

Adhoc Planning Commission Committee Review of the Virginia Square Sector Plan

Virginia Square Site

Meeting Agenda

- Introductions
- Relevant guidance for the Virginia Square site
 - Zoning Ordinance
 - Virginia Square Sector Plan
- Discussion
 - Project Compliance with Sector Plan
- Next steps

Virginia Square Site - Relevant Guidance

- Zoning Compliance Matrix
 - Analysis of project against C-O site plan requirements
- Sector Plan Recommendation Matrix
 - Lists guidance within the context of larger sector plan goals
 - Preliminary analysis of the goals, objectives, and specific recommendations and guidelines that are pertinent to the Virginia Square site
 - Staff's take on the site plan's compliance with the sector plan (yes/no/maybe)

Virginia Square Site – Relevant Guidance

- Results

- Compliant with Zoning Ordinance, except for requested modifications for site plans
- Compliant with majority of sector plan guidance, with the following exceptions:
 - Office Uses/Land Use Mix
 - Building Height
 - Garage intake vent location
 - Parking requirements

Discussion Questions

1. Does the proposed project substantially comply with zoning requirements?
2. If not, where does it not comply?
3. Does the proposed project substantially comply with sector plan recommendations?
4. If not, where does it not comply?
5. Does the proposed project further sector plan goals?

Questions & Comments?

Next Steps

- Transportation Commission
 - 10/30
- Planning Commission
 - 11/04 or 11/06
- County Board
 - 11/16