



City of Hampton

MEMORANDUM

To: Hampton City Council

From: Remington Ham, City Planner

Date: May 10, 2007

Subject: Rezoning Application No. 1242/ Falcon Creek Expansion

On March 28, 2007, Council deferred the second reading of Rezoning Application No. 1242 until the May 23, 2007 agenda. The deferral allowed the applicant to seek a boundary exception from the Chesapeake Bay Preservation District (CBPD) review committee. The CBPD committee met with applicant on May 9, 2007. After reviewing their water quality analysis and proffered site plan, the CBPD committee **approved** a boundary exception into the Chesapeake Bay Preservation District, with the following four (4) conditions:

1. The impervious surface flow from the new development must drain into the existing BMP
2. The size of the BMP must be checked to handle new development, and will proceed accordingly.
3. All wetlands will be protected during construction
4. Ten units of planting will be installed along the Magruder Visual Corridor within the Phase II proposal.

During the development and construction phases, the applicant must adhere to the conditions above. As all matters are resolved concerning the wetland impacts, staff recommends approval of the second reading of Rezoning Application No. 1242.