

STAFF EVALUATION

To: Planning Commission **Prepared By:** Porter Stevens 727-6256

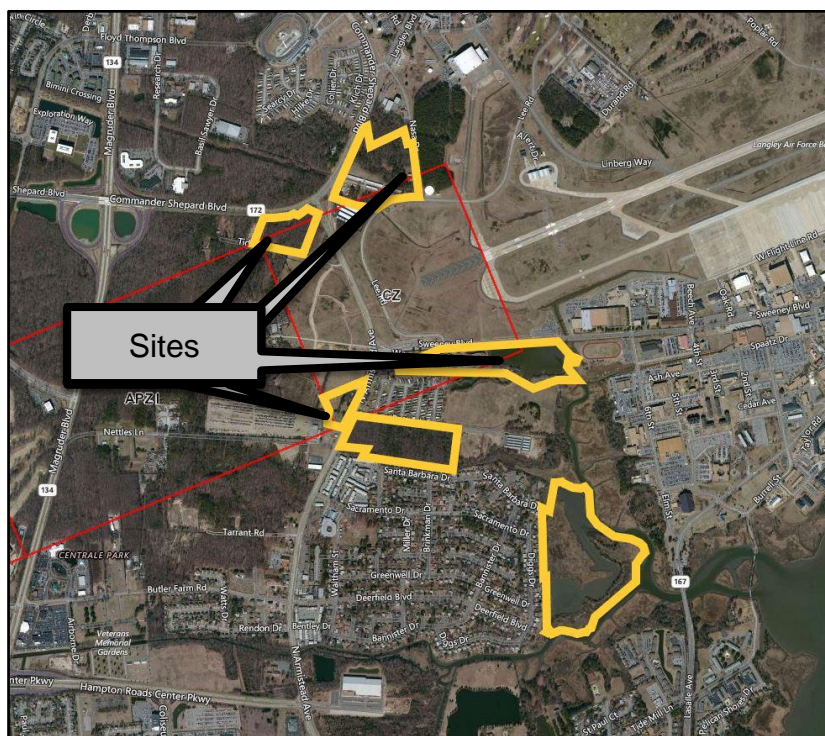
Reviewed By: Terry O'Neill, AICP 727-6140
 Bonnie Brown, Sr. Asst. City Attorney

Case No.: Rezoning Application No. 17-00001

Date: July 20, 2017

General Information

<i>Applicant</i>	City of Hampton
<i>Property Owners</i>	City of Hampton
<i>Site Location</i>	RZ17-00001: 3101 Nasa Dr, 3105 Commander Shepard Blvd, an unaddressed property on Tidewater Dr, 2972 N Armistead Ave, 2935 N Armistead Ave, 2927 N Armistead Ave, 2921 N Armistead Ave, 2917 N Armistead Ave, and 2909 N Armistead Ave, [LRSNs 13004064, 6000853, 6000759, 6000758, 6000757, 6000756, 6000824, 6000822, 6001304, 6000802, 6000803, 6000804, 6000805]



<i>Requested Action</i>	RZ17-00001: To rezone 39.34 ± acres from General Commercial (C-3), Langley Flight Approach Mixed Business and Manufacturing (LFA-2), and Light Manufacturing (M-2) to Langley Flight Approach Manufacturing (LFA-1)
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<i>Description of Proposal</i>	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
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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.

Existing Land Use

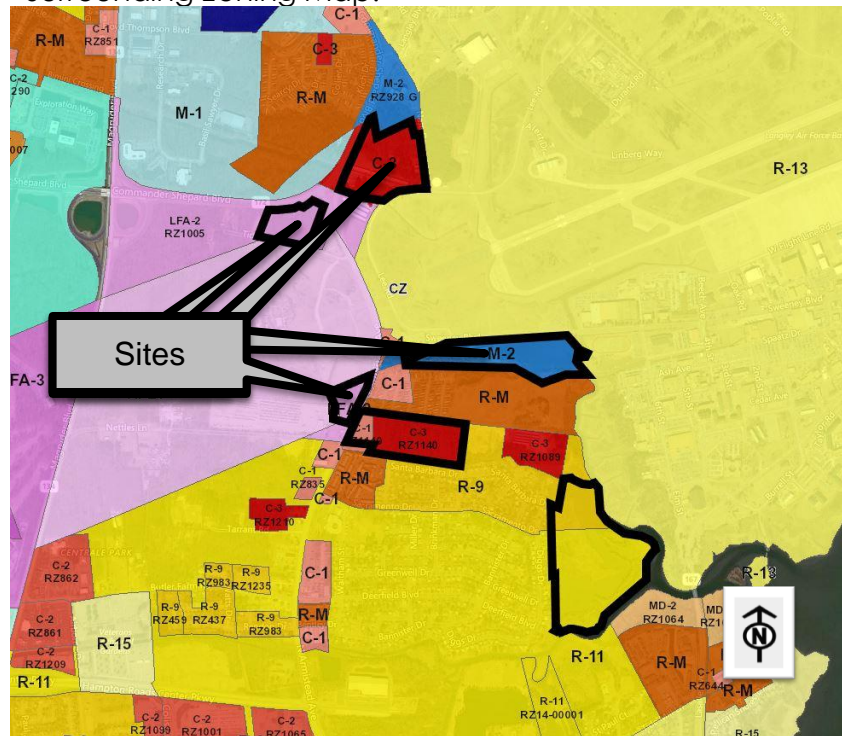
Vacant

Zoning

RZ17-00001: The properties are currently zoned C-3 General Commercial (LRSN 13004064, 6000853), LFA-2 Langley Flight Approach Mixed Business and Manufacturing (LRSN 6000756, 6000757, 6000758, 6000759, 6001304, 6000802, 6000803, 6000804, 6000805), and M-2 Light Manufacturing (LRSN 6000822, 6000824).

Surrounding Land Use and Zoning

Surrounding Zoning Map:

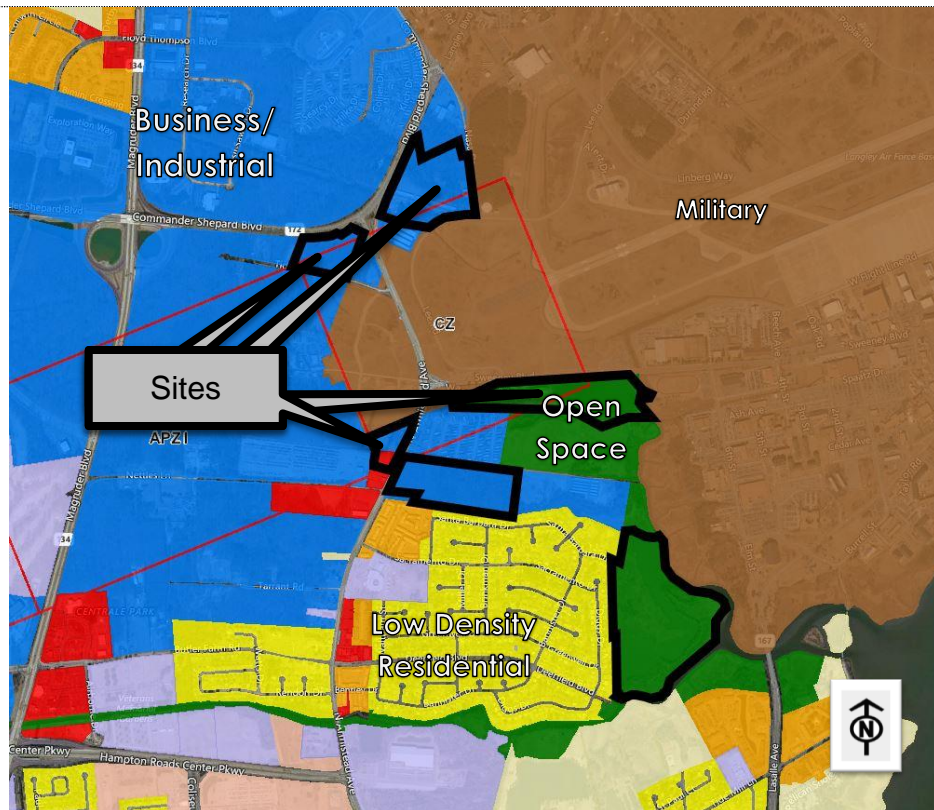


Public Policy

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.17-00001 is a request to rezone 39.34 ± acres of land located 3101 Nasa Dr, 3105 Commander Shepard Blvd, an unaddressed property on Tidewater Dr, 2972 N Armistead Ave, 2935 N Armistead Ave, 2927 N Armistead Ave, 2921 N Armistead Ave, 2917 N Armistead Ave, and 2909 N Armistead Ave [LRSNs 13004064,

6000853, 6000759, 6000758, 6000757, 6000756, 6000824, 6000822, 6001304, 6000802, 6000803, 6000804]. This application is to rezone these properties from C-3 General Commercial, LFA-2 Langley Flight Approach Mixed Business and Manufacturing, and M-2 Light Manufacturing to Langley Flight Approach Manufacturing (LFA-1).

The purpose of these three 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. The twelve (12) properties in this application are proposed to be rezoned to LFA-1, the most restrictive special zoning district; this is due to the fact that they all significantly encroach into the APZ.

Staff recommends **approval** of Rezoning Application No. 17-00001.