Subdivision Plat	Approved	8/31/06		
	DSC	I07-635	Site Plan	Approved	10/4/06		
	Building Permit	200623927A0	OFFICE/PROFESSIONAL BLDG	Under Construction	12/8/06		

Note: This inventory is for general planning purposes only. This inventory includes development applications with proposed land uses that are non-conforming with the provisions of the City Zoning Ordinance as determined under Table 2 of Section 1804 that have (1) received City of Virginia Beach development plan approval and (2) subsequent construction activity has commenced or is allowed to commence in the future. This inventory includes non-conforming development applications that have continued the development process from December 20, 2005 to March 1, 2006. These recent non-conforming projects are considered to be vested because a related governmental action (e.g., development plan or board approval) granted the specified non-conforming use prior to December 20, 2005 in APZ-1 areas and prior to February 14, 2006 in Clear Zone areas. This list does not include all development applications within the APZ-1 and Clear Zone submitted to the Department of Planning. This list does not include unknown development projects that may be vested that were submitted to the Development Services Center (DSC) prior to Dec. 20, 2005 and are currently inactive, under construction, or completed.

* Of the 9 dwelling units proposed and acquired, 4 dwelling units were located exclusively within the APZ-1 and Clear Zone delineations.

Vested Residential Developments
Sub-Area B



Vested Residential Developments

Sub-Area B

Vested Non-Conforming Development Applications Accepted for Review

(data as of August 13, 2007)

Sub-Area B

Project Under Development

Ref No.	Proposed Use	File No.	Plan Type	Status	Approval Date	Location	Prior Use
B-3	1 Dwelling Unit - 1 Single Family Lot					Birdneck Road & Jackson Street	Vacant
	BZA	-	Setback Variance	Approved	6/1/05		
	DSC	L07-649	Single Family Site Plan	Resubmittal Needed			

Recently Acquired by City through APZ-1 Program

Ref No.	Proposed Use	File No.	Plan Type	Status	Approval Date	Location	Prior Use
B-1	7 Dwelling Units - 7 Townhouse Lots					Gary Avenue	Vacant
	DSC	K06-630	Preliminary Subdivision Plat	Approved	6/16/05		
	DSC	K06-645	Site Plan	Approved	1/11/06		
	DSC	K06-682	Final Subdivision Plat	Resubmittal Needed			
B-2**	4 Dwelling Units - 2 Duplex Lots					Ohio Ave. & Oceana Blvd.	Single Family
	DSC	K07-614	Preliminary Subdivision Plat	Approved	11/10/05		
	DSC	K07-627	Final Subdivision Plat	Approved	7/11/06		
	DSC	K07-628	Multi-Lot Site Plan	Resubmittal Needed			
B-5	14 Dwelling Units - 7 Duplex Lots					Rudder Road	Vacant
	DSC	K06-551	Infrastructure for adjacent site	Approved - adjacent site			
	DSC	K06-671	Multi-Lot Site Plan	Resubmittal Needed			

Non-Conforming: Project Complete

Ref No.	Proposed Use	File No.	Plan Type	Status	Approval Date	Location	Prior Use
B-4	2 Dwelling Units - 1 Duplex Lot					1561-1563 Indiana Avenue	Single Family
	DSC	K07-617	Duplex Site Plan	Approved	12/15/05		
	DSC	K07-631	Final Subdivision Plat	Approved	10/17/06		
	Building Permits	200601331A0	Duplex	Constructed	1/24/06		
B-6	Service Station / Convenience Store					1700 Virginia Beach Boulevard	Vacant
	DSC	K07-611	Site Plan	Approved	11/1/05		
	DSC	K07-622	Preliminary Subdivision Plat	Approved	4/21/06		
	DSC	K07-630	Final Subdivision Plat	Approved	6/9/06		
	Building Permit	200605775A0	RETAIL STORES	Constructed	3/31/06		
B-7	8 Dwelling Units - 4 Duplex Lots					417 - 431 Fountain Drive	3 Single Family
	DSC	J06-630	Multi-Lot Site Plan	Approved	12/15/05		
	Building Permits	200621368B0	Duplex	Constructed	10/31/06		

Note: This inventory is for general planning purposes only. This inventory includes development applications with proposed land uses that are non-conforming with the provisions of the City Zoning Ordinance as determined under Table 2 of Section 1804 that have (1) received City of Virginia Beach development plan approval and (2) subsequent construction activity has commenced or is allowed to commence in the future. This inventory includes non-conforming development applications that have continued the development process from December 20, 2005 to March 1, 2006. These recent non-conforming projects are considered to be vested because a related governmental action (e.g., development plan or board approval) granted the specified non-conforming use prior to December 20, 2005 in APZ-1 areas and prior to February 14, 2006 in Clear Zone areas. This list does not include all development applications within the APZ-1 and Clear Zone submitted to the Department of Planning. This list does not include unknown development projects that may be vested that were submitted to the Development Services Center (DSC) prior to Dec. 20, 2005 and are currently inactive, under construction, or completed.

** As a result of the acquisition, a total of 10 potential dwelling units (5 duplex lots) were acquired within APZ-1 and the Clear Zone. Of the 5 duplex lots, only 2 lots (4 dwelling units), had received vested development rights prior to Dec. 20, 2005.