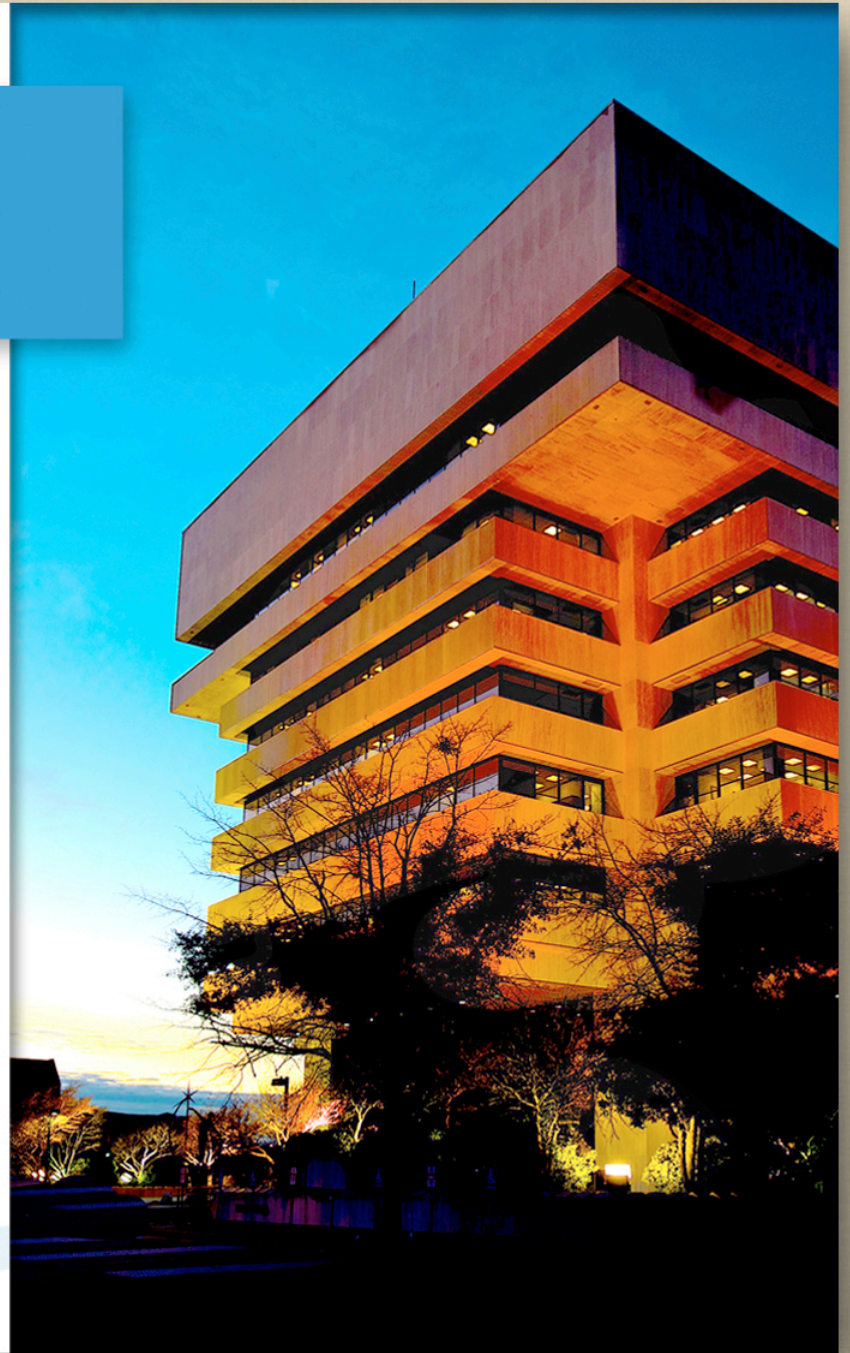


HAMPTON VA

**CPA 17-000002/
ZOA 17-000003**

CITY COUNCIL
JULY 12, 2017



PROBLEM STATEMENT

- *Langley R&D Association seeks greater competitive advantage*
- *Opportunities for expanded uses, including support commercial*

RECOMMENDED SOLUTION

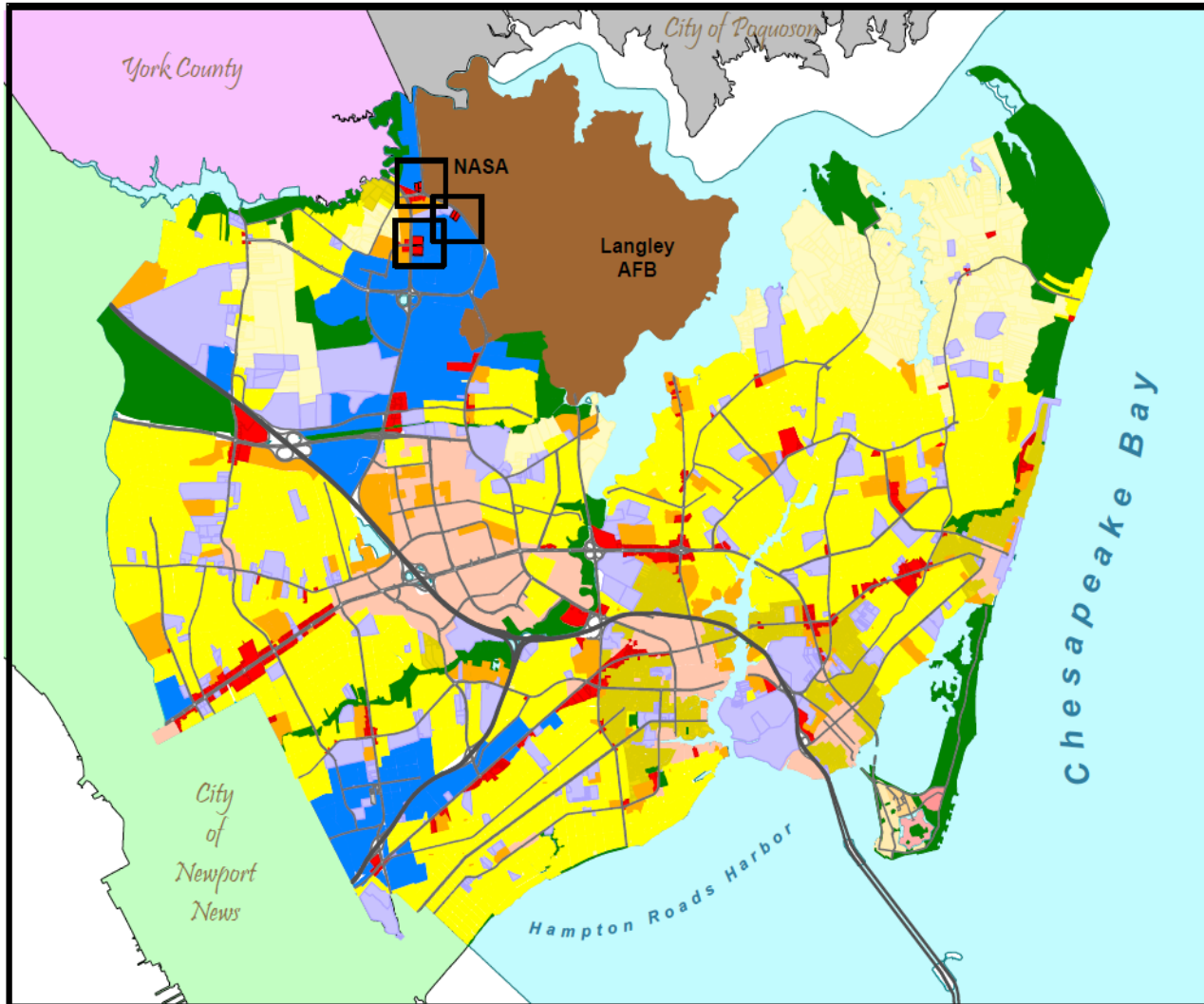
- *Clarify Magruder Boulevard as a Business Corridor with targeted commercial nodes*
- *Clarify intent of Langley R&D as a research/development/manufacturing park with support commercial uses at park entrances*

PROPOSED LAND USE LANGUAGE

***Magruder Boulevard** (with targeted commercial nodes at Hardy Cash Drive, Floyd Thompson Blvd., and Commander Shepard Blvd./Semple Farm Road)*

***LU-CD Policy 34:** Provide for certain types of research and development and manufacturing uses relatively free from offense within Langley Research and Development Park, including certain support commercial uses intended to provide services to the park, limited to the land at the park entrances.*
















PROPOSED CITYWIDE LAND USE PLAN



Land Use Plan

Hampton's Community Plan
Land Use Section

Features

-  Proposed Land Use
-  Rural Density Residential
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Business/Industrial
-  Commercial
-  Military
-  Mixed-Use
-  Open Space
-  Public/Semipublic
-  Historic Village: Mixed Use
-  North Gate: Mixed Use
-  Inner Fort: Mixed Use
-  Wherry Quarter: Mixed Use

Data Sources:
City Assessor's Data Files
Parcel File
Land Use Map Classifications, Planning Department

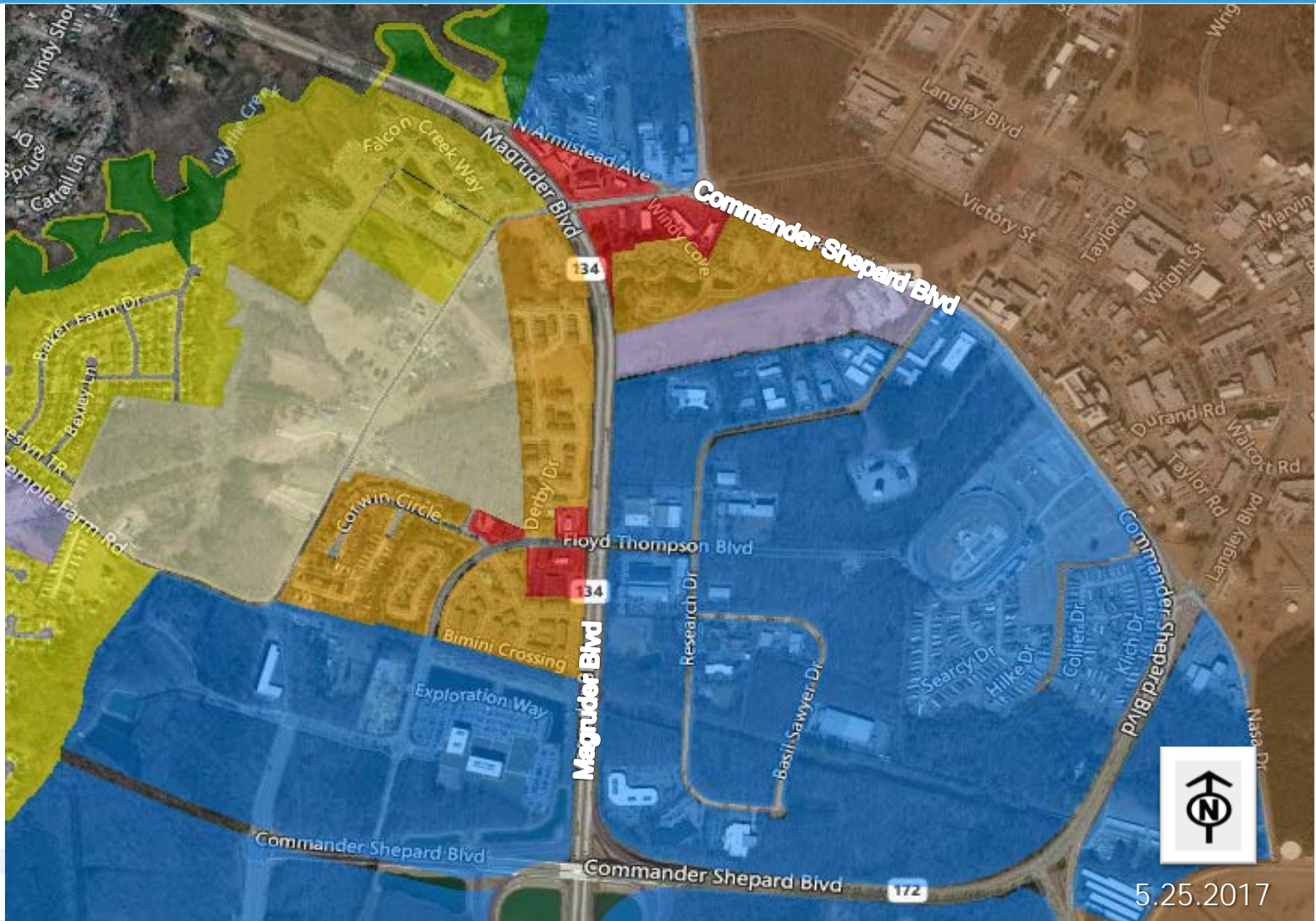


City of Hampton
Planning Department
May, 2017

SUBJECT PARCELS



EXISTING LAND USE PLAN



5.25.2017

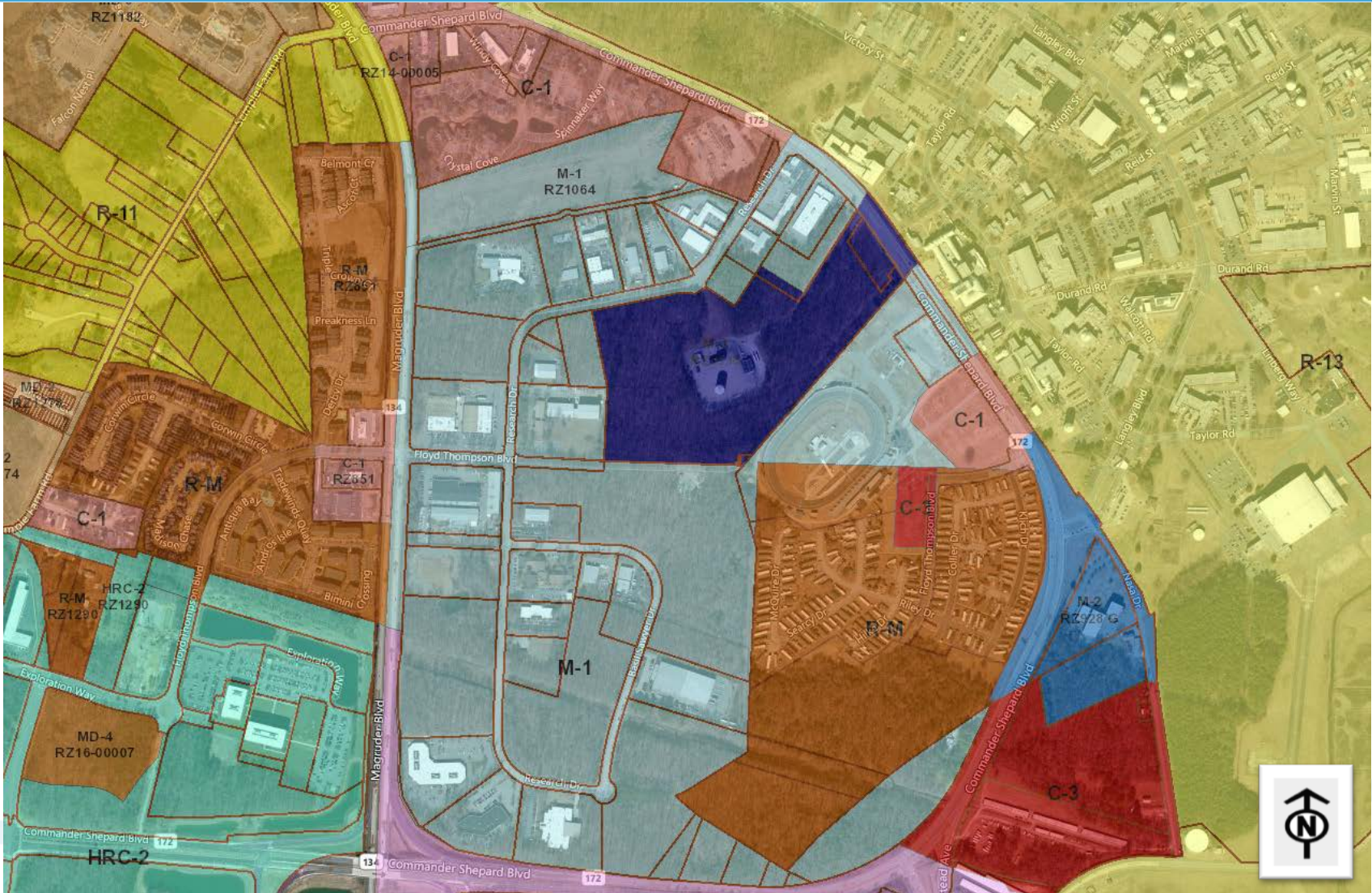
PROPOSED LAND USE PLAN



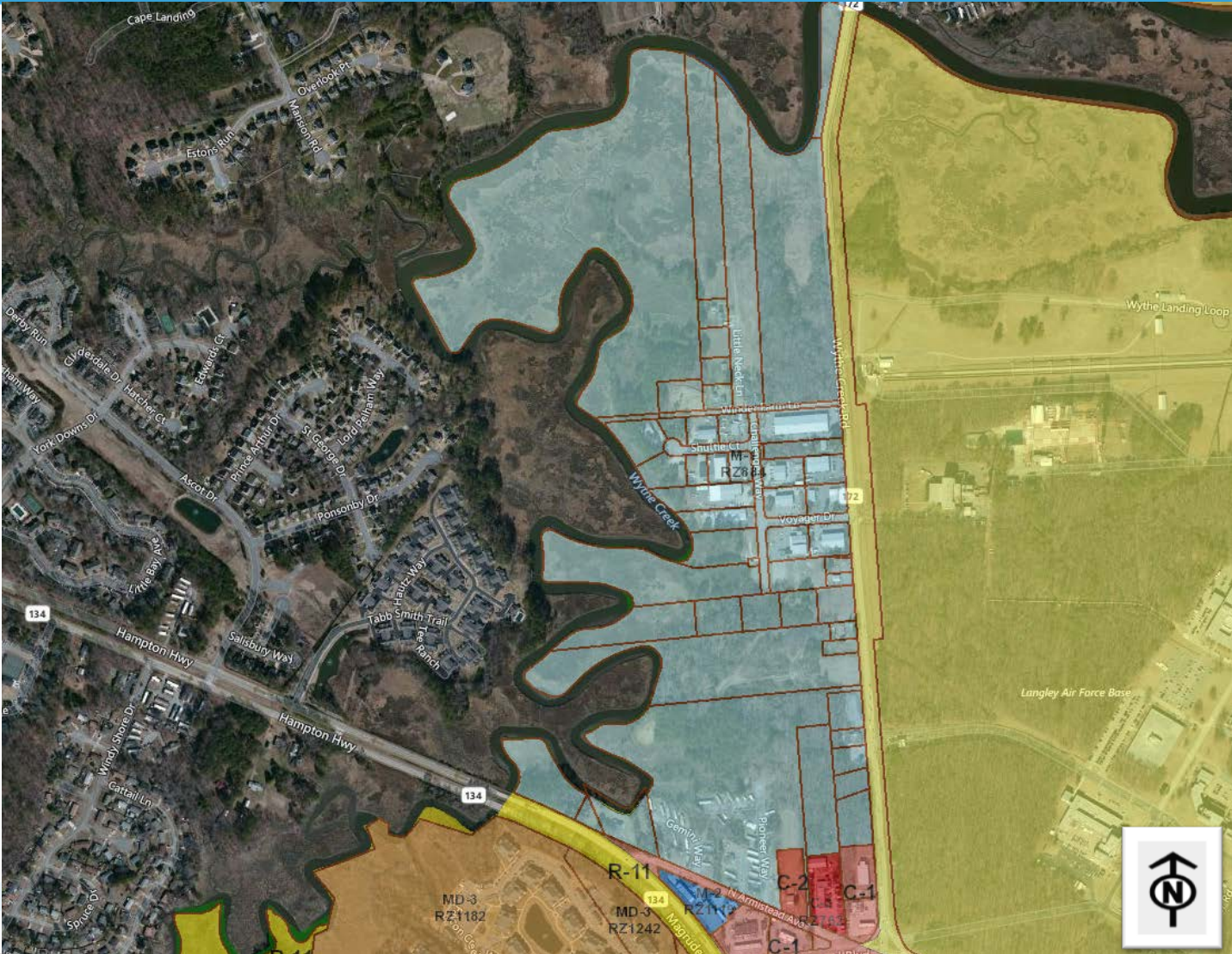
PROPOSED M-1 ZONING CHANGES

- *Applies to M-1 Zoning Districts only*
- *Expands number of uses permitted by right and by use permit*
- *Addresses changes in market conditions for business / industrial parks*
- *Maintains competitive advantage with regional business / industrial parks*

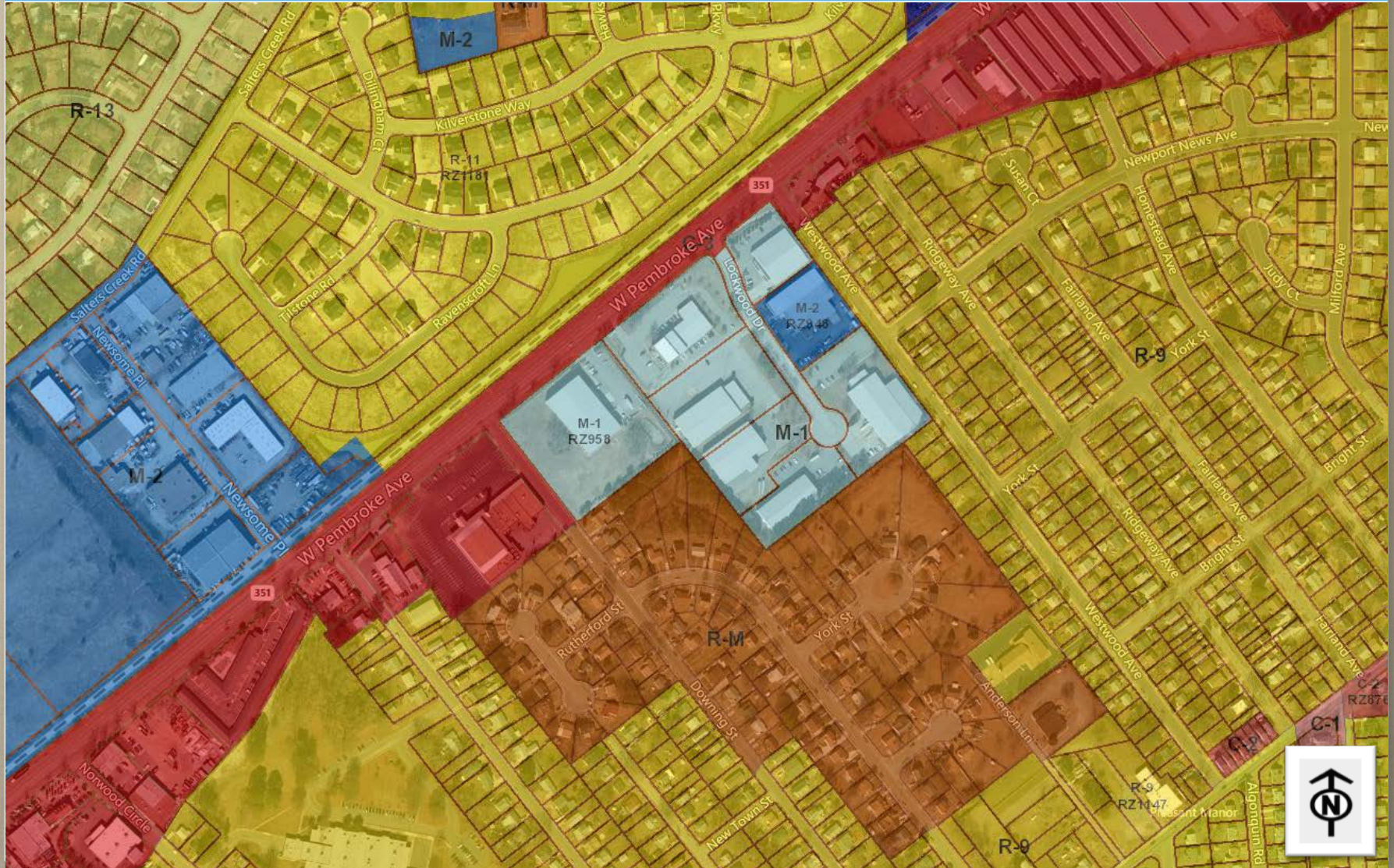
ZONING – LANGLEY R&D PARK



ZONING – WYTHER CREEK INDUSTRIAL PARK



ZONING-HAMPTON COMMERCE CENTER



RECOMMENDATION

Recommend APPROVAL of
CPA 17-000002

Recommend APPROVAL of
ZOA 17-000003