



**Rezoning Application
No. 24-0526**

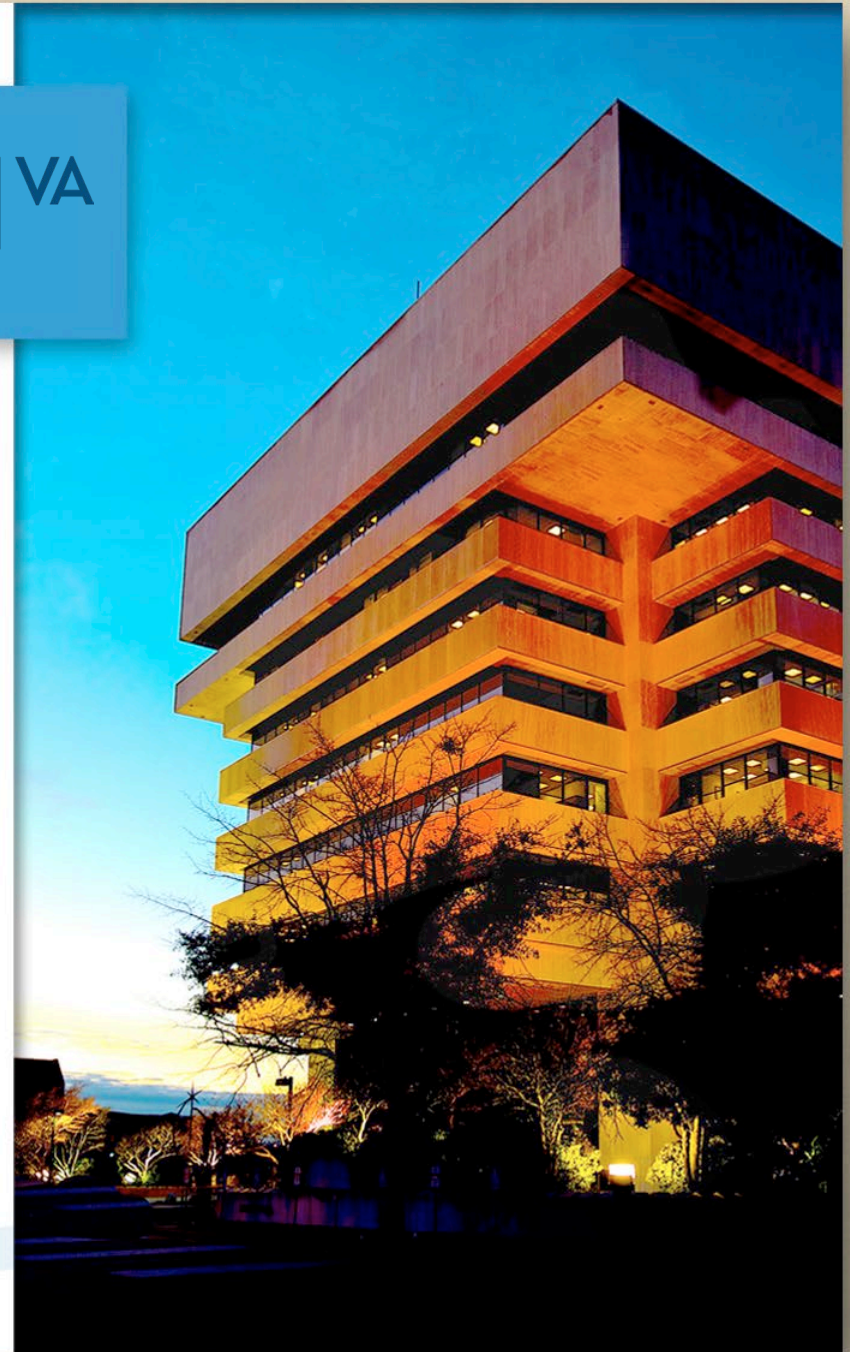
**Use Permit Application
No. 24-00527**

**Use Permit Application
No. 24-0528**

**Use Permit Application
No. 24-0529**

3200 Neil Armstrong Pkwy

**Planning Commission
March 20, 2025**



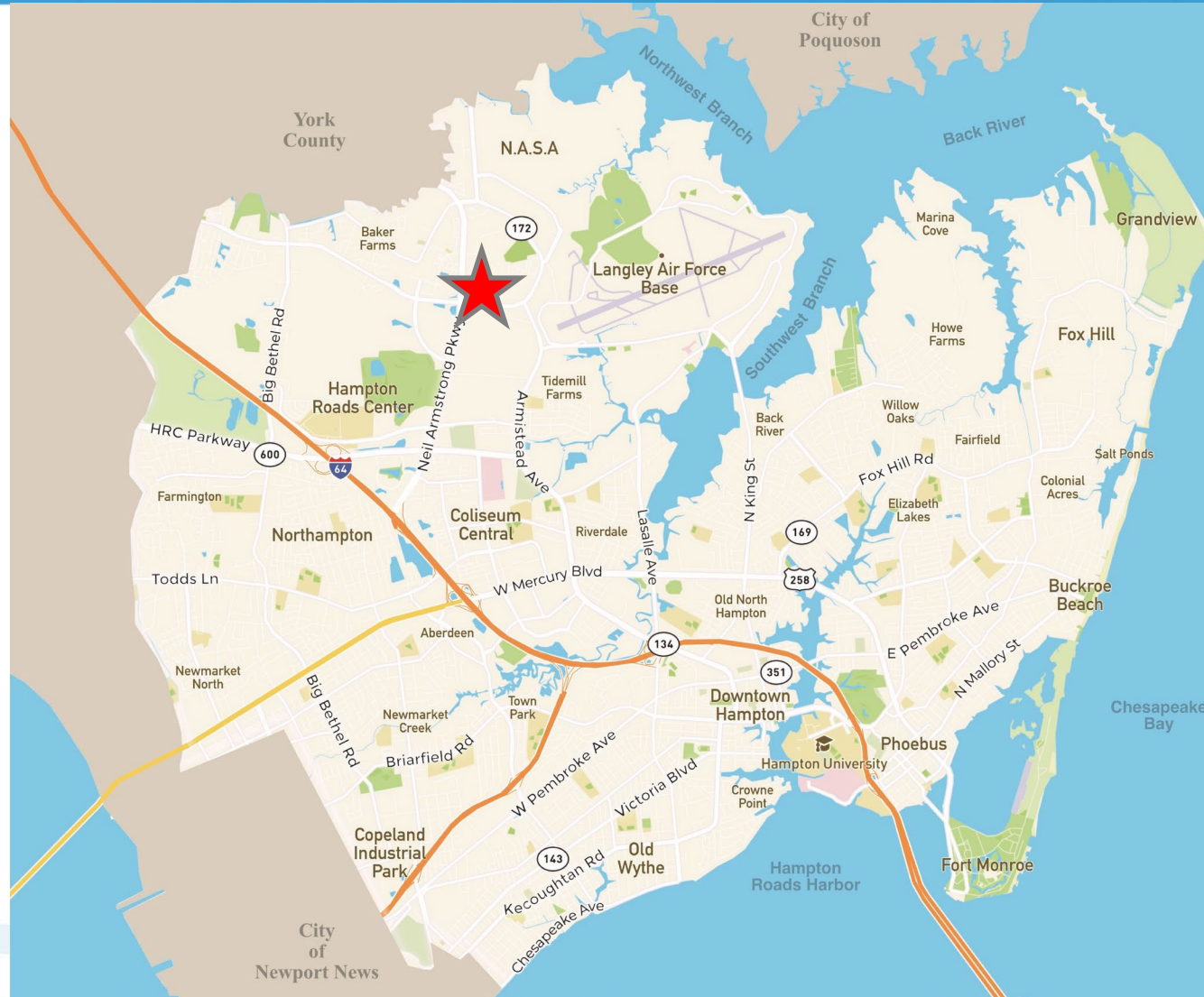
Application

Rezone from General Commercial (C-3) to Langley Business Park (LBP) District for a multi-use development

3 Use Permits:

- Storage Facility 2 Site B
- Retail Sales, general Site B
- Retail Sales, general Site A

Location Map



Location Map



Proposal

Mixed-Use Development

- Site A Renovated Building
 - Warehouse/Manufacturing, 13,700 sq. ft.
 - Retail Sales, General, 11,300 sq. ft.
- Site B New Building
 - Storage Facility 2 @500 units, 79,000 sq. ft.
 - Co-work and future retail use, 8,700 sq. ft.
- Parking/Landscaping

Proposal – Site A



Proposal – Site A



SOUTH ELEVATION



EAST ELEVATION

Proposal – Site A



NORTH ELEVATION



WEST ELEVATION

Proposal – Site B



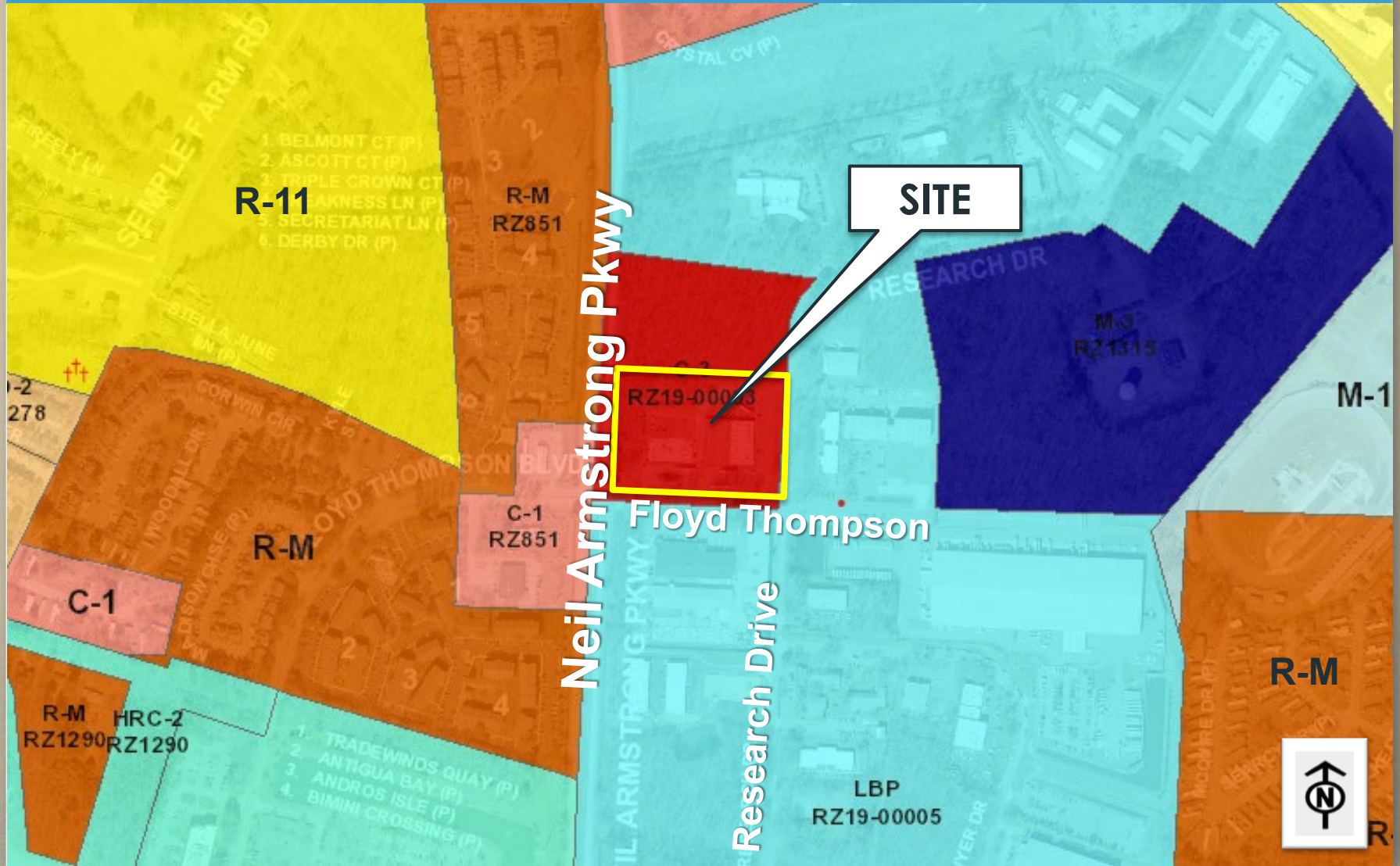
Proposal – Site B



Proposal – Site B



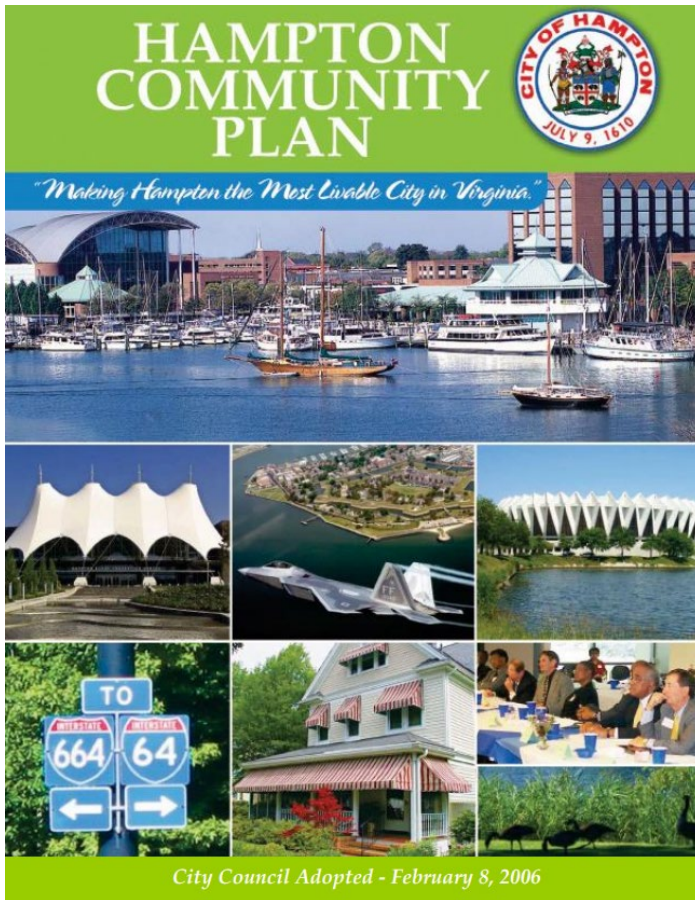
Zoning Map



History

- In 2019, City Council approved a rezoning of the subject property, as well as 36 Research Drive, from M-1 to C-3 District, with conditions, to facilitate the establishment of a mixed-use development (RZ19-00003).
- The rezoning had two (2) associated Use Permit Applications (UP19-00005 and UP19-00006) to permit the indoor shooting range to permit a self-storage component of the proposed development.
- 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.

Public Policy

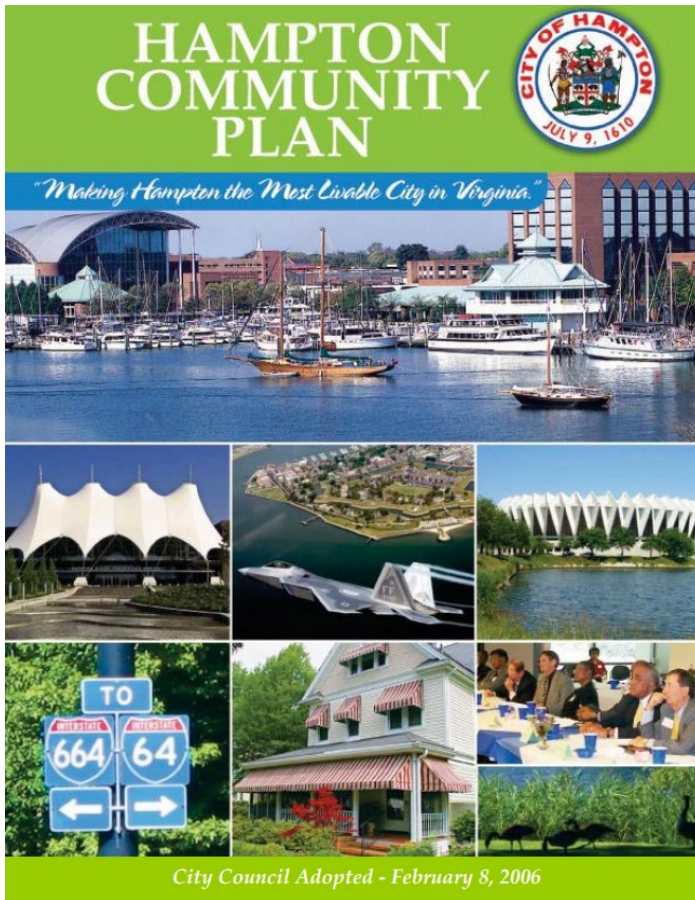


Hampton Community Plan (2006, as amended)

Land Use and Community Design

- **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.

Public Policy

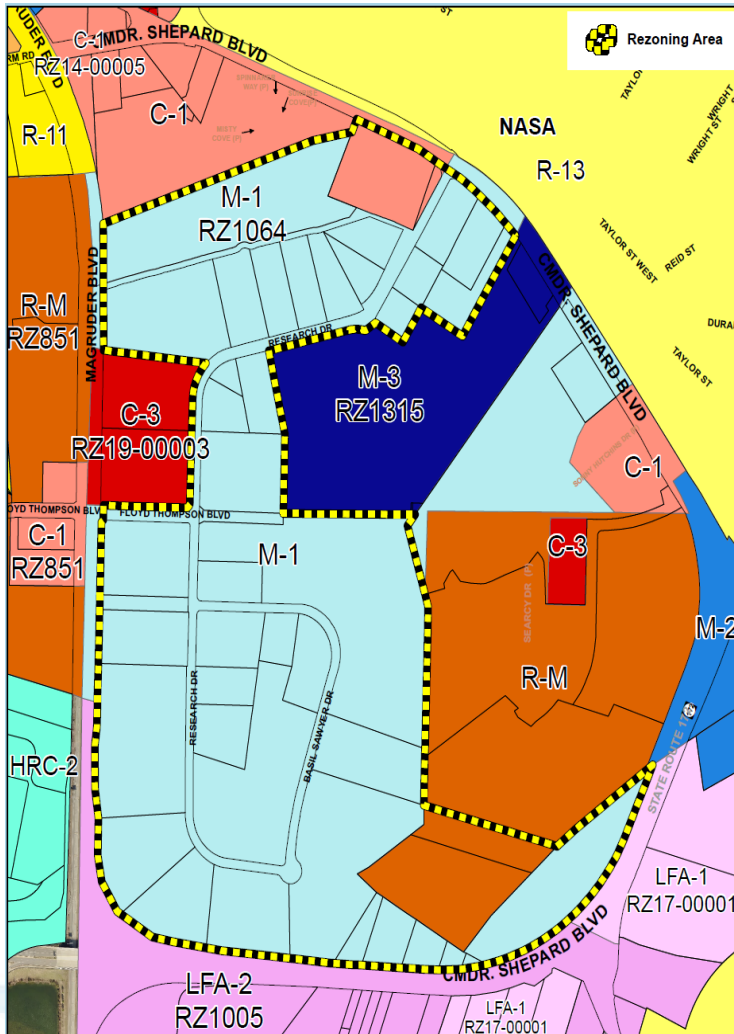


Hampton Community Plan (2006, as amended)

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.

Public Policy



General purpose and intent of the **Langley Business Park (LBP) District** is to:

- Promote the development of a mix of uses within the Park.
- Support the commercial and high-tech interests located in the surrounding Neil Armstrong Parkway corridor.

Applicable objectives include:

- Provide business sites that will support the economic growth.
- Create a high quality, innovative, and adaptive environment capable of attracting and sustaining a diverse mix of businesses

Analysis

- Consistent with City land use policies
 - Meets the purpose and intent of the LBP District
 - Appropriate use and commercial entrance to the Park
 - Achieves the objectives of providing a site that supports the economic growth
 - Adding needed retail uses within the park
- Development of underutilized site
- Provides services to the workforce
- Quality building materials
- Landscaping & screening

Community Meeting

- To date a community meeting has not been held

Proffered Conditions

- Concept plan
- Elevations
- Square footage of storage facility
- Copeland Design Standards
 - Site and building design
- Landscape buffer:
 - Perimeter landscaping
 - Storage screening
 - Planting specifications

*A full set of proffered conditions can be found in the application package

Recommended Conditions

Storage Facility 2

- Compliance w/ proffered rezoning
- No outdoor storage
- Surveillance
- Compliance with Applicable Laws
- Nullification
- Revocation

Retail – Site A & B

- Limitation on retail uses
- Compliance w/ proffered rezoning
- Compliance with Applicable Laws
- Nullification
- Revocation

*A full set of conditions can be found in the application package

Conclusion

- Applicant opportunity to present
- Public hearing
- Action: Staff recommends **approval** of RZ No. 24-0526 with ten (10) proffered conditions
- Action: Staff recommends **approval** of UP No. 24-0527, subject to seven (7) conditions
- Action: Staff recommends **approval** of UP No. 24-0528, subject to five (5) conditions
- Action: Staff recommends **approval** of UP No. 24-0529, subject to five (5) conditions