

STAFF EVALUATION

To: Planning Commission

Prepared By:
Reviewed By:

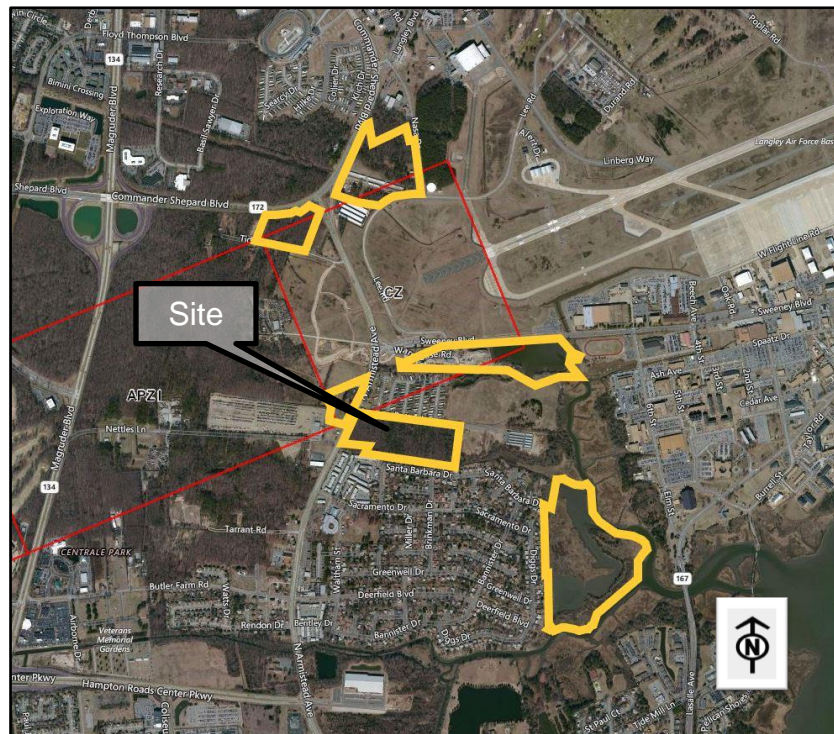
Porter Stevens 727-6256
Mike Hayes, AICP 728-5244
Bonnie Brown, Sr. Asst. City Attorney

Case No.: Rezoning Application No. 17-00002

Date: July 20, 2017

General Information

Applicant	City of Hampton
Property Owners	City of Hampton
Site Location	RZ17-00002: An unaddressed property on N Armistead Ave [LRSN 600831]



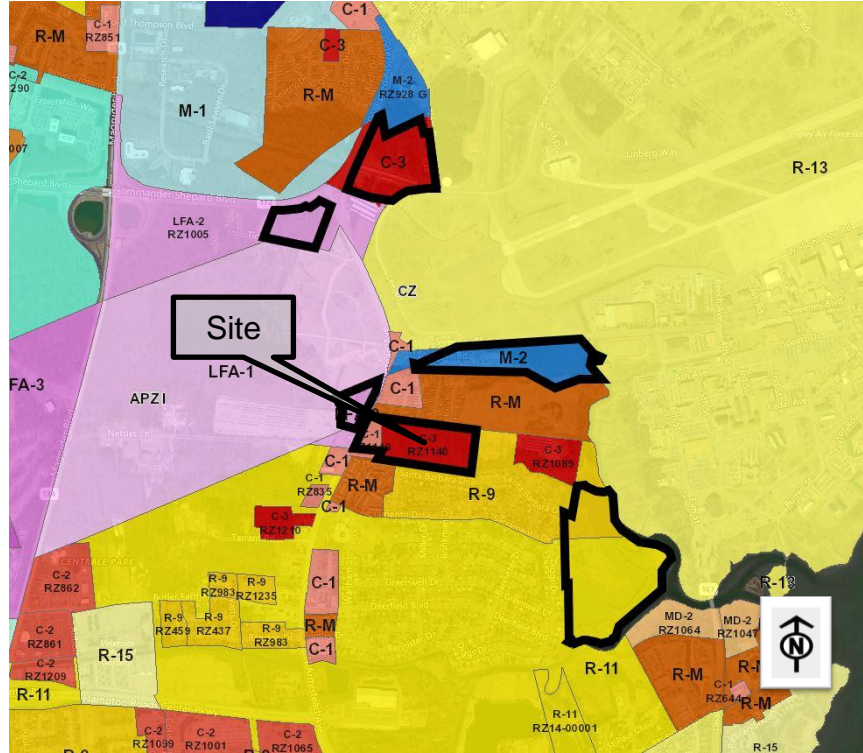
Requested Action	RZ17-00002: To rezone 22.03 ± acres from Neighborhood Commercial (C-1) with proffered conditions and General Commercial (C-3) with proffered conditions to Langley Flight Approach Mixed Business and Manufacturing (LFA-2)
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Description of Proposal	The purpose of this rezoning is to support the Hampton-Langley Joint Land Use Study by restricting development and population density in the Accident Potential Zone (APZ). The City of Hampton has acquired a number of properties in this area, and this application will rezone them to special Langley Flight Approach zoning districts that will protect both flight operations at Langley and the safety of the general public.
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Existing Land Use Vacant

Zoning **RZ17-00002:** The property is currently zoned C-1 Neighborhood Commercial (with proffers) and C-3 General Commercial (with proffers)

Surrounding Land Use and Zoning Surrounding Zoning Map:

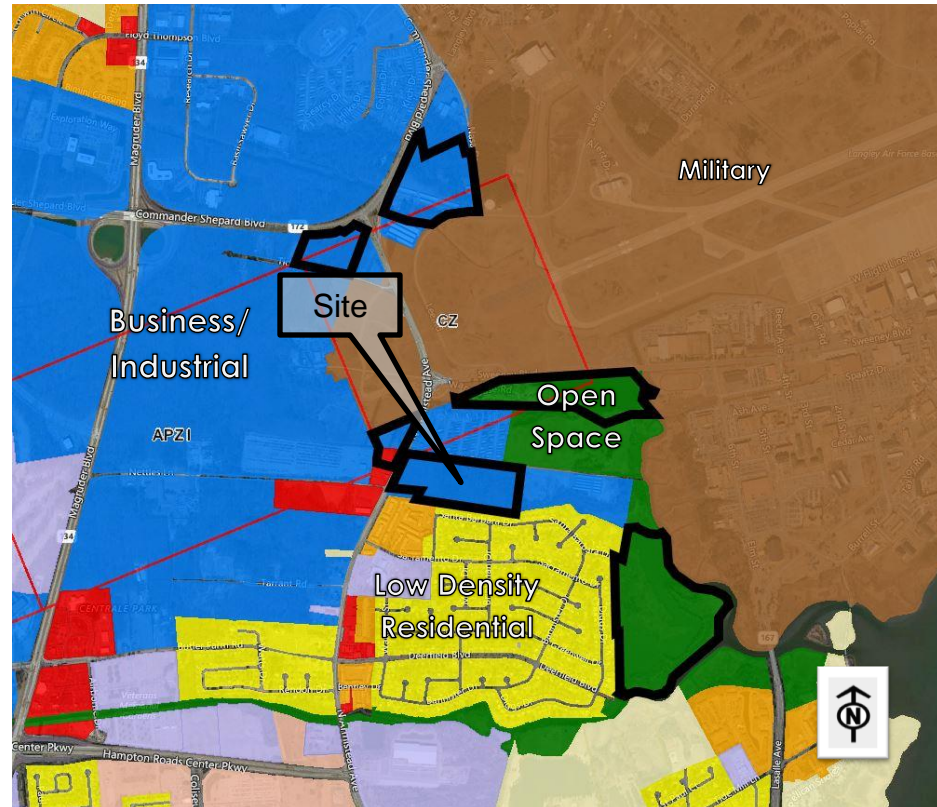


Public Policy

Future Land Use:

The properties included in this rezoning are designated as Business/Industrial and Open Space.

Future Land Use Map:



The Hampton Community Plan (2006, as amended) includes economic and land use goals that are relevant to this proposal.

Policies relevant to this application include the following:

LU-CD Policy 5: Promote increased compatibility, interdependence, and support among the city’s neighborhoods, districts, and corridors

EN Policy 22: Partner with Langley Air Force Base to promote compatible land uses within the flight approach zones and noise areas associated with the AICUZ program

ED Policy 15: Maintain a close liaison with Fort Monroe, Langley Air Force Base, and the NASA Langley Research Center

Community Meeting

There is no community meeting scheduled at this time

Analysis

Rezoning Application No. 17-00002 is a request to rezone 22.03± acres of land located at an unaddressed property on N Armistead Ave [LRSN 6000831]. This application is to

rezone this property from C-1 Neighborhood Commercial and C-3 General Commercial to Langley Flight Approach Mixed Business and Manufacturing (LFA-2).

The purpose of this rezoning application is to support the Hampton-Langley Joint Land Use Study (JLUS), which directs the City of Hampton to put in place policies that encourage adjacent land uses that are compatible with base operations at Langley Air Force Base. This cooperative effort especially focuses on an area marked by the JLUS as the Accident Potential Zone (APZ). The APZ is a marked zone extending from the western end of Langley's main runway; the purpose of this zone is to demarcate the area that has the highest probability for an aircraft crash.

As a result, the City of Hampton has worked to ensure that land within Langley's flight approach/APZ remains largely free of new development, especially development that creates large concentrations of people; residences, offices, retail, and other similar uses. To accomplish this, the City has worked to acquire and land bank property within the APZ, to ensure that it remains undeveloped. Additionally, in the early 1990s, the City created a series of special zoning districts designed specifically for this area. Now known as the Langley Flight Approach (LFA) districts, these zoning districts generally restrict development to low intensity/low population uses like vehicle or equipment storage.

The City of Hampton has acquired a significant number of parcels for the above stated purpose. One (1) property [LRSN 6000831] is proposed to be rezoned to LFA-2, the second most restrictive special zoning district. While this property does not significantly encroach into the APZ, it is directly adjacent and should therefore be subject to many similar restrictions.

Staff recommends **approval** of Rezoning Application 17-00002.