

STAFF EVALUATION

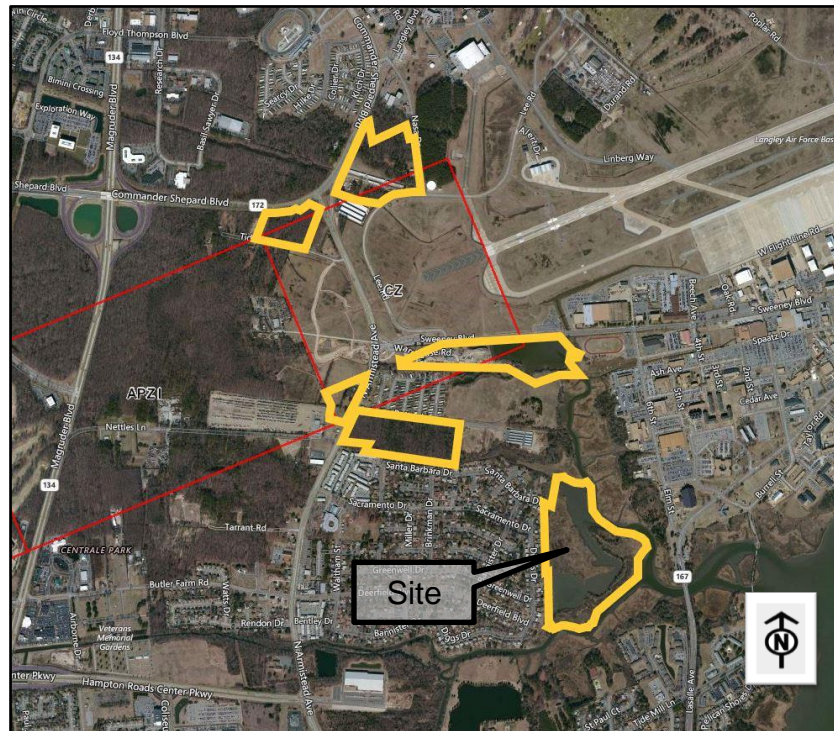
To: Planning Commission **Prepared By:** Porter Stevens 727-6256

Reviewed By: Mike Hayes, AICP 728-5244
 Bonnie Brown, Sr. Asst. City Attorney

Case No.: Rezoning Application No. 17-00003 **Date:** July 20, 2017

General Information

Applicant City of Hampton
Property Owners City of Hampton
Site Location **RZ17-00003:** 199 Santa Barbara Dr, and an unaddressed property on Diggs Dr [LRSNs 6000003, 6000005]



Requested Action **RZ17-00003:** To rezone 50.1 ± acres from Single Family Residential (R-9, R-11) to Open Space General (PO-1)

Description of Proposal 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 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.

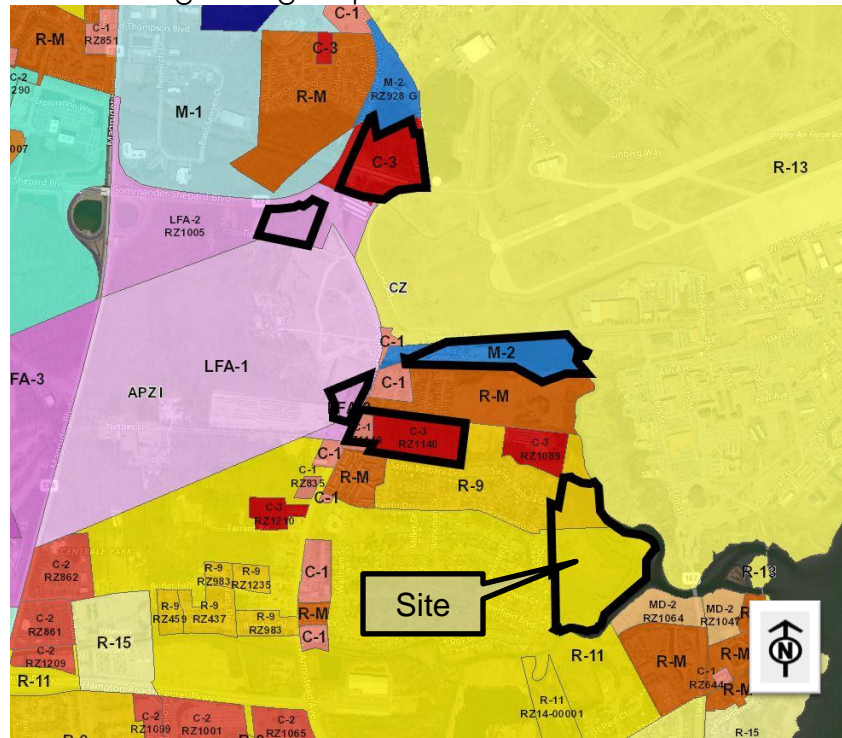
Existing Land Use Vacant

Zoning **RZ17-00003:** The properties are currently zoned R-9 and R-11

Single Family Residential

Surrounding Land Use and Zoning

Surrounding Zoning Map:

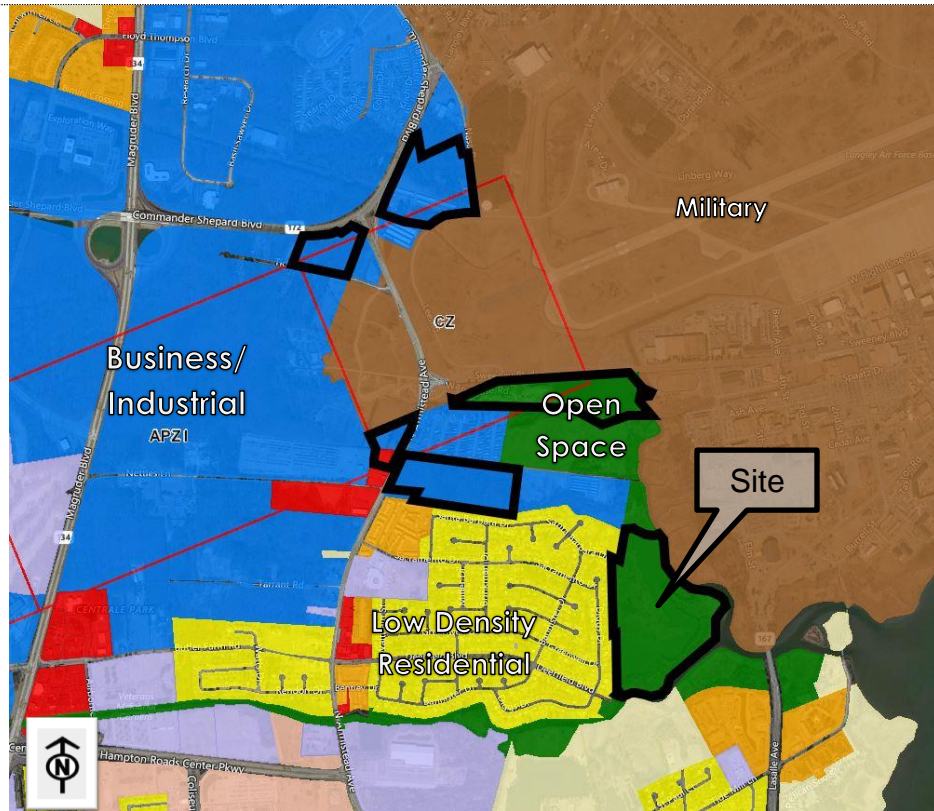


Public Policy

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. 17-00003 is a request to rezone 50.1± acres of land located at 199 Santa Barbara Dr and an unaddressed property on Diggs Dr [LRSNs 6000003, 6000005]. This application is to rezone these properties from R-9 and R-11 Single Family Residential to Parks and Open Space General (PO-1).

The purpose of this 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. While much of the focus of this cooperative effort is placed on an area marked by the JLUS as the Accident Potential Zone (APZ), Additional consideration is also given to neighboring properties.

This rezoning application is coming forward along side two other rezoning applications (RZ 17-00001 and RZ 17-00002), which request the Langley Flight Approach Districts (LFA-1 and LFA-2). The two (2) properties [LRSNs 6000003, 6000005] subject to this application are proposed to be rezoned to PO-1, which is a parks and open space district. These two city owned parcels are too far from the flight approach area to be considered for one of the LFA zones. However keeping two large undeveloped properties within the general vicinity of Langley AFB zoned residential would be incompatible with the goals of the Joint Land Use Study. In looking at the physical characteristics of the property it should also be noted that these two properties consist mostly of wetlands and water features. Therefore rezoning them to a district that significantly restricts development also complies with land use policies that direct us to protect sensitive marine and wetland habitats in addition to supporting the City's land use policies related to Langley Air Force Base.

Staff recommends **approval** of Rezoning Application No. 17-00003.