



MEMORANDUM

TO: City Council

FROM: Keith Cannady, AICP
Planning and Zoning Administration Division Manager

DATE: March 24, 2016

SUBJECT: Fort Monroe Land Use Plan (CPA 16-00001)

Your package of information on the proposed Fort Monroe Land Use Plan (CPA 16-00001) includes a copy the plan (in poster format) with the label "DRAFT" in red. The Planning Commission and staff are recommending approval of this document with the three revisions identified below and shown on the attachments to this memo. You may notice that the poster version of the plan was not changed to reflect these three revisions. This was done to save printing cost. If City Council adopts the plan as recommended, the final version of the plan will be re-printed to reflect these revisions.

Fort Monroe Land Use Plan (CPA 16-00001) is recommended for approval with these revisions:

1. A revision to the land use plan map to change the National Park Service (NPS) land within the Inner Fort from "Inner Fort: Mixed Use – Park Support" to "Public Open Space". This appears on the map as a change from purple to green. This change is being proposed so that all of the Fort Monroe National Monument property will have the same designation on the map.
2. A revision to the land use plan map to remove the hatched area in Wherry Quarter. This revision would eliminate residential as a recommended use in this area. Copies of the revised map (Entire Fort and Lower Fort) are attached.
3. A revision of the text of the plan to remove residential uses from the definition of the Wherry Quarter land use designation. A copy of the revised text is attached (Wherry Quarter Revision 3-1-16).

If you have any questions please let me know (728-5239 or kcannady@hampton.gov).

Community Development Department, Planning & Zoning Administration Division

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Fort Monroe Land Use Plan

3/1/2016



- Historic Village:
Mixed Use - Residential Focus
- Inner Fort:
Mixed Use - Park Support
- North Gate:
Mixed Use - Employment Focus
- Wherry Quarter:
Mixed Use - Hospitality Focus
- Public Open Space
- Supporting uses
regulated by use permit

Inner Fort and Public Open Space
boundaries revised February 2016

Regulation of supporting uses in
Wherry Quarter revised March 2016

Fort Monroe Land Use Plan

Lower Fort

Draft 3/1/16



- Historic Village:
 - Mixed Use - Residential Focus
- Inner Fort:
 - Mixed Use - Park Support
- North Gate:
 - Mixed Use - Employment Focus
- Wherry Quarter:
 - Mixed Use - Hospitality Focus
- Public Open Space
- Supporting uses regulated by use permit

Inner Fort and Public Open Space boundaries revised February 2016
Regulation of supporting uses in Wherry Quarter revised March 2016

Land Use Plan for Fort Monroe ([Wherry Quarter Revision 3-1-16](#))

The land use plan for Fort Monroe reflects the extensive network of open space formed by the Fort Monroe National Monument and as proposed by the FMA Master Plan. This network of open spaces is identified as “Public Open Space” on the land use plan. The land use plan also identifies four mixed-use categories to guide future reuse and development. These categories promote a mix of “live, work, play” land uses that is consistent with the uses proposed by the FMA Master Plan.

The boundaries of the mixed-use categories are generally consistent with the Historic Property Management Zones identified in the Programmatic Agreement (PA) for Fort Monroe (2009). The PA management zone boundaries are based on historic and existing architectural character, current and past land uses, construction periods and concentrations of contributing historic structures. Using the PA management zones to inform the land use plan for Fort Monroe helps to align future reuse and development with the goal of preserving the National Historic Landmark District.

The land use categories referenced on the plan are identified and defined below:

1. Public Open Space. Includes both active and passive park and recreational uses and supporting community facilities that provide indoor and outdoor recreational, educational and cultural uses. Includes large wetland areas, beaches and other natural or enhanced natural areas where development is limited by local, State and/or Federal regulations.
2. Inner Fort: Mixed Use – Park Support. Includes the existing single and multi-family residential uses found within the Inner Fort as well as commercial and institutional uses that promote the enjoyment of the historical, recreational, cultural and educational resources on Fort Monroe.
3. Historic Village: Mixed Use – Residential Focus. Includes a mix of uses with residential as the primary use (single and multi-family). Supporting uses include commercial and employment. These optional, supporting uses are directed to specific locations in the district in order to limit encroachment and negative impacts on the primary residential uses in the district. The recommended locations for these non-residential uses also promote opportunities for shared parking. They also provide multiple options for the reuse of contributing historic structures that were built for commercial or institutional uses. The appropriate locations for these supporting, non-residential uses are indicated by the hatch mark within the “Historic Village: Mixed Use” boundary on the Land Use Plan map. These uses should be governed by the use permit process in the Hampton Zoning Ordinance.

4. North Gate: Mixed Use – Employment Focus. Includes a mix of uses with employment as the primary use (office, light industrial, research and development and institutional). Supporting uses includes commercial and residential. The supporting residential uses are directed to specific locations in the district in order to limit encroachment and negative impacts on the primary employment uses in the district. The recommended locations for these residential uses also promote opportunities for higher value housing by taking advantage of proximity to waterways and parks. The appropriate locations for these supporting, residential uses are indicated by the hatch mark within the “North Gate: Mixed Use” boundary on the Land Use Plan map. These uses should be governed by the use permit process in the Hampton Zoning Ordinance.

5. Wherry Quarter: Mixed Use – Hospitality Focus. Includes a mix of uses with hospitality as the primary use (hotel, restaurant, recreation and assembly). Supporting uses includes commercial ~~and residential. The supporting residential uses are directed to specific locations in the district in order to limit encroachment and negative impacts on the primary hospitality uses in the district. The recommended locations for these residential uses also promote opportunities for higher value housing by taking advantage of proximity to waterways and parks. The appropriate locations for these supporting, residential uses are indicated by the hatch mark within the “Wherry Quarter: Mixed Use” boundary on the Land Use Plan map. These uses should be governed by the use permit process in the Hampton Zoning Ordinance.~~