

## APPLICATION FOR REZONING

**APPLICANT: JONAH Z, LLC**

**PROPERTY: 56 Butler Farm Road, Hampton, VA 23666**

**LRSN: 13004560**

### PROPOSED LAND USE AND NARRATIVE STATEMENT

The property that is subject to the Rezoning Application is unimproved and is currently zoned R-11. Applicant seeks to have the property rezoned to C-2. It was acquired by Jonah Z, LLC on September 17, 2015.

The proposed use is an accessory storage lot for new vehicles to be sold at an off-site dealership location. As such, the proposed use does not involve the daily, consistent presence of persons on-site. Potential future use may include new vehicles sales on-site. Vehicles shall include boats, RV's, large trucks and vans.

The proposed use of the property is consistent with the specific directions set forth in the Hampton Community Plan and helps to address some of the policies and strategies that will advance the adopted vision and goals. The subject property is recommended for business and commercial uses in the Hampton Community Plan, and as such the requested rezoning is consistent with the Hampton Community Plan designation. The proposed use and future potential use are consistent and compatible with the use and designation of the adjacent properties.

- Land Use and Community Design Goals of the Hampton Community Plan focus on promoting efficient use of land and promoting compatibility and synergy among different land uses. Specifically, **LU-CD Policy 11** is to promote high quality design and site planning that is compatible with surrounding development.
  - The proposed land use does not require any construction of improvements. To the extent that a future potential use includes "New Vehicle Sales" in addition to accessory storage for "New Vehicle Sales", the construction will promote compatibility with adjacent land. Applicant has proffered landscaping buffers on all exterior property lines and a lighting system that shields minimizes glare on adjacent properties.
- Economic Development Goals of the Hampton Community Plan focus on business retention, expansion and attraction efforts for companies that nurture regional economic clusters or wealth-producing businesses.

The proposed land use will support the operations of an existing, thriving car dealership.