



DEVELOPMENT SERVICES CENTER



DSC Information Notice #192 July 11, 2012

Topic: The Oceanfront Resort District - New Zoning Regulations for the Resort Strategic Growth Area, Predesign Meetings and Site Plan Review Submittal Requirements

Background

On July 10th, City Council approved new zoning regulations, called the Oceanfront Resort District Form Based Code, for the core of the Resort Strategic Growth Area. These zoning regulations replace most of the RT-1, RT-2 and RT-3 Resort Tourist Districts. This new approach to regulating development focuses more on the form of buildings and their relationship to the street and less on a strict separation of land uses. The goal of the Oceanfront Resort District is a more integrated development pattern with a mixture of uses, pedestrian-friendly streets and active street fronts. Information on the new code, including a full copy available for viewing and downloading, can be found at www.vbgov.com/ordfbc. If development plans for a site in the new Oceanfront Resort District were submitted on or before July 10, 2012, Transition Rules apply and they can also be found at the website referenced above.

Impact on Land Development and Plan Review Processes

As outlined in DSC Notice # 173, preapplication/predesign meetings are required for all projects proposed in the eight Strategic Growth Areas. Such predesign meetings are especially important for the Resort Strategic Growth Area because the Oceanfront Resort District Form Based Code regulates the form of development and includes incentives to adhere to revised Oceanfront Resort District Design Guidelines and Sign Design Guidelines.

The purpose of the meeting will be to address issues associated with the proposed land use, site design, building design, supporting infrastructure needs, features contributing to the sustainability of the development, parking, signage and outdoor amenities. These preapplication/predesign meetings will identify expectations regarding the new code and assist in establishing lines of communication to help the project move through the land development and plan review process smoothly. Please plan to meet with us before you begin designing any new project.

For more information about scheduling and meeting details please contact:

Nancy McIntyre, P.E., L.S. – nmcintyr@vbgov.com - East Team (757) 385-8034

Plan Submittal Requirements

In addition to the regular DSC site plan submittal requirements, the following information/drawings must be submitted with all formal applications for site plan review for development proposals within the Oceanfront Resort District:

1. Eight sets of exterior building plans showing architect detail, materials, colors, height and any permitted encroachments.
2. Eight sets of plans showing site amenities such as colored pavers, special landscape areas, resort swimming pools, public art, outdoor plazas, and sustainability features. The build-to zone and percentage of building façade within the build-to zone should be identified, as well as any permitted build-to zone encroachments.
3. If the administrative Optional Form of Development (see Chapter 7) is being used in place of meeting any prescribed form, please submit a narrative describing how the optional design elements will meet the intent of the prescribed form.
4. A description of the proposed use(s), to the greatest extent feasible. It is recognized that not every use may be known prior to site plan approval.
5. Two sets of a comprehensive sign plan for the project. Plans should be in color and identify the size, height, construction materials and lighting for all proposed signs. Permitted encroachments into the right-of-way should also be identified. Again, it is recognized that not every use may be known prior to site plan approval, but the Oceanfront Resort District offers a sign bonus

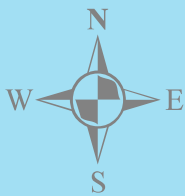
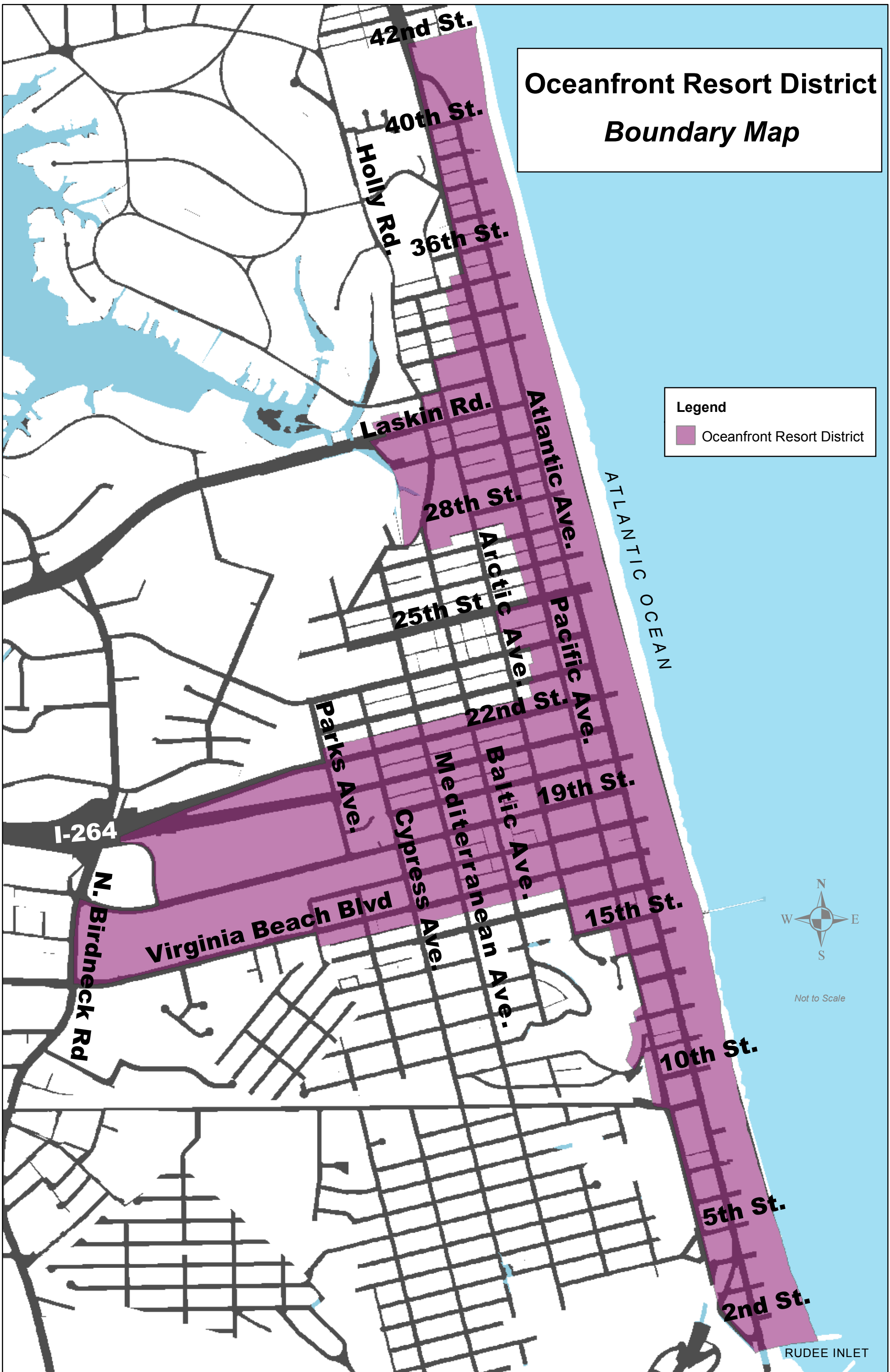
where the Sign Design Criteria are met, so it is important to begin designing an overall sign plan.

6. One copy of any required notification to the Federal Aviation Administration (FAA). Section 202, Height Regulations in the City Zoning Ordinance, was amended to require any person proposing to construct or alter any building or structure where a notice or supplemental notice must be given to the FAA pursuant to the provisions of Title 14, Part 77, Subpart B of the Code of Federal Regulations to provide a copy of such notice with the site plan review application. A link to the federal regulations explaining when the FAA must be notified follows: <http://tinyurl.com/78cgk7r>

Please contact Karen Lasley, Zoning Administrator, or Stephen White, Planning Coordinator, with any questions or concerns regarding the new Resort Oceanfront District Form Based Code at klasley@vbgov.com or swhite@vbgov.com. They can both be reached by phone at 385-4621.

Oceanfront Resort District Boundary Map

Legend
Oceanfront Resort District



Not to Scale

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