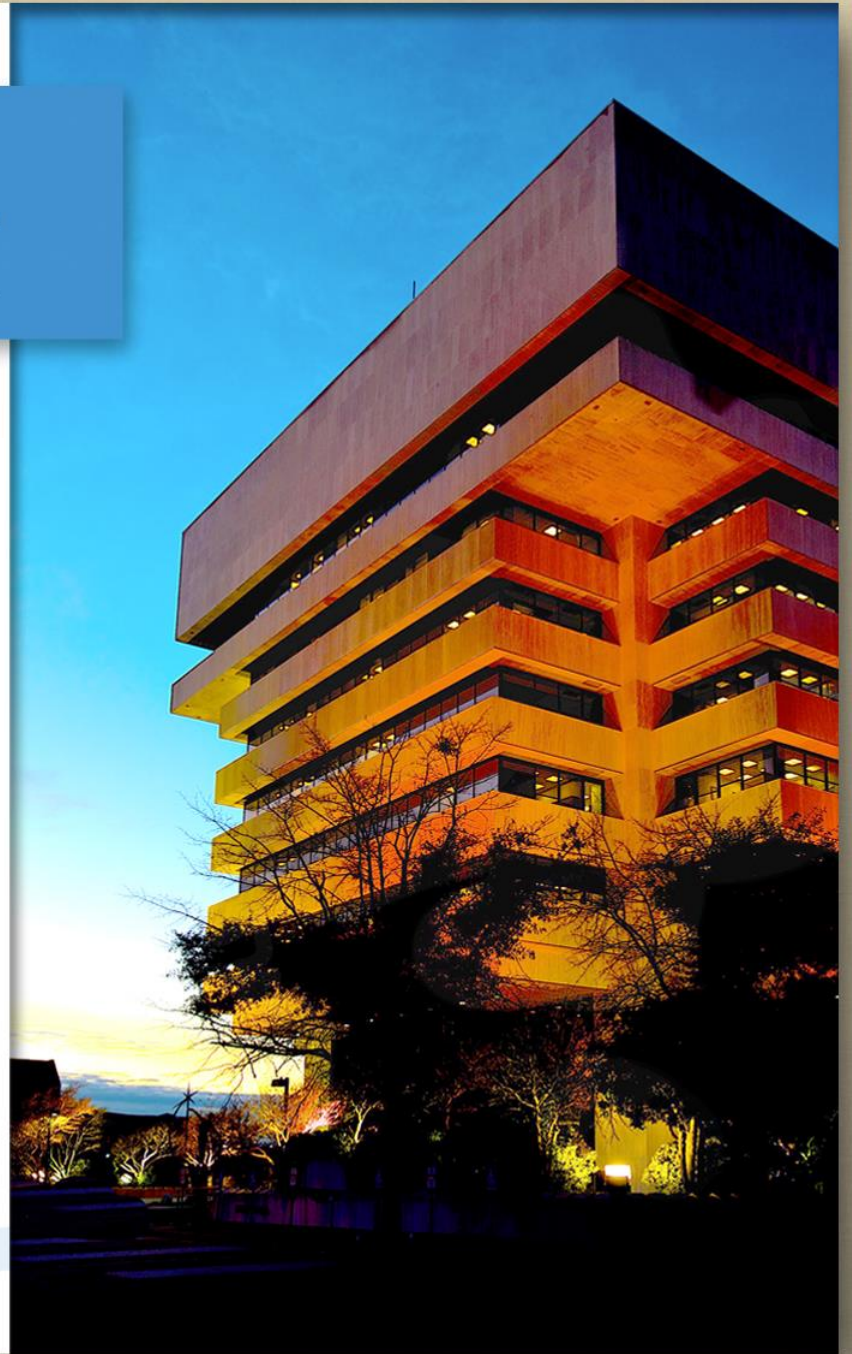


HAMPTON VA

Item #22-0184

*53 Wythe Creek Road
Michel Properties, LLC*

City Council
August 10, 2022



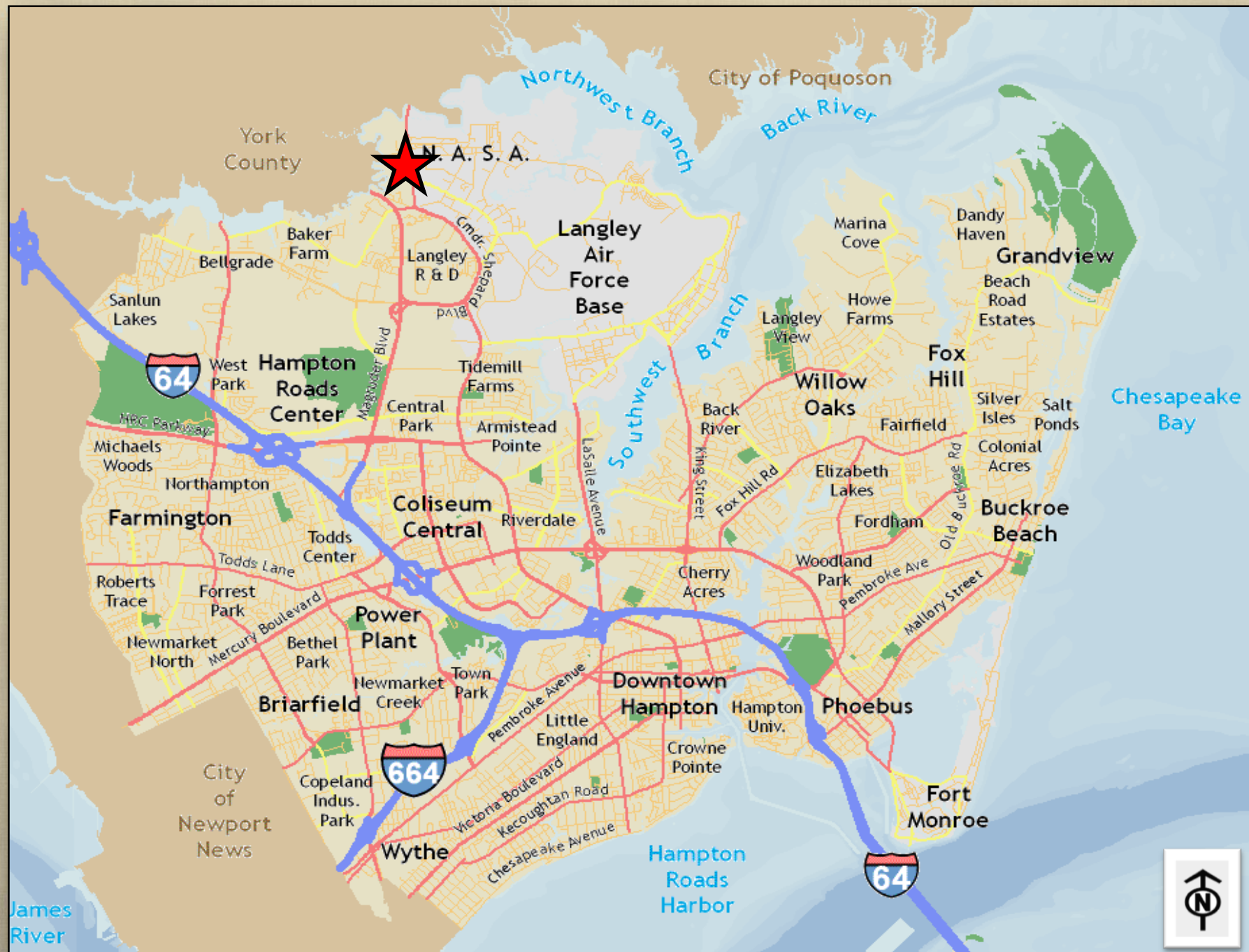
Application

July 13th: City Council referred application to Planning Commission

July 21st: Planning Commission Public Hearing

Application

Rezone ± 0.86 acres from
M-1 to M-2 w/conditions
for Vehicle Repair, Light



York County

City of Poquoson

N. A. S. A.

Langley Air Force Base



James River

Hampton Roads Harbor

Chesapeake Bay

Bellgrade

Baker Farm

Sanlun Lakes

West Park

Hampton Roads Center

Langley R & D

Central Park

Tidemill Farms

Armistead Pointe

Michaels Woods

Northampton

Farmington

Todds Center

Coliseum Central

Riverdale

Roberts Trace

Forrest Park

Power Plant

Newmarket North

Briarfield

Bethel Park

Newmarket Creek

Town Park

City of Newport News

Copeland Indus. Park

Wythe

Downtown Hampton

Hampton Univ.

Phoebus

Little England

Crowne Pointe

Fort Monroe

Northwest Branch

Back River

Southwest Branch

Back River

Marina Cove

Dandy Haven

Grandview

Beach Road Estates

Howe Farms

Willow Oaks

Fox Hill

Silver Isles

Salt Ponds

Colonial Acres

Buckroe Beach

Elizabeth Lakes

Fordham

Woodland Park

Cherry Acres

Pembroke Ave

Mallory Street

Pembroke Avenue

Victoria Boulevard

Kecoughtan Road

Chesapeake Avenue

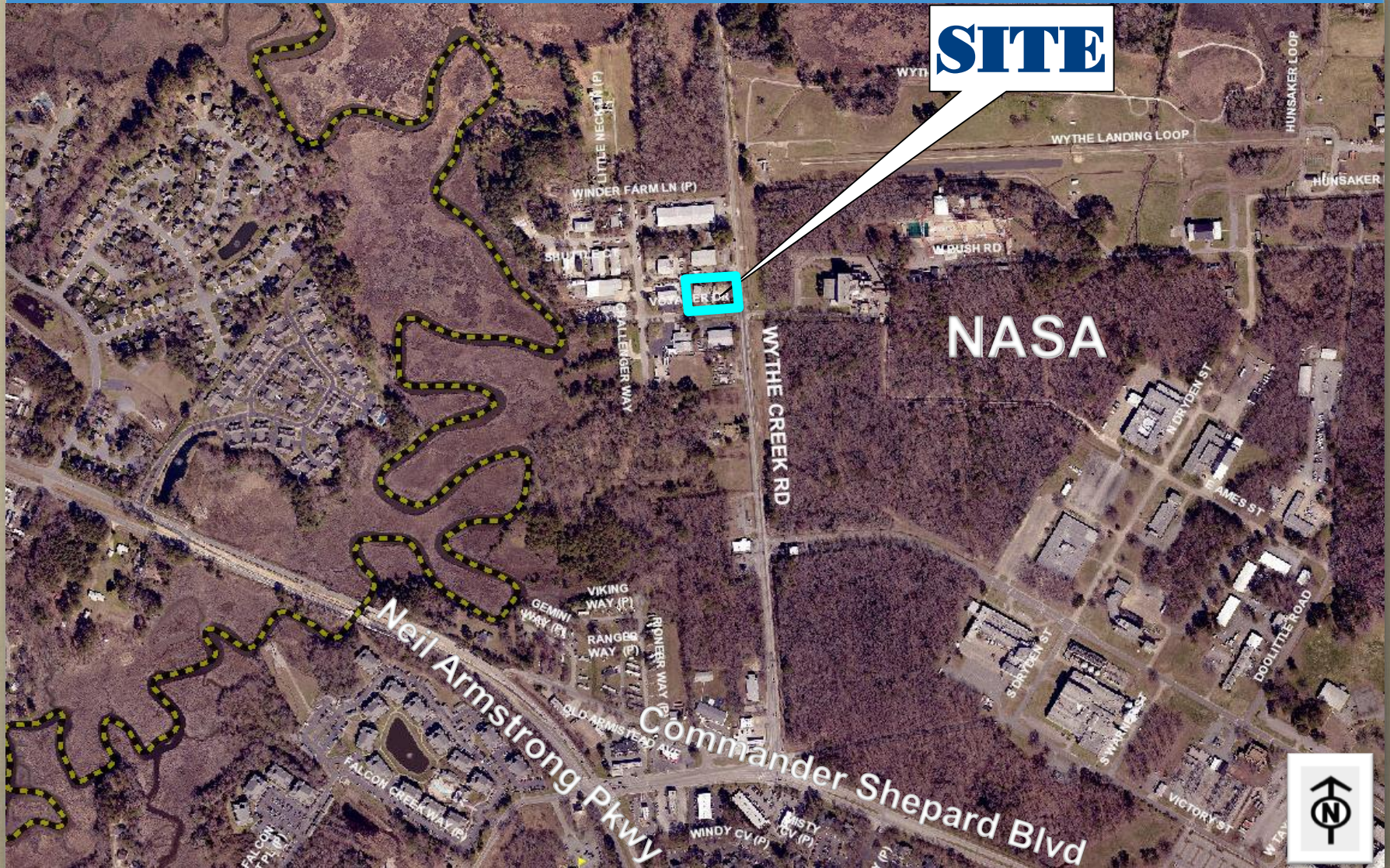
Lasalle Avenue

King Street

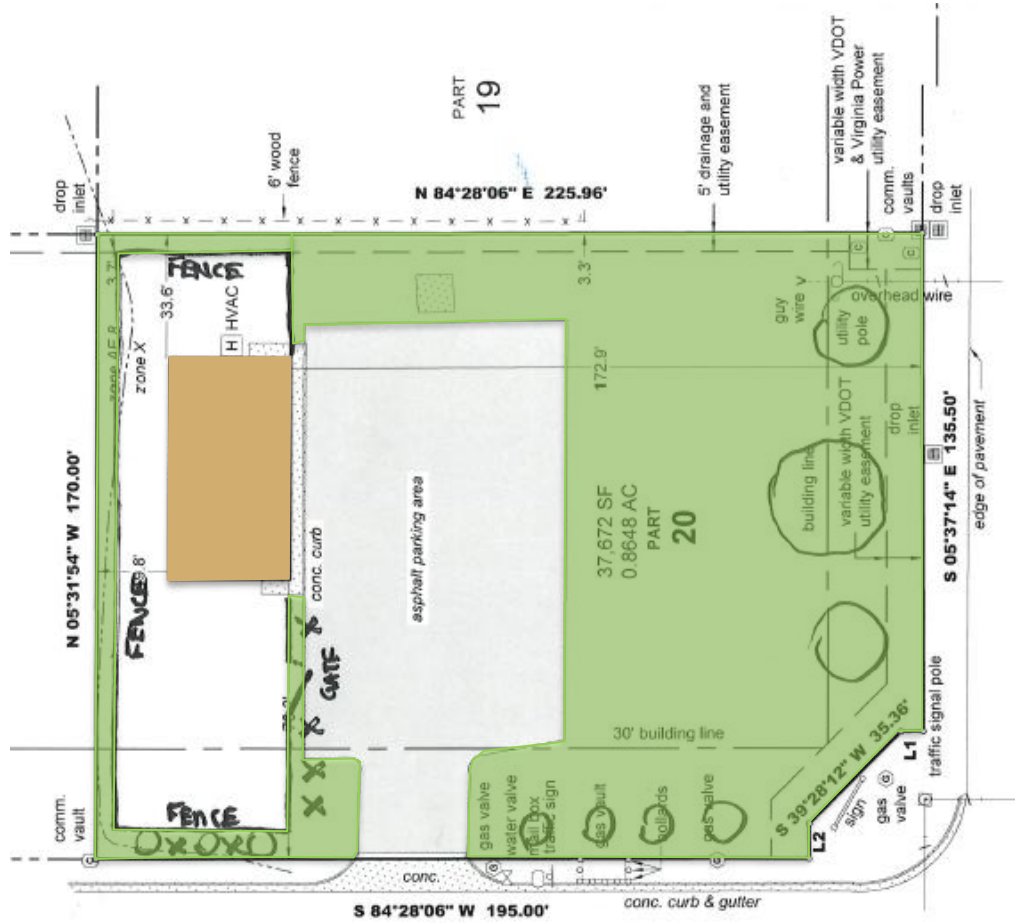
Fox Hill Rd

Old Buckroe Rd

Site Location



Proposal



VOYAGER DRIVE (50')

WYTHE CREEK ROAD (VARIABLE WIDTH)

Aerial View



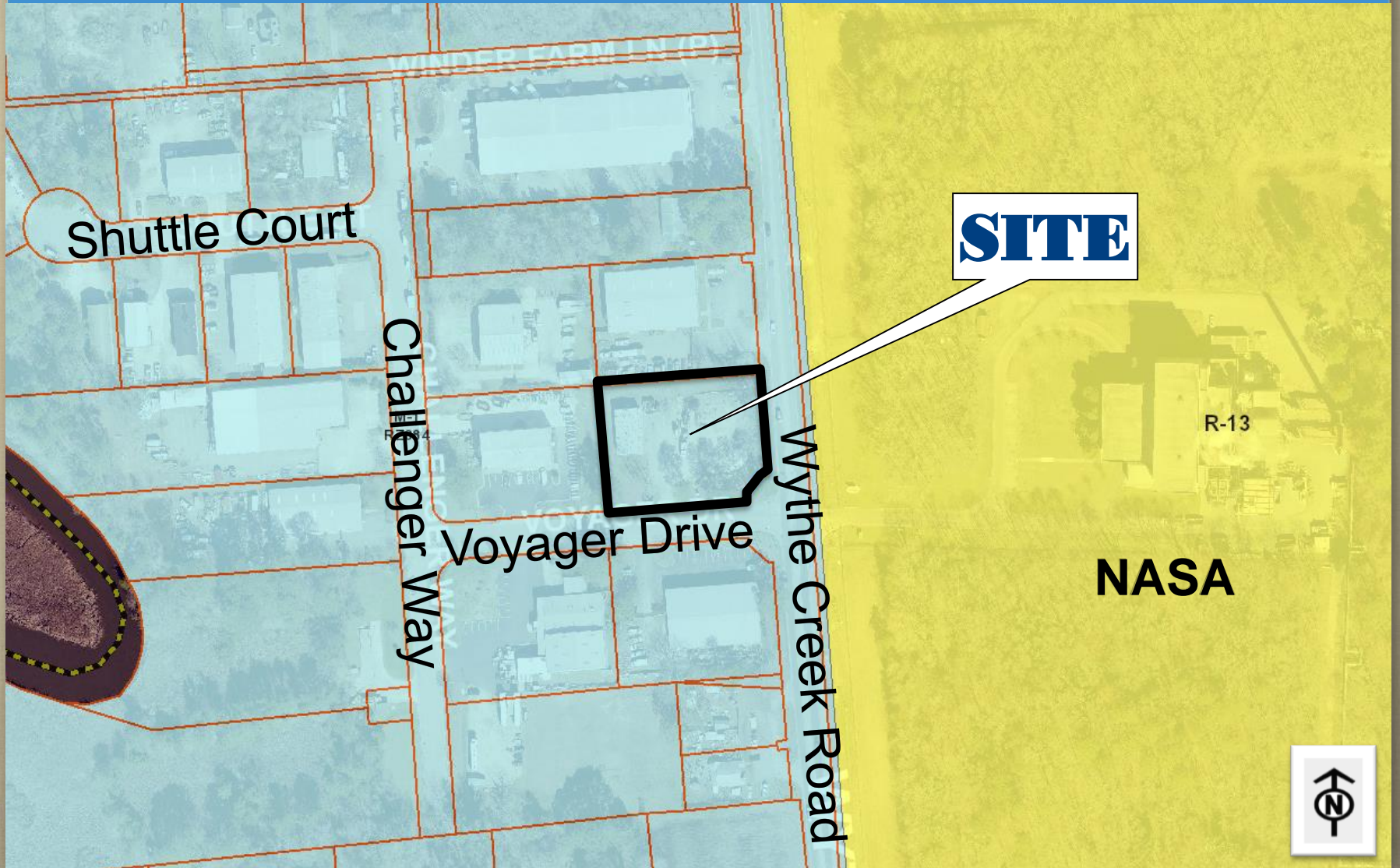
Front Elevation



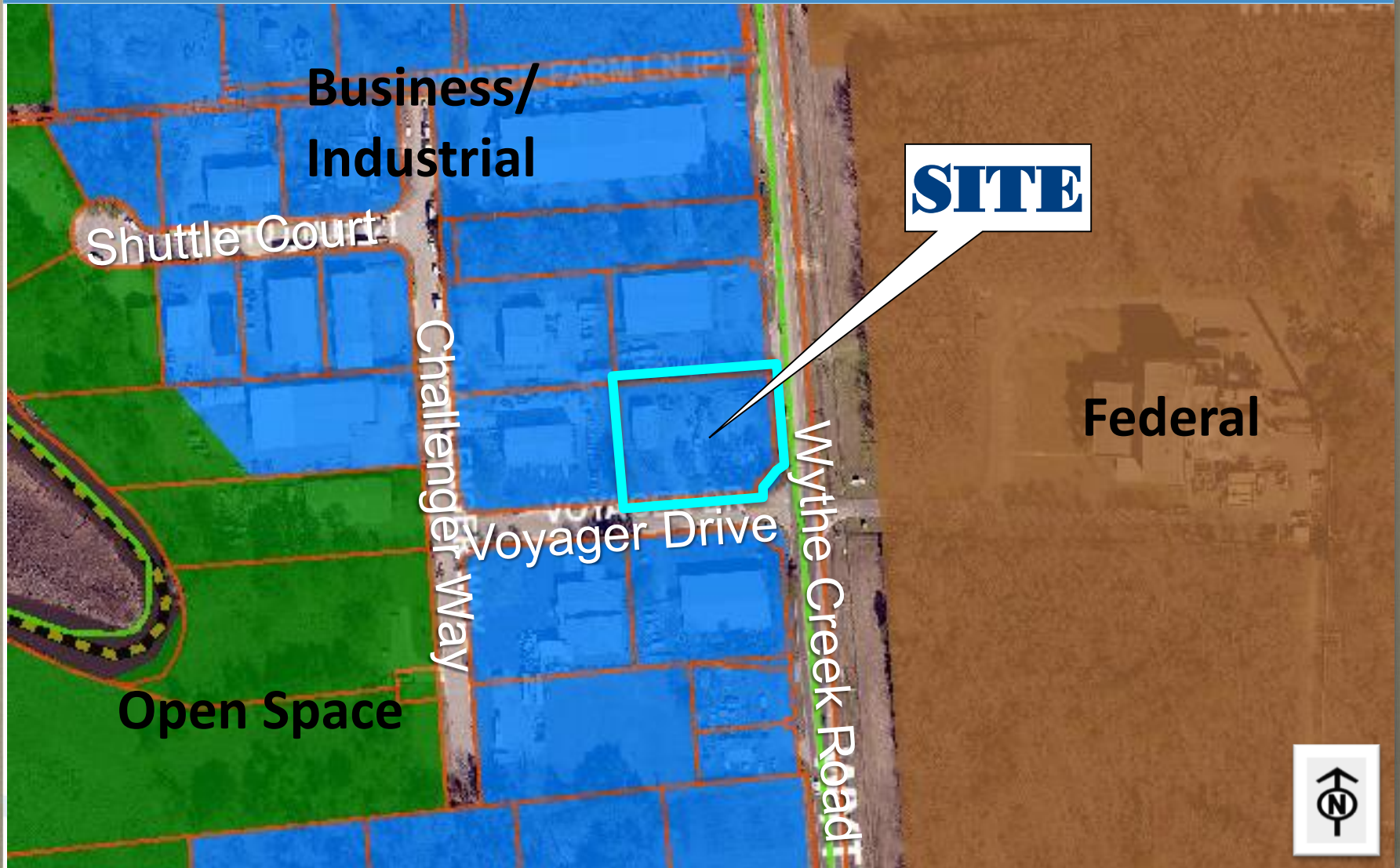
Side Elevation



Zoning



Future Land Use Plan



**Business/
Industrial**

Shuttle Court

Challenger Way

Voyager Drive

Wythe Creek Road

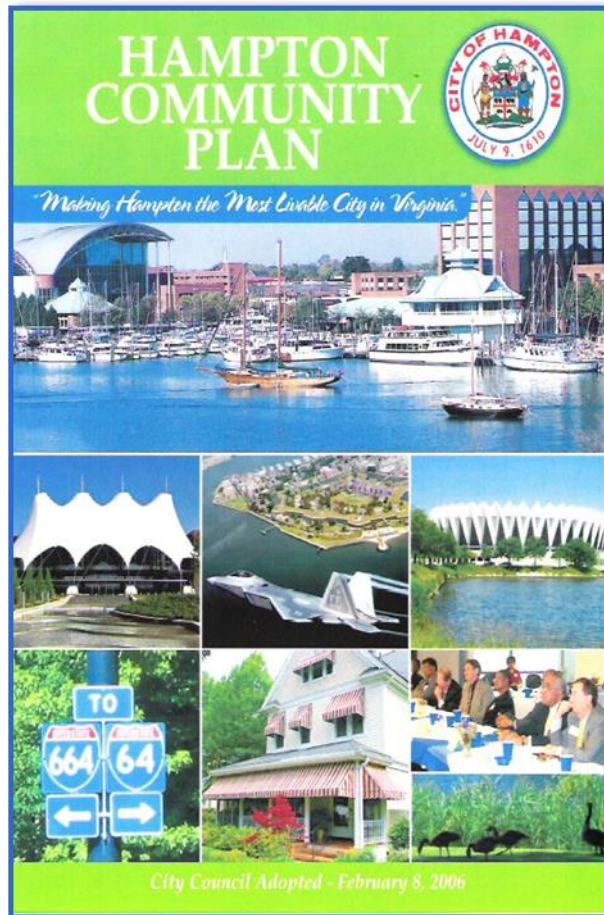
SITE

Federal

Open Space



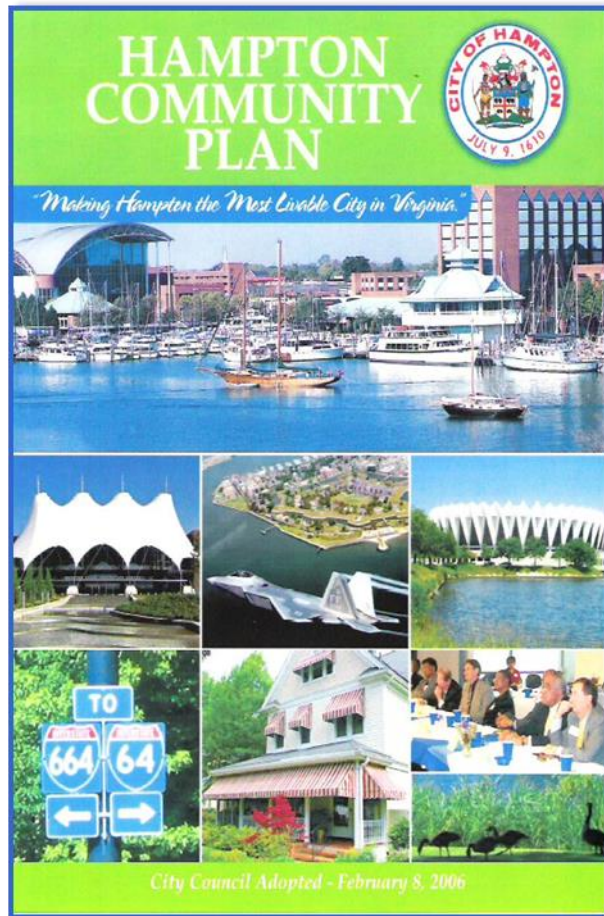
Public Policy



Hampton Community Plan (2006, as amended)

- Evaluate land use proposals from a regional, city-wide, and neighborhood perspective
- Nurture small & start-up businesses
- Strengthen the ability of older commercial and industrial areas to support new and expanded business activity

Public Policy



Hampton Community Plan (2006, as amended)

- Wythe Creek Road – business corridor
- Wythe Creek Commerce Park – construction and light manufacturing uses
- Incorporate design elements to promote compatibility with surrounding development

Public Policy

- Wythe Creek Land Use Study
 - attractive hi-tech business corridor
 - attractive location for the development of office and research type facilities
 - support to LAFB/NASA
 - vehicle-related uses inappropriate
- M-1 Zoning District
 - business & manufacturing, research & development, relatively free from offense

Background

- 1986 – comprehensive rezoning to Limited Manufacturing (M-1)
- 2005 – *Other Repairs, general* established at 63 Wythe Creek Road
- 2013 – Notice of Violation (*mobile auto painting*)
- 2013 – NOV overturned by BZA
- 10/2020 ZOA changes to service, repair, & storage of vehicles

Proffered Conditions

- Use Standards
 - Vehicle repair, light
 - Uses permitted in M-1 & M-2
 - Repair work indoor
 - Accessory structures
- Development Standards
 - Landscaping
 - Fencing
 - Setbacks
- Parking
- Outdoor Storage

Community Meeting

MAY 2022

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	 17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Staff Analysis

- Uphold the City's land use policies
 - Hi-tech business, office and research type facilities
- Uphold intent of the M-1 Zoning District
 - business & manufacturing, R&D, relatively free from offense
- Vehicle related land uses would not be appropriate

Recommendation

Planning Commission and Staff
recommend
denial of item #22-0181