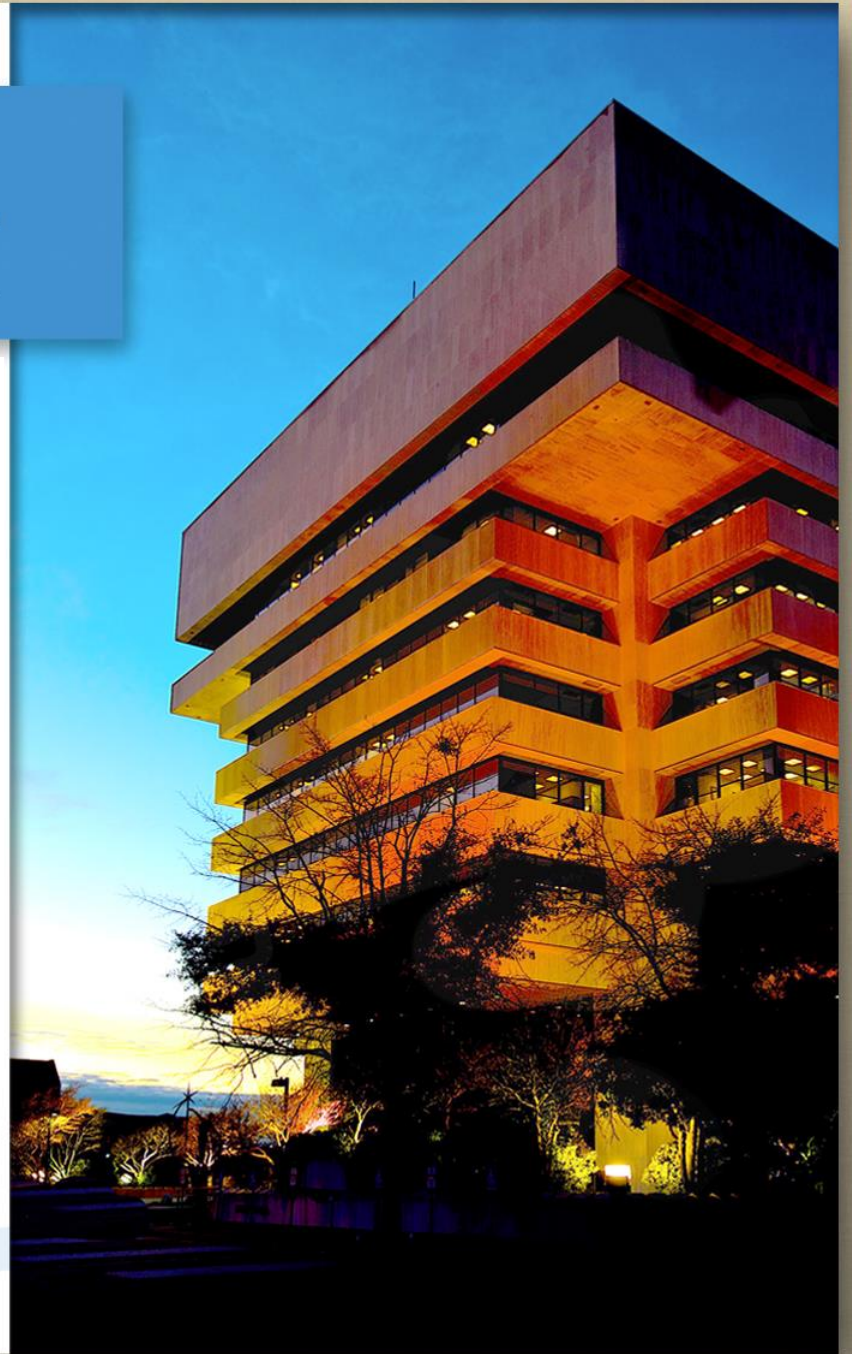


HAMPTON VA

**Item #22-0181  
&  
Item #22-0183**

***Battle Road  
Westview Landing LLC***

**City Council  
September 14, 2022**



# Application

Rezoning ±37.86 acres from  
R-11 to MD-3 w/conditions

Use Permit for Multifamily  
Dwelling



York County

City of Poquoson

N. A. S. A.

Langley Air Force Base

64

Hampton Roads Center

664

Farmington

Coliseum Central

Downtown Hampton

Phoebus

664

City of Newport News

Wythe

Hampton Roads Harbor

64



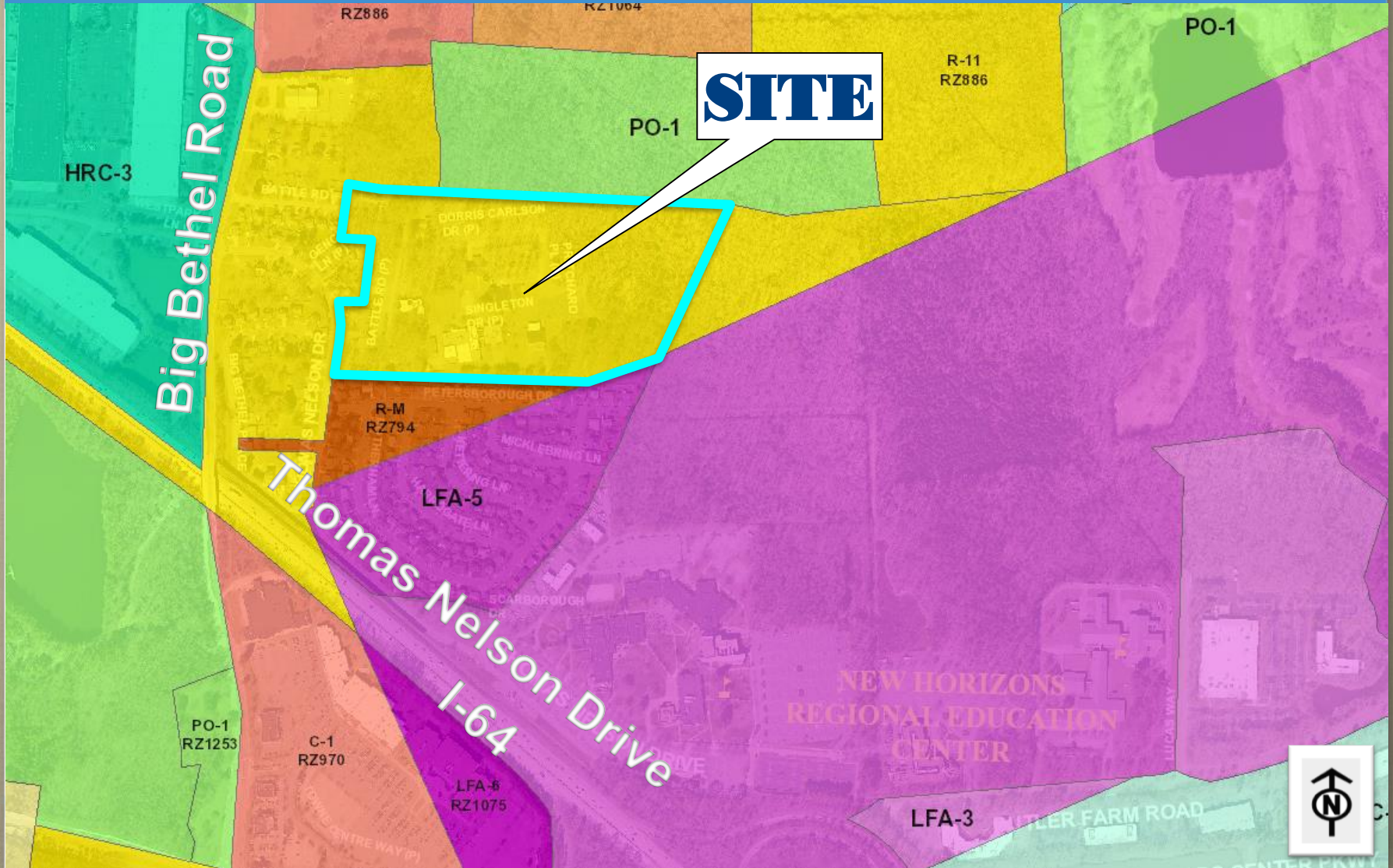
# Site Location



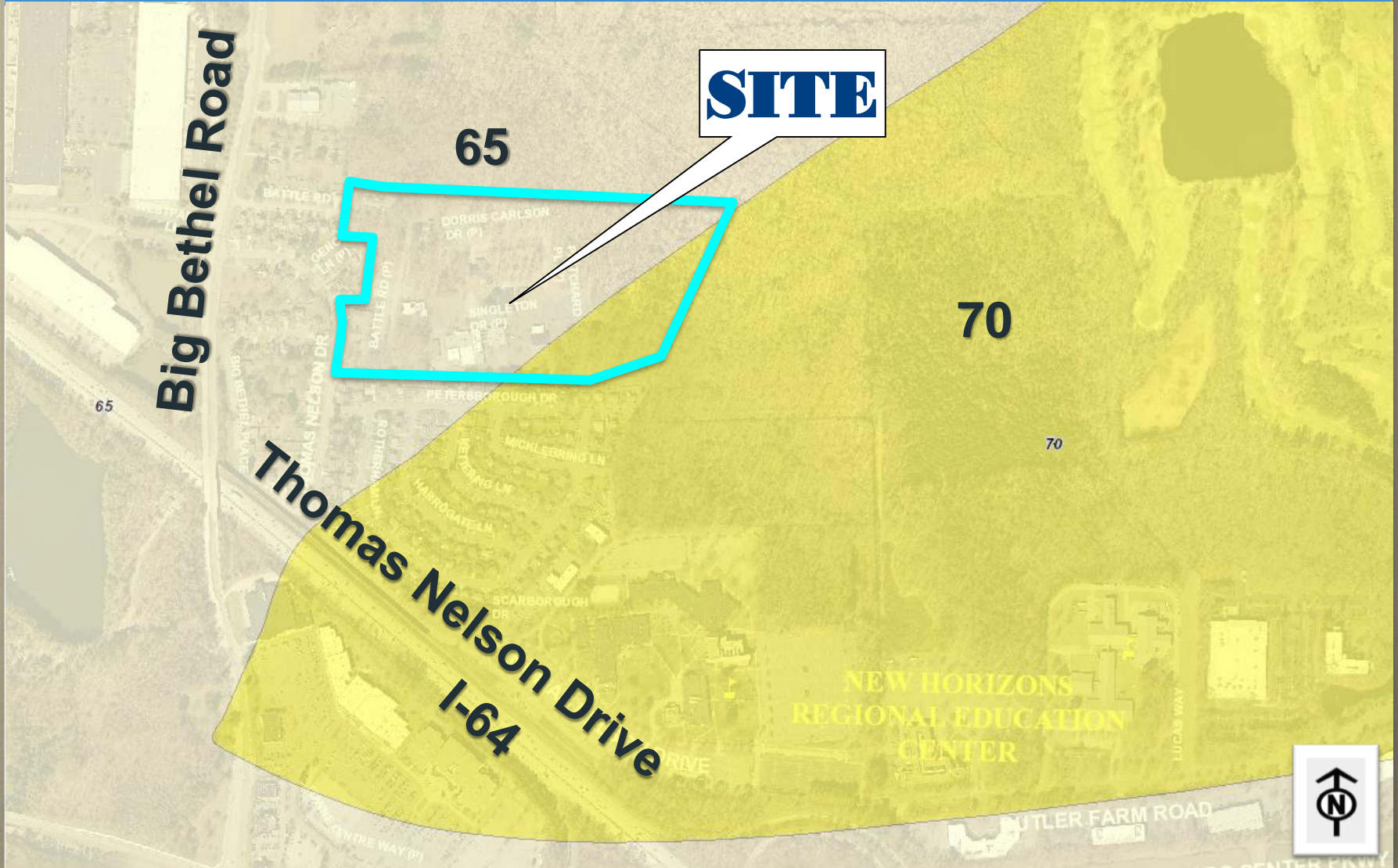
# Site Location



# Zoning



# AICUZ



**SITE**

65

70

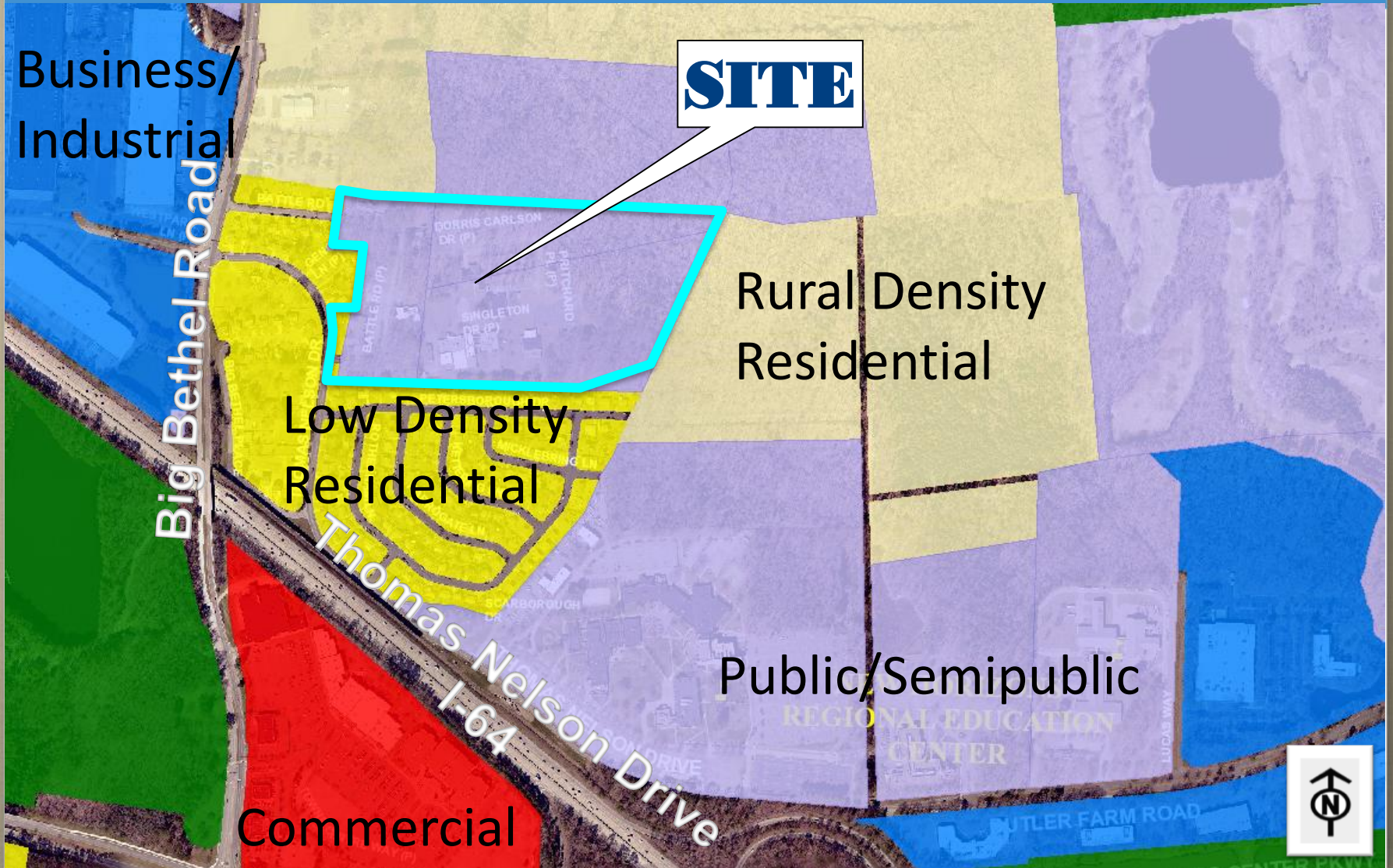
**Big Bethel Road**

**Thomas Nelson Drive**  
**I-64**

**NEW HORIZONS  
REGIONAL EDUCATION  
CENTER**



# Future Land Use Plan



**SITE**

Business/  
Industrial

Rural Density  
Residential

Low Density  
Residential

Public/Semipublic

Commercial

Big Bethel Road

Thomas Nelson Drive  
I-64





# Project History

- 1992 (RZ 1005): Langley Flight Approach Districts
- November 2021: Zoning Ordinance Amendment – Use Permit for Multifamily

# Project History

- June 8, 2022 Council Meeting: applicant requests deferral to 8/10/2022 to react to CBPA Buffer designation
- August 10, 2022 Council Meeting: applicant requests deferral to 9/14/2022 for staff to review revised plan & proffers



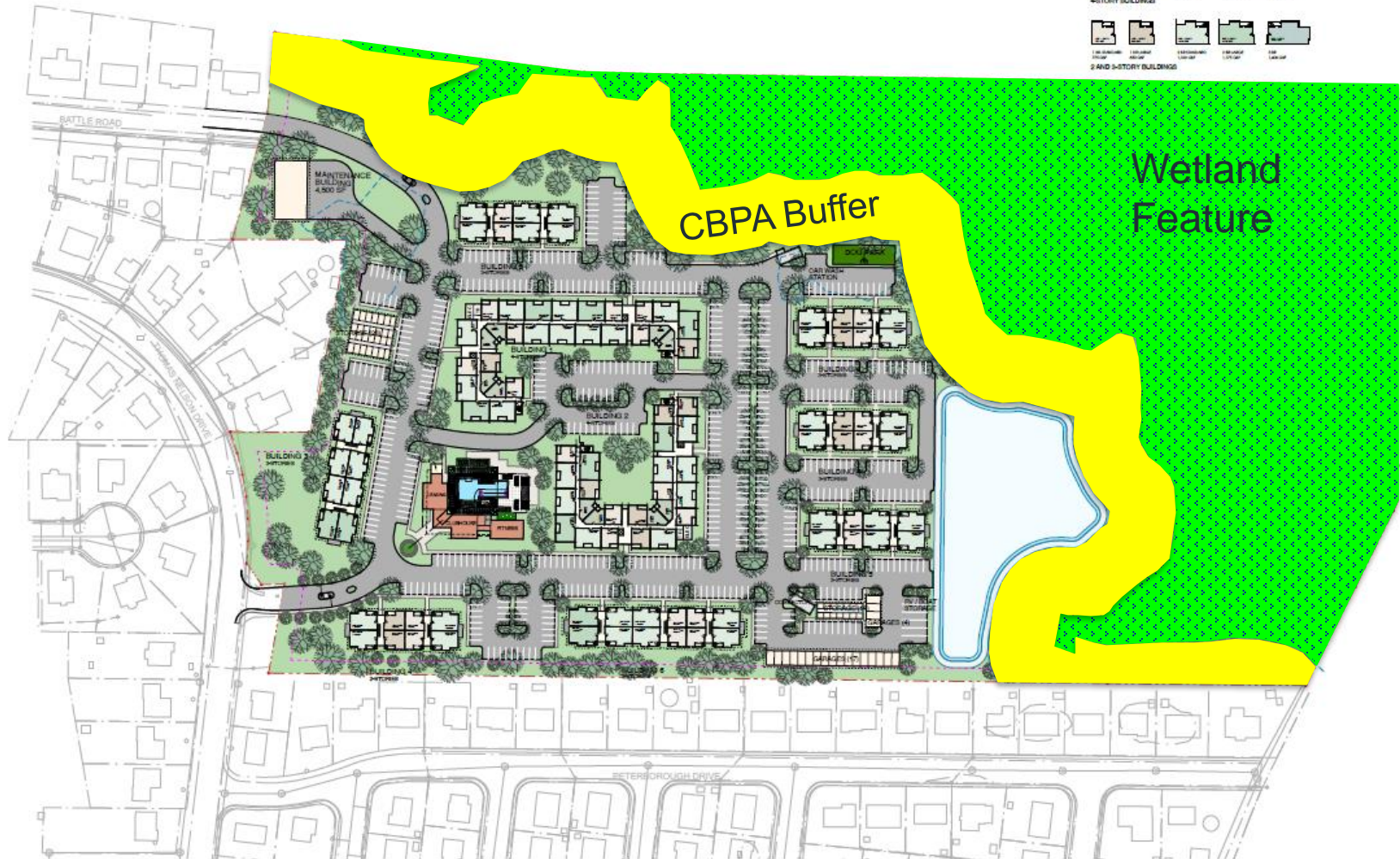
# Revised Concept Plan

## TYPICAL UNITS:



# Revised Concept Plan

## TYPICAL UNITS:



# Building Elevations



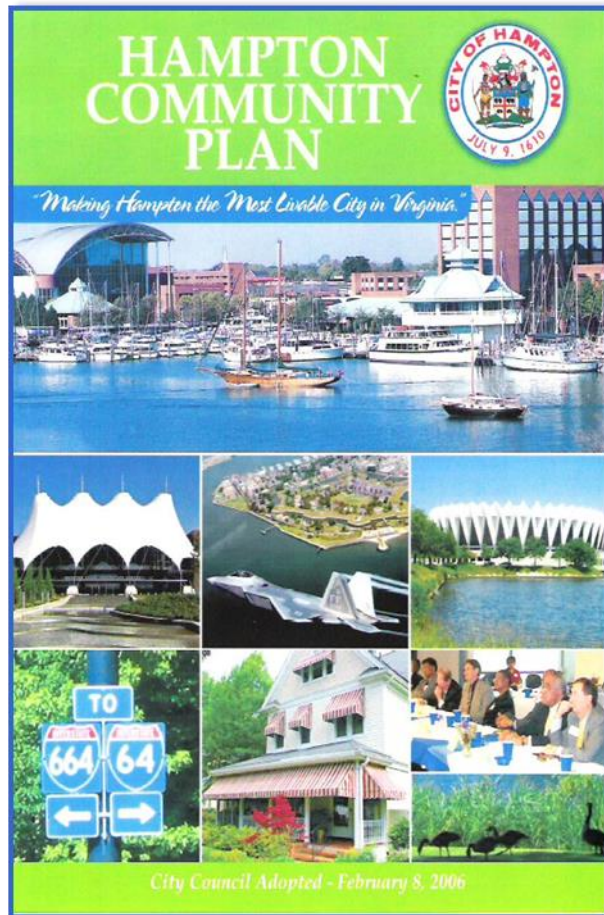
THREE-STORY BUILDINGS: ELEVATION AT ENTRANCE  
MATERIAL KEY

# Building Elevations



FOUR-STORY BUILDINGS: ELEVATION AT ENTRANCE  
MATERIAL KEY

# Public Policy



Hampton Community Plan (2006, as amended)

Promote compatibility and synergy among different land uses.

Safeguard the integrity of existing residential neighborhoods.

Prioritize protecting natural systems and restore or recreate natural systems where they have been compromised.

Partner with Langley Air Force Base to promote compatible land uses within the flight approach zones and noise areas associated with the AICUZ program.



# Langley AFB Analysis

- Permitting the proposed development:
  - Could preclude the future relocation of the existing runway, impacting the JBLE-Langley flying mission
  - Could locate apartments within future runway clear zone and APZs
- Majority of the proposed development currently lies within the 65-70 dB DNL noise zone
- Housing types are not recommended within 65-70 and 70-75 dB DNL Noise Zones
- Rezoning would be incompatible with surrounding existing land uses

# Community Meeting

## March 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		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

High density residential conflicts with City policies:

- Community Plan
- JBLE-Langley North Flightline DAP

Environmentally sensitive areas:

- Wetlands located on site
- Wetlands connected to Chesapeake Bay
- Wetlands are a RPA feature

Incompatible with existing land use pattern:

- Low density residential
- Public/semi-public

# Proffered Conditions

- Multifamily Use
- Concept Plan
- Density
- Building Elevations
- Building Materials
- Community Amenities
- Landscape Buffer
- Site Lighting

# Recommended Use Permit Conditions

- Issuance of Permit
  - Compliance with rezoning proffers
  - On-site management
  - Compliance with applicable laws
- 

# Recommendation

Planning Commission and  
Staff recommend  
denial #22-0181

(If approved, 13 proffered conditions  
are attached)

# Recommendation

Planning Commission and  
Staff recommend  
denial #22-0183

(If approved, 5 conditions are  
recommended to be attached)