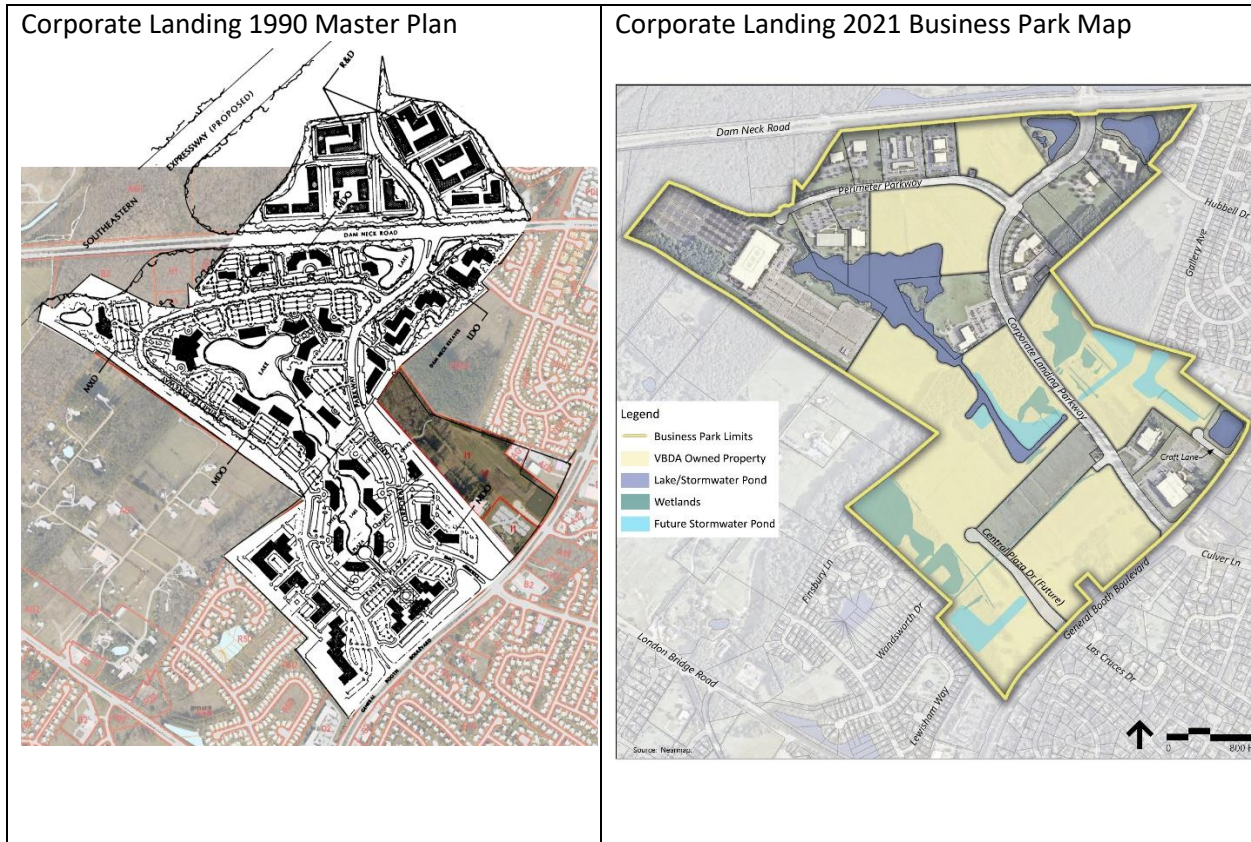


Corporate Landing Business Park Design Criteria Update

Detailed List of Changes | 10.26.2021

Description of Change(s)	Existing 1998 Design Criteria Reference Page Number(s)	July 2021 Design Criteria Reference Page Number(s)
Rewrote Introduction and added aerials and existing images	1-2	2-6
Eliminated established land uses within the Park and aligned permitted uses with current I1 and B2 zoning	3-8	7
Edited the Improvements Provided by VBDA to include shovel ready designation, conduit systems, data center certification and new roadways. Eliminated rolling earthen berms from residential landscape setbacks. Added existing illustrative images and conduit map.	9-10	7-8
Updated the location map, and eliminated the master plan and master land use plan.	11-13	6
Applicable codes have been updated to current standards	14	9
Elimination of separate land use designations for the Park, reduced building setback along Dam Neck Road from 100' to 50'. A landscape screen is still required within the setback areas.	14-15	9
Parking lot setbacks aligned more with I-1 zoning setback requirements, consolidation of separate land use designations, reduced parking lot setbacks along Dam Neck Road from 75' to 50', Corporate Landing Parkway from 40' to 25', Other public streets, 50' to 25', and between parking lots and buildings (excluding sidewalks) 20' to 10'.	17-18	9
Site criteria updated to align more and reduce redundancy with current zoning code, building codes, landscape guide and public works standards and added illustrative imagery.	16, 17, 19, 20	9-10
Revised design criteria to permit fencing with exceptions.	20	10
Revised former "Jogging Trails" section and map to non-motorized circulation.	22 & Addendum (2) pg. 11	11-12
Revised landscape section to reduce redundancy with zoning code and Landscape Guide.	23-38	13-14
Updated site furnishings and lighting guidance and images	39 & 44	14
Revised building criteria to provide more guidance on light industrial and advanced manufacturing building types including more permitted building materials and façade articulation and orientation guidance for large facilities	56-58	15-16
Aligned signage criteria more with current zoning ordinance and eliminated sign details since park signs already exist.	45-55	17-18

Key exhibit and table comparisons.



	CURRENT DESIGN CRITERIA	UPDATED DESIGN CRITERIA	CURRENT I1 ZONING REQUIREMENTS
SETBACKS:			
Min. building setback Dam Neck Rd.	100 ft.	50 ft.	30 ft.
Min. building setback adjacent to Residential Neighborhoods	75 ft.	75 ft.	25 ft.
Min. building and parking lot setback General Booth Blvd.	75 ft.	75 ft.	30 ft. for I1 / 35 ft. for B2
Min. parking lot setback Corporate Landing Parkway	50 ft.	25 ft.	10' per Landscape Guide
Other Public Streets	50 ft.	20 ft.	10' per Landscape Guide
Min. parking lot setback side & rear Property Line	15 ft.	15 ft.	0 ft.
Between Parking Lots and Buildings 10 ft. (excluding sidewalks)	10 ft.	10 ft.	0 ft.

PARKING:	
CURRENT DESIGN CRITERIA	UPDATED DESIGN CRITERIA
<ul style="list-style-type: none"> • One parking space for each 250 square feet of gross floor area used for offices. • One parking space for each 500 square feet of gross floor area for research and development or one space per employee on the highest working shift, whichever is greater. • One parking space for each 200 square feet of gross floor area for commercial/retail. • One and one-half parking spaces per hotel room. • The width of parking lot drive aisles shall be a minimum of 24 feet. 	<ul style="list-style-type: none"> • Off-street parking must conform to Section 203 of the Zoning Ordinance as amended.
BUILDING MATERIALS:	
<ul style="list-style-type: none"> • Recommend architectural materials are glass, granite, pre-cast concrete, and brick. • Bright overall colors shall not be permitted. 	<ul style="list-style-type: none"> • Recommend architectural materials are glass, granite, concrete, brick, and metal. • Bright overall colors shall not be permitted. However, bright colors are encouraged to enhance focal points and serve as accents.
PARKING LOT SCREENING:	
<ul style="list-style-type: none"> • The developer of the individual sites shall provide a continuous evergreen and/or low berm screen along any side of a parking lot that abuts a public street right-of-way. • The developer of any site that abuts a storm water retention lake or canal shall provide a landscape buffer (minimum width 15 feet) between said lake and/or canal and any proposed parking lot. This buffer shall be planted with a mixture of deciduous and evergreen plant materials. 	<ul style="list-style-type: none"> • Parking Lot landscaping must conform to the City of Virginia Beach Landscape Guide as amended • Street trees shall be placed along all roadways within the ROW. One tree shall be provided for every 35' of property line that adjoins or abuts the roadway.