STAFF EVALUATION

Case No: RZ24-0526, UP24-0527, UP24-0528, and UP24-0529
Planning Commission Date: February 20, 2025 **City Council Date:** April 9, 2025
March 20, 2025

Prepared By:	Donald Whipple, Chief Planner	728-5235
Reviewed By:	Kim Mikel, Deputy Director	
	Jessica Kraus, Assistant City Attorney	

General Information

Applicant & Property Owner(s)	Magruder Holdings, LLC
Site Location	3200 Neil Armstrong Parkway [LRSN: 6000997]

Aerial Map:

Requested Actions	Rezoning application No 24-0526 is a request to rezone the parcel located at 3200 Neil Armstrong Parkway [LRSN: 6000997], encompassing approximately 5.29 acres, from the General Commercial (C-3) District, with conditions, to the Langley Business Park (LBP) District, with conditions. The purpose of the rezoning is to allow for the subdivision and redevelopment of the site into a mixed-use commercial center planned to include warehouse/manufacturing, indoor storage facility (storage facility 2), general retail sales, and general office uses. If approved, the applicant intends to subdivide the existing parcel into two separate parcels, as labeled "Site A" and "Site B" on the conceptual site plan, which can be found within the complete

application package. Additionally, the rezoning application is accompanied by three separate Use Permit applications as described below.

Use Permit application No. 24-0527 is a request to permit a storage facility 2; Use Permit Application No. 24-0528 is a request to permit retail sales, general on "Site A"; and Use Permit application No. 24-0529 is a request to permit retail sales, general on "Site B" within the Langley Business Park (LBP) District.

Per the Hampton Zoning Ordinance, the uses listed and identified require an approved Use Permit in the Langley Business Park (LBP) District. As a result, the subject property must first be rezoned to the LBP District, followed by approval of a use permit to allow the storage facility 2 use, and the retail sales, general use on Site A and B.

Description of Proposal

The proposed development, as outlined in the application, includes significant upgrades to the site, with added floor area, modernized specifications, and enhanced amenities.

On proposed Site A, located in the eastern portion of the parcel near the intersection of Research Drive and Floyd Thompson Drive, the existing structure, currently approximately 25,000 square feet, will undergo a significant renovation. The revamped building will incorporate modern elements for general retail and office use. Additionally, the renovation will accommodate the expansion of Threat Tec, which primarily operates at 34 Research Drive within the business park. The ThreatTec space will include 13,700 square feet for warehouse and machining/manufacturing use, and the remaining 11,300 square feet will be utilized for general retail sales.

On Site B, located in the western portion of the parcel near the intersection of Neil Armstrong Parkway and Floyd Thompson Drive, the existing structure will be demolished and replaced with a three-story, multi-use building. The majority of this building will feature a climate-controlled storage facility with over 500 units with approximately 21,000 square feet of floor area on the ground level and 30,000 square feet on both the second and third levels, totaling approximately 79,000 square feet dedicated to the storage facility use. The ground level will also include 650 square feet for a storage office, 3,000 square feet for future retail use, and 5,700 square feet for coworking space.

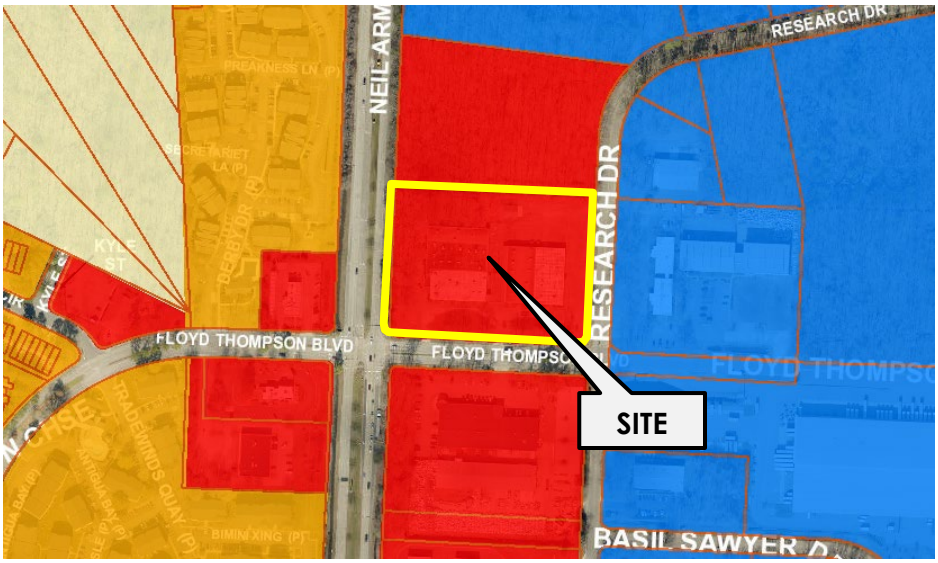
	To ensure a high-quality development, the applicant has committed to adhering to the Copeland Park Design Guidelines, which cover all aspects of site and building design. The primary materials proposed for the new and renovated buildings include pre-cast concrete, brick, fiber cement panels, aluminum, architectural metal panels, and glass. The guidelines also include landscaping and screening elements, such as screening for mechanical equipment, utilities, and dumpsters, all to enhance the aesthetic and functional quality of the development.
Existing Land Use	Vacant buildings
Zoning	General Commercial (C-3) District, with conditions; and Overlay – Magruder Visual Corridor (O-MVC) District In 2019, City Council approved a rezoning request (RZ19-00003) for the subject property and 36 Research Drive, changing the zoning designation from Limited Manufacturing (M-1) District to General Commercial (C-3) District, with conditions. The rezoning aimed to facilitate the establishment of a mixed-use development, similar to the current proposal. The 2019 rezoning, however, included two associated Use Permit applications (UP19-00005 and UP19-00006) to allow for an indoor shooting range and a self-storage component. It is important to note that the 2019 rezoning was reviewed and approved prior to the adoption of the Langley Business Park (LBP) District, which City Council adopted in late 2019. The current proposal seeks to align with the newer LBP zoning standards for the business park.
Surrounding Land Use and Zoning	**North:** General Commercial (C-3) District; vacant **South:** Langley Business Park (LBP) District; light manufacturing **East:** Langley Business Park (LBP) District; office, light manufacturing **West:** Neighborhood Commercial (C-1) and Multiple Family Residential (R-M) Districts; Restaurant 1 and multifamily residential **Surrounding Zoning Map:** (Please see surrounding zoning map on following page)

Public Policy

Future Land Use:

The future land use plan for the subject property is addressed by the Hampton Community Plan (2006, as amended). The Community Plan provides goals, objectives, and policies for the future of Hampton, which includes recommendations for appropriate land uses. The future land use recommendation for this area as commercial.

Future Land Use Plan Map:



The subject property is currently located at the gateway to the Langley Research and Development Park, adjacent to Neil Armstrong Parkway, Floyd Thompson Drive, and Research Drive. Neil Armstrong Parkway is identified as a strategic busniess corridor in the city with targeted commercial nodes, including one at Floyd

Thompson Blvd. In 2017, the land use plan was amended to specifically change five (5) parcels within Langley Research & Development Park from business/industrial to commercial with the intent of adding commercial nodes at the entrances to the park. This set policy for these properties to be rezoned to a commercial designation for the purposes of providing retail services to support the business/industrial park. The subject parcel, 3200 Neil Armstrong Parkway, is located within this commercial node designation.

Further, the Plan defines the commercial land use category as "*mercantile uses serving neighborhood, community, and regional areas, including retail, food, lodging, personal services, and offices*." Business/Industrial land use is defined as "*existing and future areas appropriate for employment centers, business parks, research and development, and manufacturing.*"

Additional applicable policies from the Community Plan include:

Land Use and Community Design Policies
LU-CD Policy 4: Evaluated land use proposals from a regional, city-wide, and neighborhood perspective.

LU-CD Policy 12: Encourage building design and site planning that enhances community interaction and personal safety.

LU-CD Policy 31: Encourage a mix of land uses that is appropriate for each district. Promote the efficient use of land and high-quality urban design.

Economic Development Policies:
ED Policy 4: Nurture small and start-up businesses.

ED Policy 12: Focus special attention on strengthening the ability of older commercial and industrial areas to support new and expanded business activity.

The general purpose and intent of the Langley Business Park (LBP) District is to promote the development of a mix of office, distribution, light manufacturing, and support service uses within a modest campus setting. The central location of this District serves to support the commercial and high-tech interests located in the surrounding Neil Armstrong Parkway corridor including NASA Langley Research Center, Langley Speedway, and the business parks of Hampton Roads Center South, Central and North Campuses, along with long standing maritime interests in the area.

	Applicable objectives of the LBP District include: a. Provide business sites that will support the economic growth and diversification of Hampton's tax base. b. Create a high quality, innovative, and adaptive environment capable of attracting and sustaining a diverse mix of businesses, including both skilled labor and professional, free from offensive operations.
Traffic Impacts and Parking	There are no expected impacts to traffic and circulation with the proposed development. As a whole, Site A and Site B would meet the minimum parking requirements; however, on its own, Site B would not meet the minimum parking requirements. As such, the applicant intends to secure a cross-share parking agreement. Such agreement would allow the proposed Site A and Site B to share parking.
Environmental	There are no environmental impacts associated with this proposal.
Conditions	Rezoning Application No. 24-0526 features ten (10) proffered conditions as part of this rezoning application, which include: • Substantial conformance with the proposed conceptual site plan; • Property will be subdivided per the proposed conceptual site plan; • Buildings and site shall be constructed and developed in substantial conformance with the Copeland Industrial Park Design Guidelines and substantial conformance with the proposed building elevations; • Office/retail use within the proposed new building on Site B, shall not exceed 10,000 square feet; • Square footage of the storage facility on the first floor • Screening of rooftop equipment; • Provision of a landscape plan that addresses landscaping and buffers along the rights-of-way, use of plant material species native to southeastern Virginia, and screening of outdoor storage and loading areas; • Screening of ground mounted equipment (e.g., trash dumpsters, generators, HVAC, utility boxes, etc.) with quality and durable fencing, walls, and landscaping; and • Compliance with the Hampton Zoning Ordinance and Hampton City Code The full set of proffered conditions can be found in the package.

Use Permit Application No. 24-0527, a request to permit a storage facility 2, includes seven (7) staff-recommended conditions:

- Issuance of permit;
- Compliance with rezoning;
- Outdoor storage;
- Surveillance;
- Compliance with all laws;
- Revocation; and
- Nullification

Use Permit application No. 24-0528 and Use Permit application No. 24-0529 are requests to permit retail sales, general and each include five (5) staff-recommended conditions:

- Issuance of permit;
- Limitation on retail uses;
- Compliance with rezoning;
- Compliance with laws;
- Revocation; and
- Nullification

Community Meeting	To date, a community meeting has not been scheduled.

Analysis

Rezoning Application 24-0526 is a request by Magruder Holdings LLC to rezone the parcel located at 3200 Neil Armstrong Parkway [LRSN: 6000997], totaling +/- 5.29 acres, from General Commercial (C-3) District, with conditions, to Langley Business Park (LBP) District, with conditions, to permit the subdivision and redevelopment of the site to feature a mixed-use commercial center to include warehouse/manufacturing, storage facility 2, general retail sales, and general office uses. In the event the rezoning is approved, the applicant is proposing to subdivide the existing parcel to create two (2) separate parcels, which are identified as "Site A" and "Site B" on the conceptual site plan. Additionally, the rezoning application is being brought forward in conjunction with three (3) Use Permit applications.

Use Permit application No. 24-0527 is a request to permit a storage facility 2, Use Permit Application No. 24-0528 is a request to permit retail sales, general on "Site A", and Use Permit application No. 24-0529 is a request to permit retail sales, general on "Site B" within the Langley Business Park (LBP) District.

Per the Hampton Zoning Ordinance, the uses listed and identified require an approved Use Permit in the Langley Business Park (LBP) District. As a result, the subject property must first be rezoned to LBP, followed by approval of a Use Permit to allow a storage facility 2

use on Site B, approval of a Use Permit to allow retail sales, general use on Site A, and approval of a Use Permit to allow retail sales, general, on Site B.

The development as described in the application includes developing the existing site to feature additional floor area, high quality new construction and renovated buildings and updated amenities. The structure currently in the western portion of the parcel situated nearest to the Neil Armstrong Parkway/Floyd Thompson Drive intersection, identified in the application as "Site B" will be demolished and replaced with a 3-story multi-use building that will include a climate-controlled storage facility, featuring approximately 500 units. Approximately 21,000 square feet of floor area on the ground level and 30,000 square feet of floor area on the second and third levels would be dedicated to the storage facility. Additionally, on the ground level, there will be 650 square feet of floor area for storage office area, 3,000 square feet of floor area for future retail use, and 5,700 square feet of floor area for co-work space. In total, there would be approximately 79,000 square feet of floor area dedicated to the storage facility 2 use. As defined in the Zoning Ordinance, a storage facility 2 is a multi-story fully enclosed mixed-use building containing separate storage spaces with internal access to each individual unit which are leased or rented to the general public for storage purposes only.

The existing structure currently in the eastern portion of the parcel situated nearest to the Research Drive/Floyd Thompson Drive intersection, identified in the application as "Site A", will undergo an extensive renovation to create a more modern building. The ±25,000 square feet of floor area will include approximately 11,300 square feet of floor area dedicated to retail sales, general and approximately 13,700 square feet of floor area for warehouse space and machining/manufacturing space associated with Threat Tec.

To ensure a higher quality development, the applicant is proffering the Copeland Park Design Guidelines which address all aspects of the site and building design. Proposed primary building materials would include: pre-cast concrete, brick, aluminum, architectural metal panels, and/or glass are for the new building as well as the existing building to be renovated and re-faced. Additional development conditions, such as landscaping and screening, have also been conditioned by the applicant as part of the proposal.

In 2019, City Council approved a request to rezone the subject property, as well as 36 Research Drive, from Limited Manufacturing (M-1) District to General Commercial (C-3) District with proffers to facilitate the establishment of a mixed-use development (RZ19-00003). Additionally, the prior rezoning included two (2) associated Use Permit Applications (UP19-00005 and UP19-00006) to permit an indoor shooting range and a storage facility 2 as part of the proposed development. It is important to note; however, this rezoning was approved prior to the adoption of the Langley Business Park (LBP) Zoning District, which was also approved by City Council in late 2019.

Neil Armstrong Parkway is identified as a strategic business corridor in the city with targeted commercial nodes, including one at Floyd Thompson Blvd. In 2017, the land use plan was amended to specifically change five (5) parcels within Langley Research & Development Park from business/industrial to commercial with the intent of adding commercial nodes at the entrances to the park. This set policy for these properties to be rezoned to a commercial designation for the purposes of providing retail services to support the business/industrial park. The subject parcel, 3200 Neil Armstrong Parkway, is located within one of these designated commercial nodes.

Overall, the purpose and intent of the Langley Business Park (LBP) District is to promote the development of a mix of land uses to include office, distribution, light manufacturing and support service uses within a modest campus setting. The central location of this district serves to support the commercial and high-tech interests located in the surrounding Neil Armstrong Parkway corridor including NASA Langley Research Center, Langley Speedway, and the business parks of Hampton Roads Center South, Central and North Campuses, along with long standing maritime interests in the area. The proposed development meets the purpose and intent of the LBP District and achieves the objectives of providing a site that supports the economic growth and diversification of Hampton's tax base, and creating a high-quality and innovative development capable of attracting and sustaining a diverse mix of businesses.

The future land use plan for the subject property is addressed by the Hampton Community Plan (2006, as amended). The Community Plan provides goals, objectives, and policies for the future of Hampton, which includes recommendations for appropriate land uses. The recommended future land use for this property is commercial. The Plan defines the commercial land use category as "*mercantile uses serving neighborhood, community, and regional areas, including retail, food, lodging, personal services, and offices*." Business/Industrial land use is defined as "*existing and future areas appropriate for employment centers, business parks, research and development, and manufacturing.*"

The proposed development and uses would serve as an appropriate use and commercial entrance to the Langley Research and Development Park that could attract more small businesses and workers to the park, fulfilling a policy that is detailed in the Community Plan [ED Policy 4]. In addition, the Plan encourages building and site design that enhances the community [LU-CD Policy 12] as well as encouraging an efficient use of land and high-quality site planning that is compatible with the surrounding development [LU-CD Policy 31]. The Community Plan also focuses special attention on strengthening the ability of older commercial and industrial areas to support new and expanded business activity. The contemporary architectural design and uniqueness of the proposed buildings could help reposition the aging business park. Based on the analysis of these applications, the proposed rezoning and use permits are consistent with the City's goals and policies, as outlined in the Hampton Community Plan (2006, as amended) as well as the purpose and intent of the Langley Business Park (LBP) District.

Proposed proffers include substantial conformance with the proposed conceptual site plan, the proposed building elevations, the Copeland Industrial Park Design Guidelines, as well as limiting the office/retail use within the proposed new building on Site B to 10,000 square feet. Other conditions include landscaping and buffers along the rights-of-way, the use of plant material species native to southeastern Virginia, and screening of outdoor storage and loading areas and the screening of rooftop equipment and ground mounted equipment (e.g., trash dumpsters, generators, HVAC, utility boxes, etc.). Staff recommended conditions for the proposed storage facility 2 Use Permit include compliance with the rezoning proffers, limitation on outdoor storage, and surveillance. Staff recommended conditions for the proposed retail sales, general Use Permits include limitation on retail uses that do not forward the purpose and intent of the LBP District and compliance with the rezoning proffers. With the proposed conditions, this set of applications and the development they represent, appear to be appropriate for this location.

Staff recommendations:

- **Approval of Rezoning Application No. 24-0526 with ten (10) proffered conditions;**
- **Approval of Use Permit Application No. 24-0527 with seven (7) conditions;**
- **Approval of Use Permit Application No. 24-0528 with five (5) conditions; and**
- **Approval of Use Permit Application No. 24-0529 with five (5) conditions**