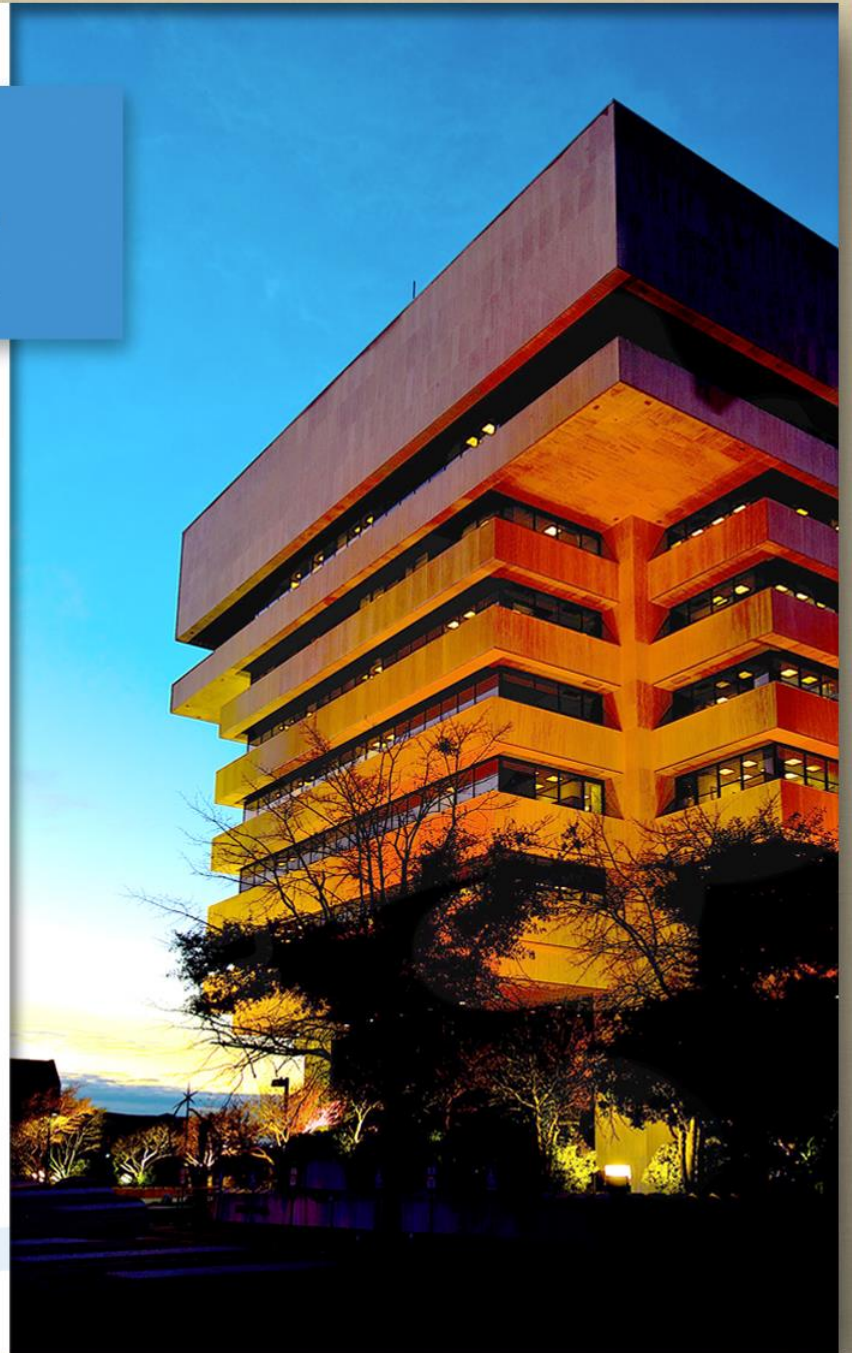


HAMPTON VA

Item #22-0184

***53 Wythe Creek Road
Michel Properties, LLC***

City Council
July 13, 2022

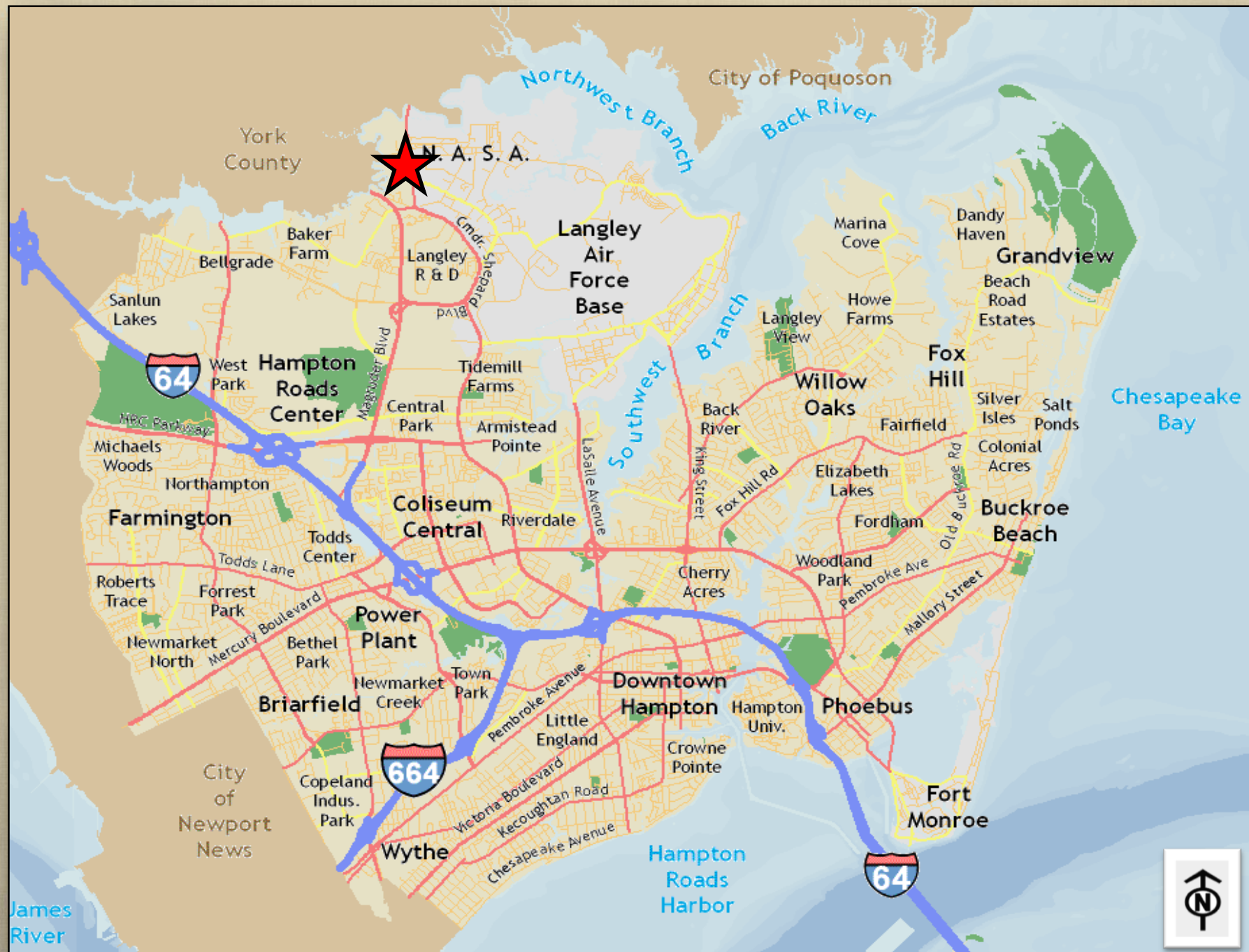


Recommendation

Due to an oversight regarding notification of adjacent localities, staff recommends referring this item (#22-0210) back to Planning Commission

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

64

Hampton Roads Center

Coliseum Central

Farmington

664

Briarfield

Downtown Hampton

Phoebus

City of Newport News

Wythe

Hampton Roads Harbor

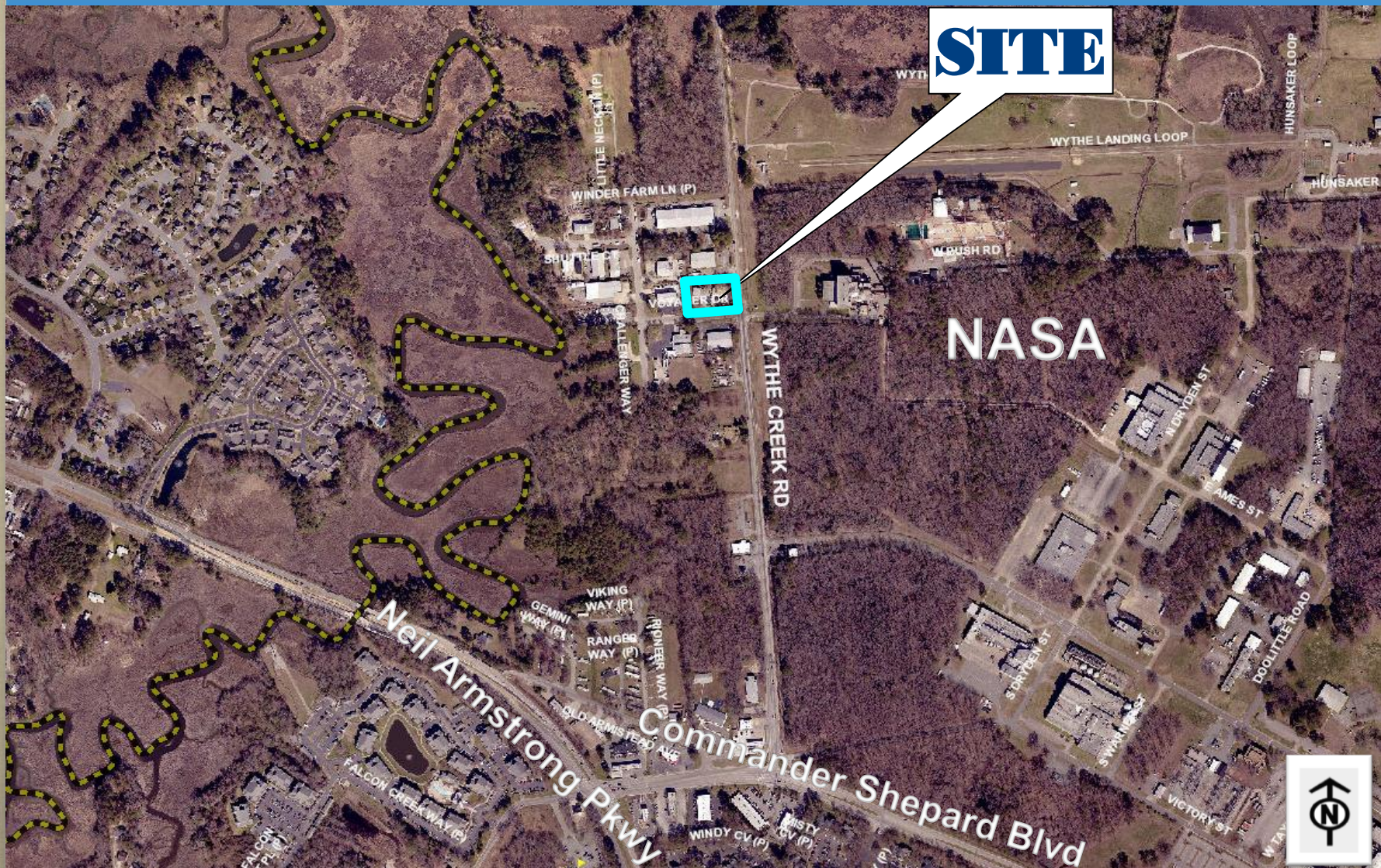
64

Fort Monroe

Chesapeake Bay

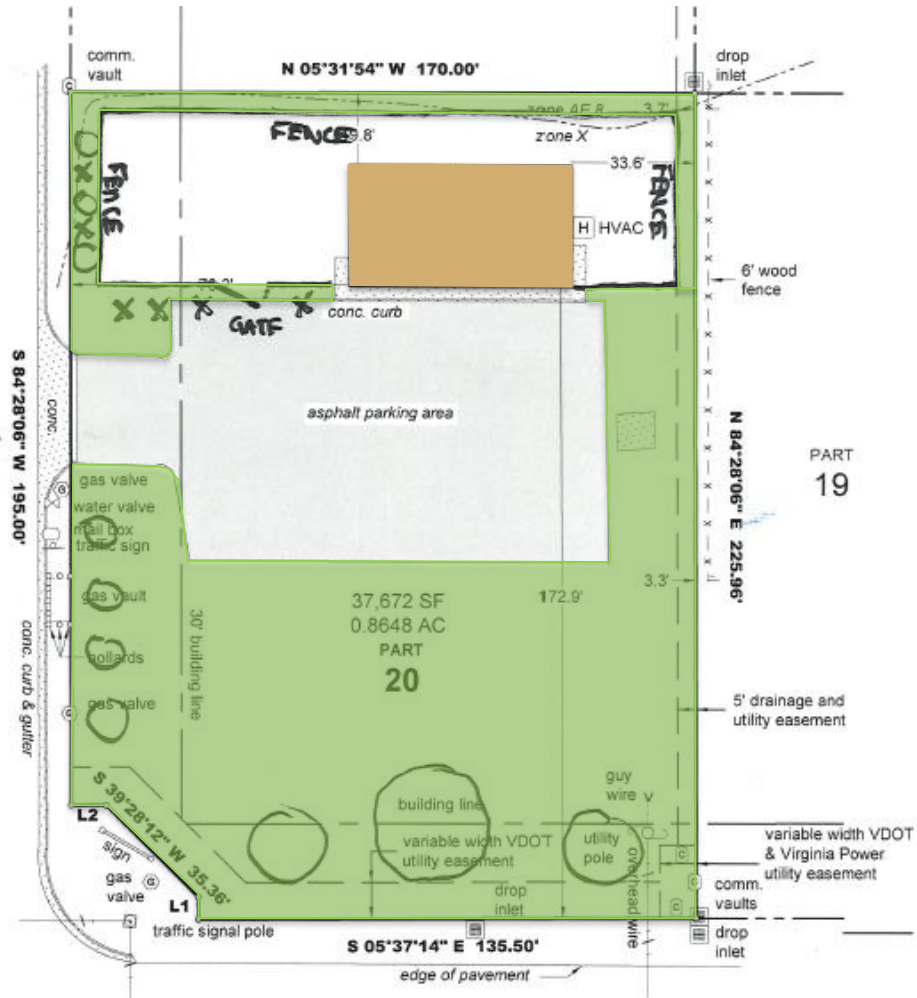


Site Location



Proposal

VOYAGER DRIVE (50')



WYTHE CREEK ROAD (VARIABLE WIDTH)

Aerial View



SITE



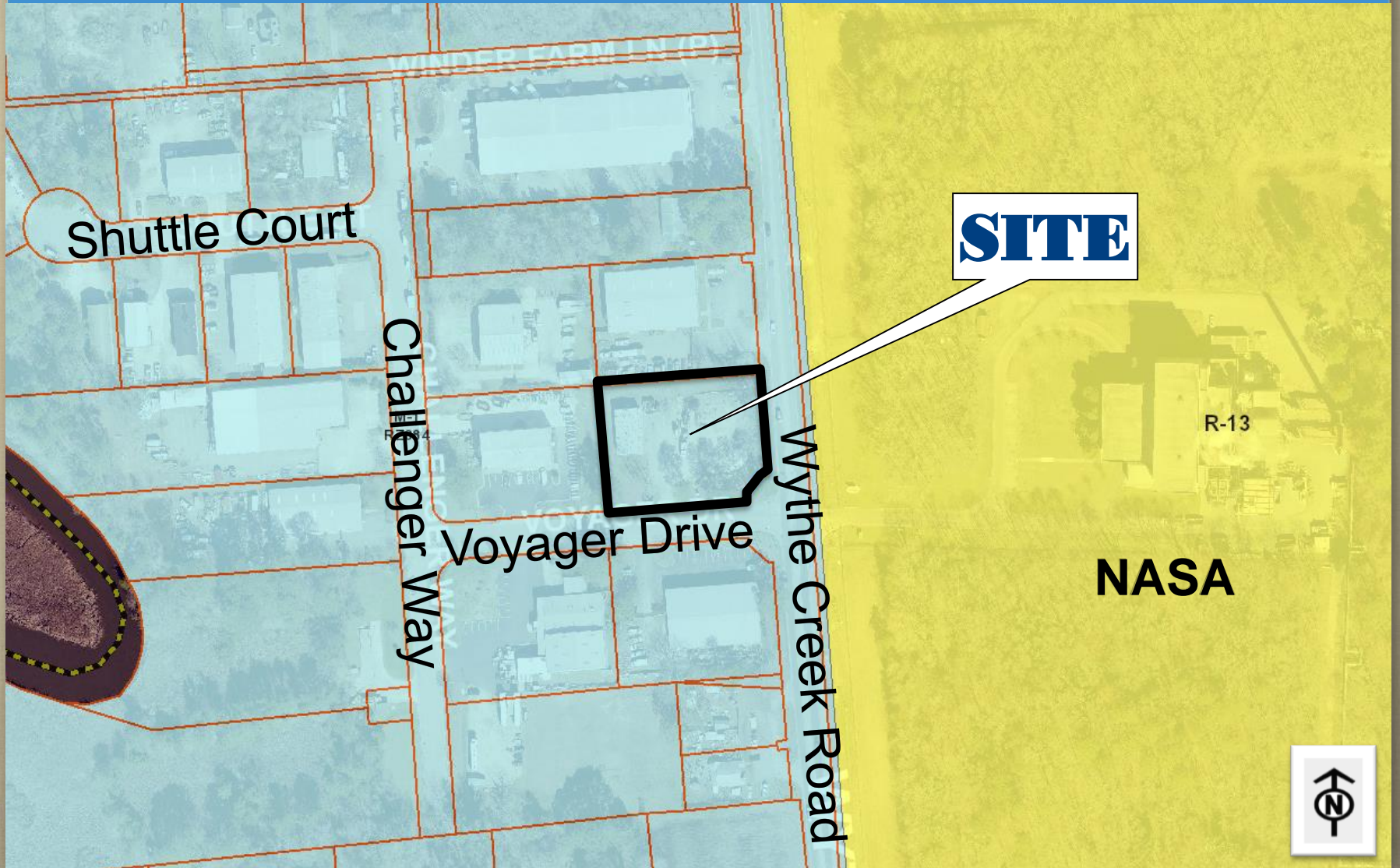
Front Elevation



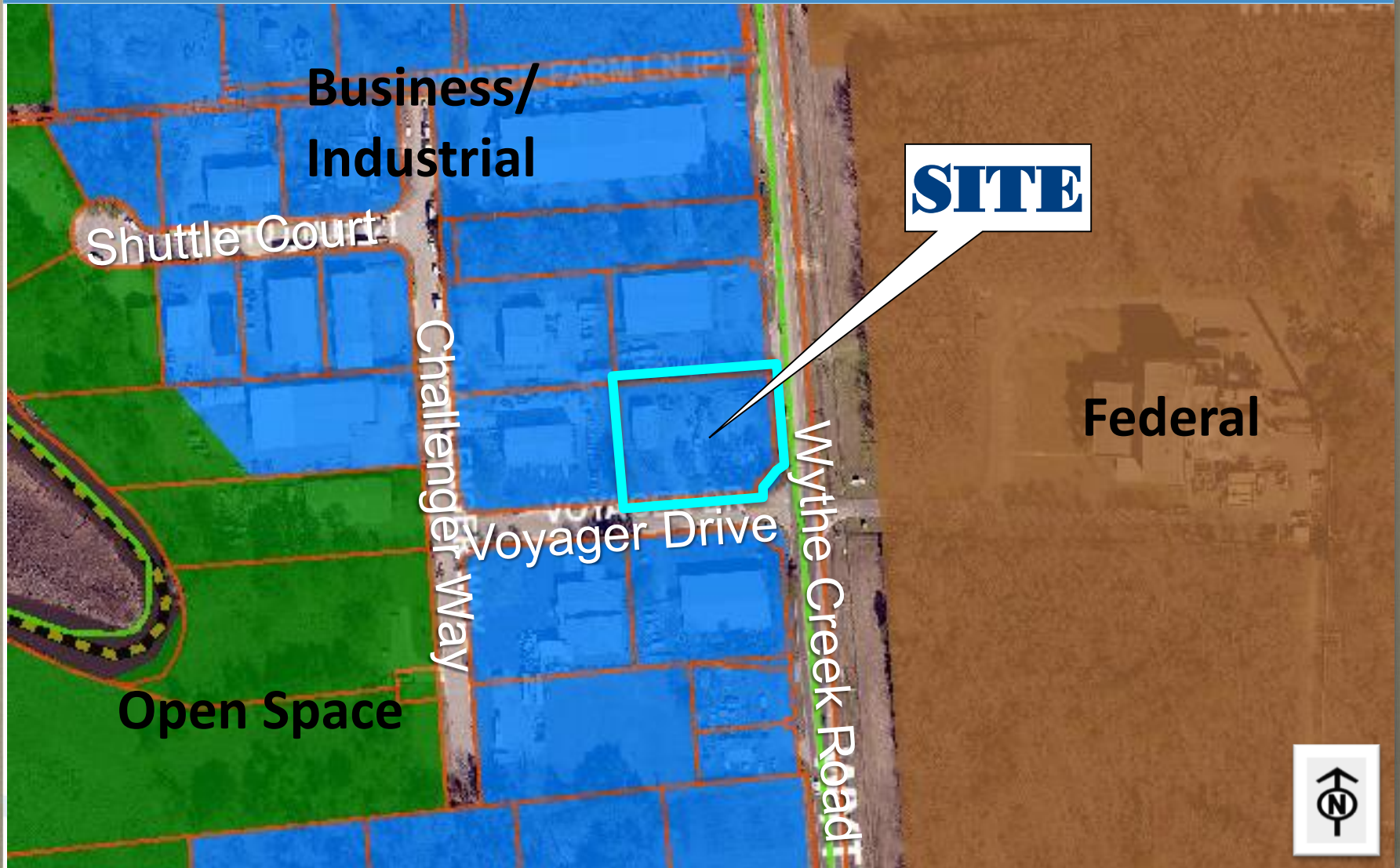
Side Elevation



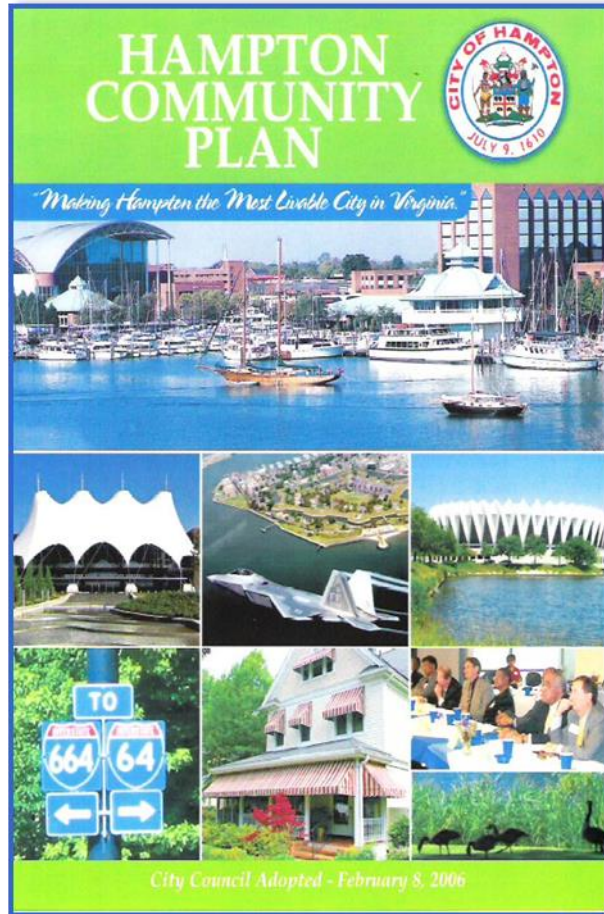
Zoning



Future Land Use Plan



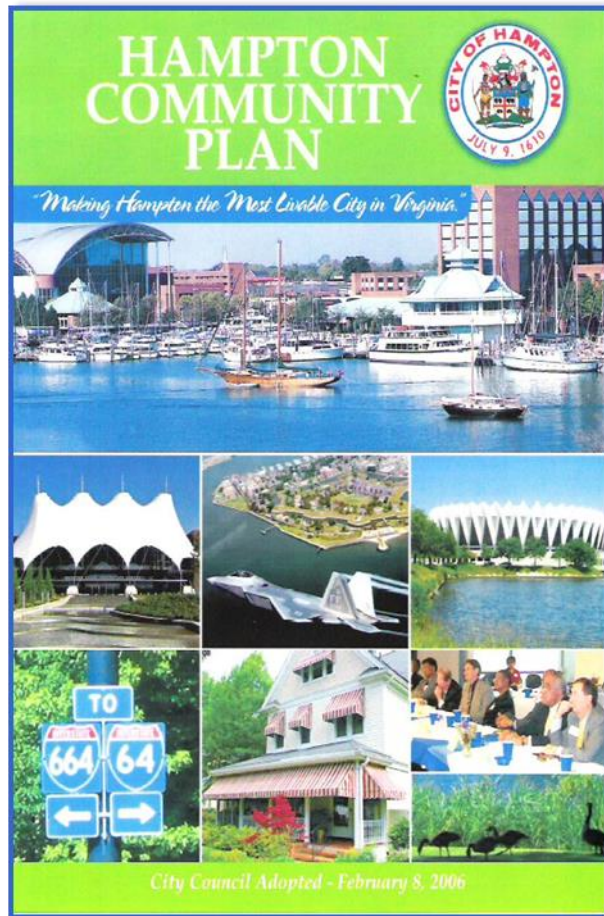
Public Policy



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



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

Hampton Community Plan (2006, as amended)

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 #22-0184