



## DEVELOPMENT SERVICES CENTER



### DSC Information Notice #173 (Updated)

August 16, 2012

#### Topic: Preapplication/Predesign Meetings for Projects within the Strategic Growth Areas (SGAs)

##### Background

The City of Virginia Beach's Comprehensive Plan identifies eight (8) Strategic Growth Areas (SGAs) ([Link to SGA Maps](#)) ([Link to SGA Website](#)) **NEW** to accommodate and absorb future urban growth. The link provides a map showing all eight (8) SGAs. Each SGA is connected to a more detailed map that zooms in to the parcel level.

The purpose of the SGAs is to:

- provide opportunities for continued physical and economic growth;
- help prevent urban sprawl;
- protect our established residential neighborhoods and rural areas from incompatible development due to growth pressures;
- maximize infrastructure efficiency; and
- create unique and exciting urban destinations.

Most of these areas will integrate a diverse cluster of attractive, more compact but compatible uses of land including office, retail, service and, where appropriate, residential and hotel. They will also encourage greater use of alternative transportation systems.

Based on broad community input and consensus, long-range visions and implementation plans have been prepared and adopted for six (6) of the SGAs (Burton Station, Pembroke, Newtown, Resort Area, Rosemont, and Lynnhaven\*). Plans for the remaining two (2) SGAs (Centerville and Hilltop) will be prepared this year. [**\*prepared and pending adoption**]

Reshaping the SGAs through a gradual transformation to realize the vision for each will require using new tools and development approaches. Some of this will take the form of creating a more urban built environment, upgrading public infrastructure through City investment in the CIP, applying new forms of zoning, such as overlay districts, transit-oriented districts and Form-Based Codes, using new building methods and site landscaping design techniques to ensure long-term environmental sustainability, and creating a multi-modal transportation network.

Given the significant investment in time and money that property owners, the business and development community and the City have committed to shaping the vision and implementation plans for the SGAs, a thorough understanding of each SGA and their development expectations is critical. This can best be achieved through a preapplication/predesign meeting for all land development proposals and projects in SGAs.

**New Steps in Land Development and Plan Review Processes – Preapplication/Predesign Meeting ([Link to SGA Review Process Flowchart](#)) **NEW****

A preapplication/predesign meeting must be requested with city staff for all projects proposed within any of the eight (8) SGAs. The developer/owner and their consultant must contact the Current Planning staff (applications for Planning Commission/City Council action), the Environment and Sustainability Office (Wetlands Board and Chesapeake Bay Preservation Area Board), and the DSC Project Manager (site plan and subdivision submittals) prior to the submittal of the application or site plan/subdivision to schedule the meeting. The purpose of the meeting will be to address critical issues associated with the proposed land use, site design, building design, supporting infrastructure needs, how the proposal complements the Area’s plan, and any other concerns about the project. These preapplication/predesign meetings will also help identify expectations and assist in establishing lines of communication to help the project move through the land development and plan review processes smoothly.

**Effective Date: January 1, 2011 - If the design of the project has already started, a meeting must be scheduled as soon as possible and prior to the submittal of the plan for review.**

**For more information about developing within the SGAs, please contact (**revised**):**

***Burton Station and Newtown SGAs***

Karen Lasley – [klasley@vbgov.com](mailto:klasley@vbgov.com) .....(757) 385-4621

***Pembroke SGA***

Mark Schnauffer – [mschnauf@vbgov.com](mailto:mschnauf@vbgov.com) .....(757) 385-2907

***Resort Area SGA***

Stephen White – [swhite@vbgov.com](mailto:swhite@vbgov.com) ..... (757) 385-8610

***Rosemont SGA***

Debbie Zywna – [dzywna@vbgov.com](mailto:dzywna@vbgov.com) .....(757) 385-8025

***Lynnhaven SGA***

Jeryl Phillips – [jrphilli@vbgov.com](mailto:jrphilli@vbgov.com) .....(757) 385-8594

***Centerville SGA***

Ashby Moss – [amoss@vbgov.com](mailto:amoss@vbgov.com) .....(757) 385-8573

***Hilltop SGA***

Debbie Zywna – [dzywna@vbgov.com](mailto:dzywna@vbgov.com) .....(757) 385-8025

**SGA Office ..... (757) 385-2905**

**For more information about scheduling and meeting details regarding:**

◆ **Planning Commission/City Council actions, please contact:**

Current Planning Staff ..... (757) 385-4621

◆ **Wetlands Board and Chesapeake Bay Preservation Area Board actions, please contact:**

Rick Scarper - [rscarper@vbgov.com](mailto:rscarper@vbgov.com) ..... (757) 385-4621

Paul Scully – [pscully@vbgov.com](mailto:pscully@vbgov.com) ..... (757) 385-8598

◆ **Site plan and subdivision review, please contact:**

**DSC Project Managers (Link to DSC Team Areas)**

Ronald Frink - [rfrink@vbgov.com](mailto:rfrink@vbgov.com) West Team..... (757) 385-5661

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

Tony Tolentino, P.E. – [ttolenti@vbgov.com](mailto:ttolenti@vbgov.com) Central Team.....(757) 385-8506

◆ **DSC Plan Intake**

Kim Dotson – [kdotson@vbgov.com](mailto:kdotson@vbgov.com) .....(757) 385-4276