

# Rezoning 1240: Grundland Park

100 Grundland Drive

City Council Meeting – May 23, 2007



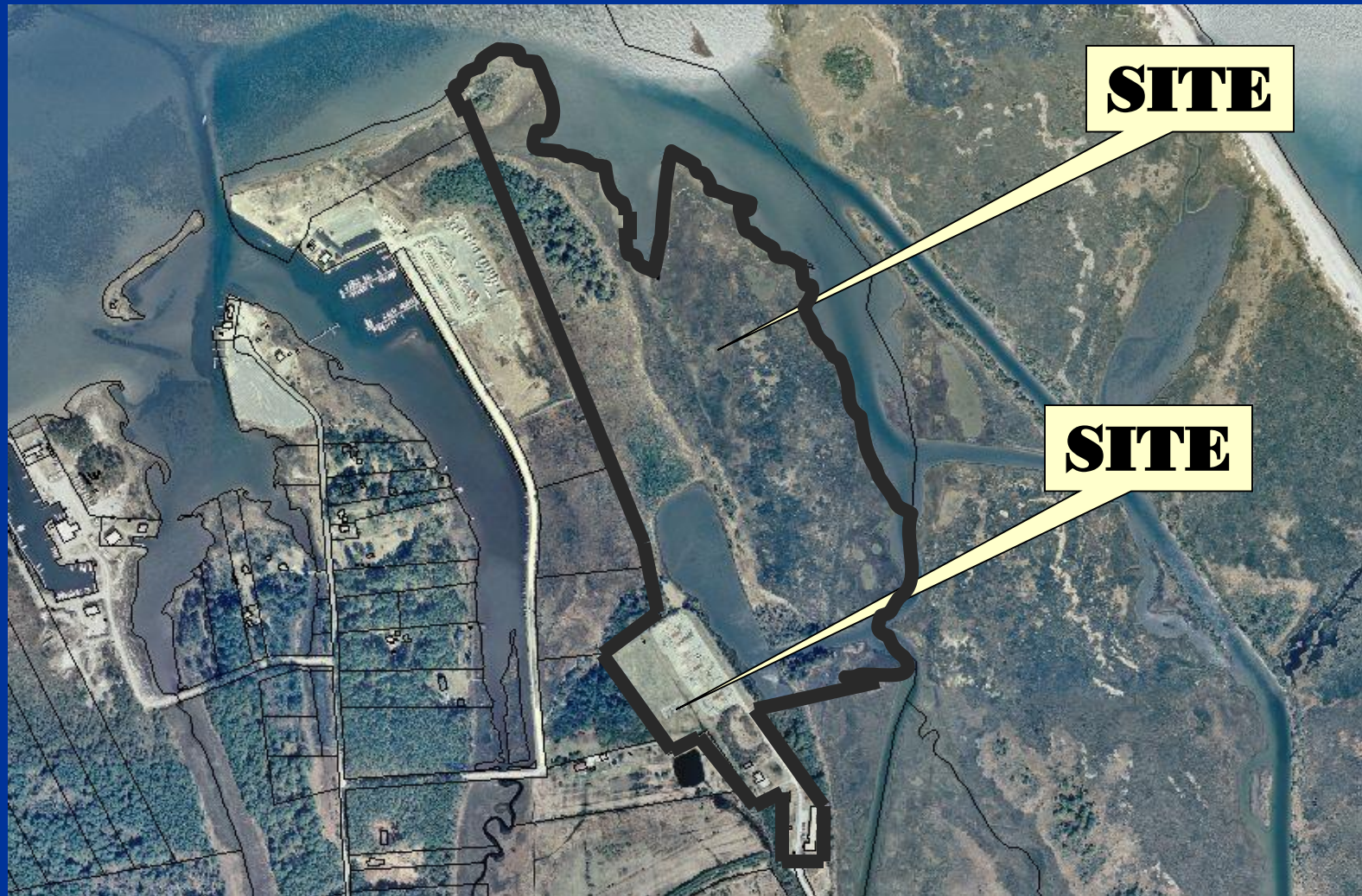


# Proposal:

- Rezone from R-33 (One Family Residence District) to SPI-PL (Special Public Interest-Public Land)
- Continue the use and preserve the park in perpetuity



# Location:



100 Grundland Drive



# Brief History:

- The Military Government used this property as a Missile Launch site.
- The city purchased this property from the Federal Government on February 13, 1967.
- There is a covenant in the deed that requires the city to use the site as a park and or recreational use.



# Brief History Cont.:

- If the city is not in compliance with the covenant, the United States Government could reverse the deed and take the property from the city at anytime.
- During the Comprehensive Zoning in 1995, the site was zoned from R-13, One Family Residence District (at least 12,000 sq. ft.) to R-33, One Family Residence District (at least 33,000 sq. ft.)



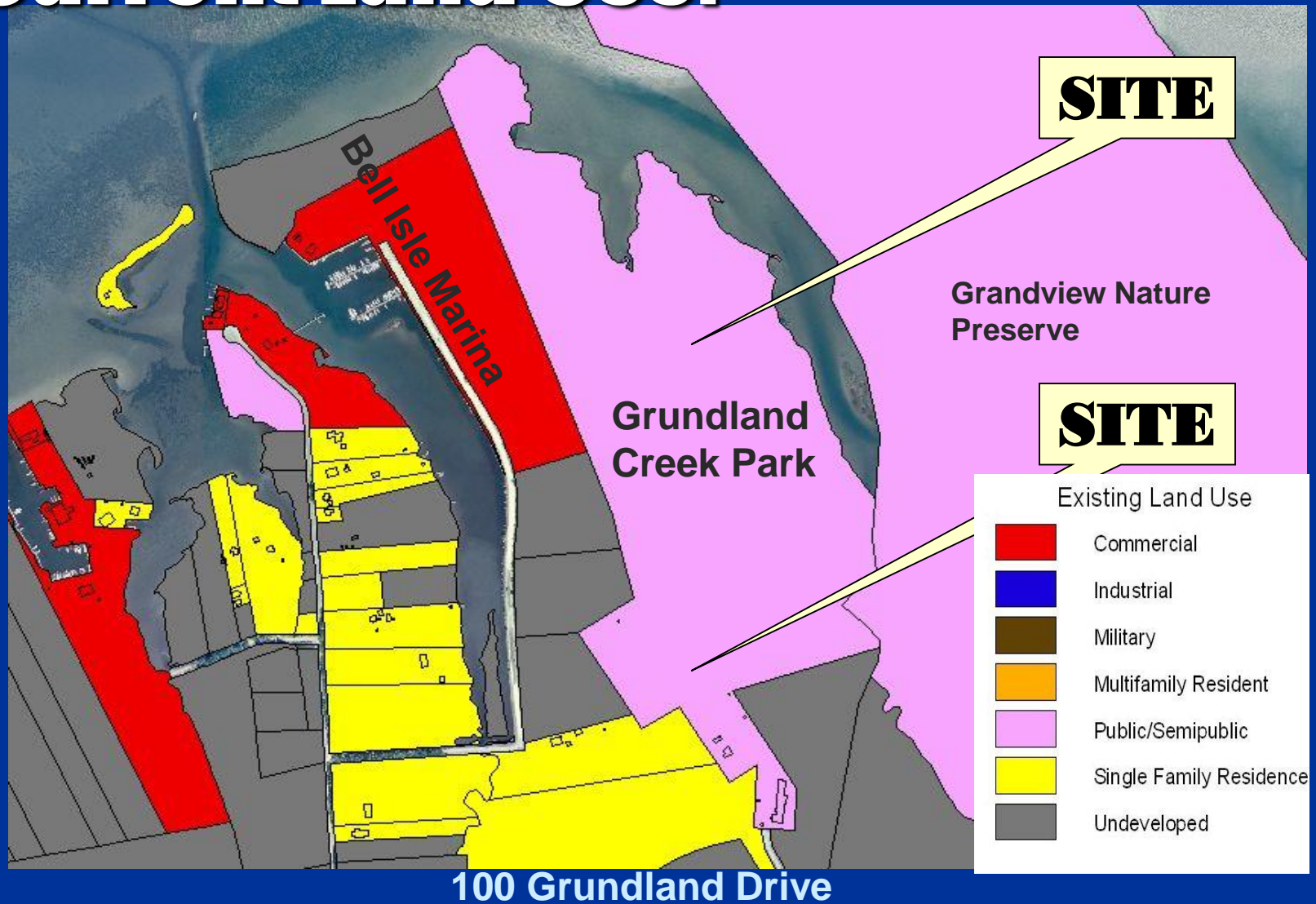
# Zoning:

**SITE**



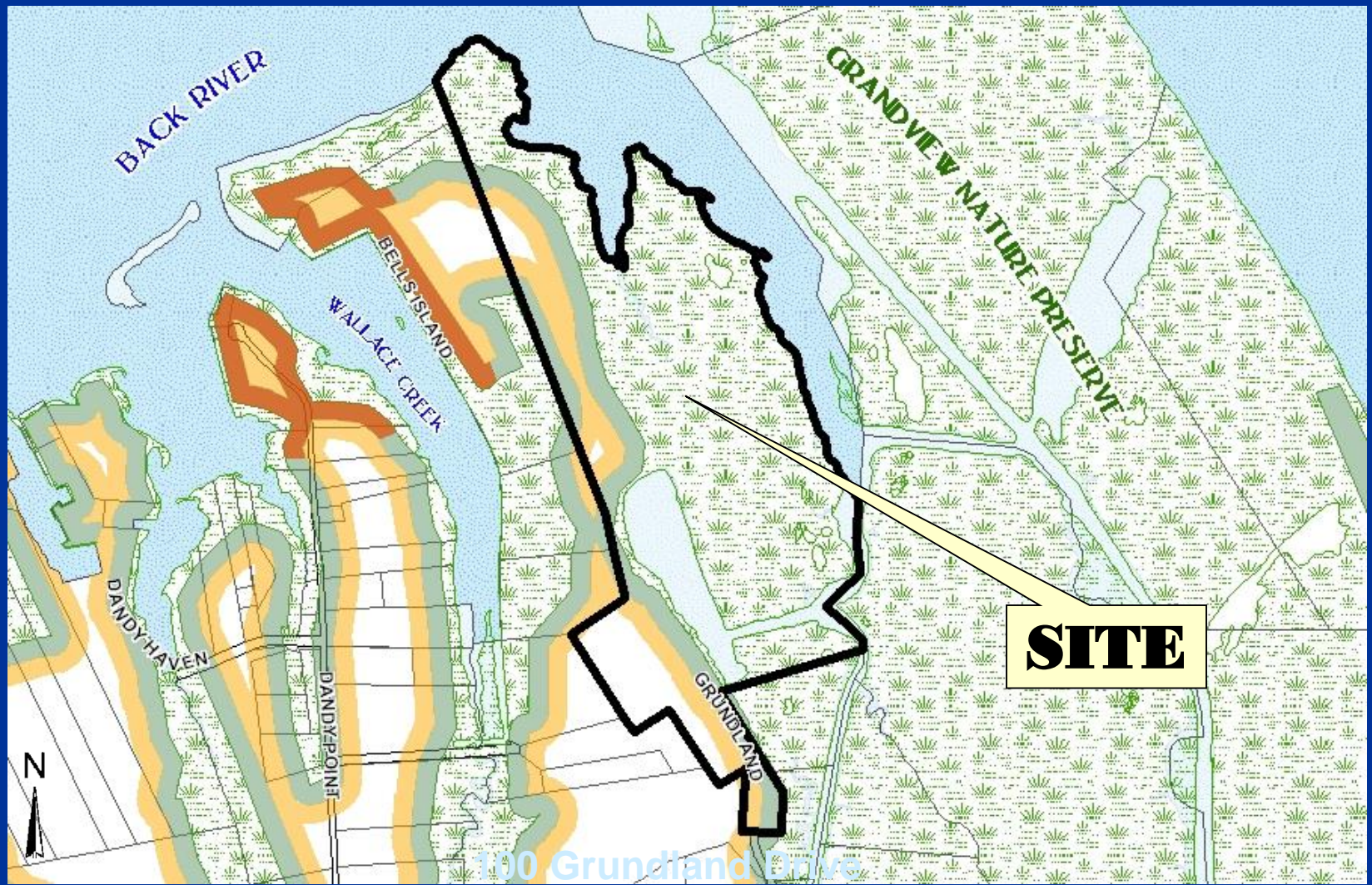


# Current Land Use:





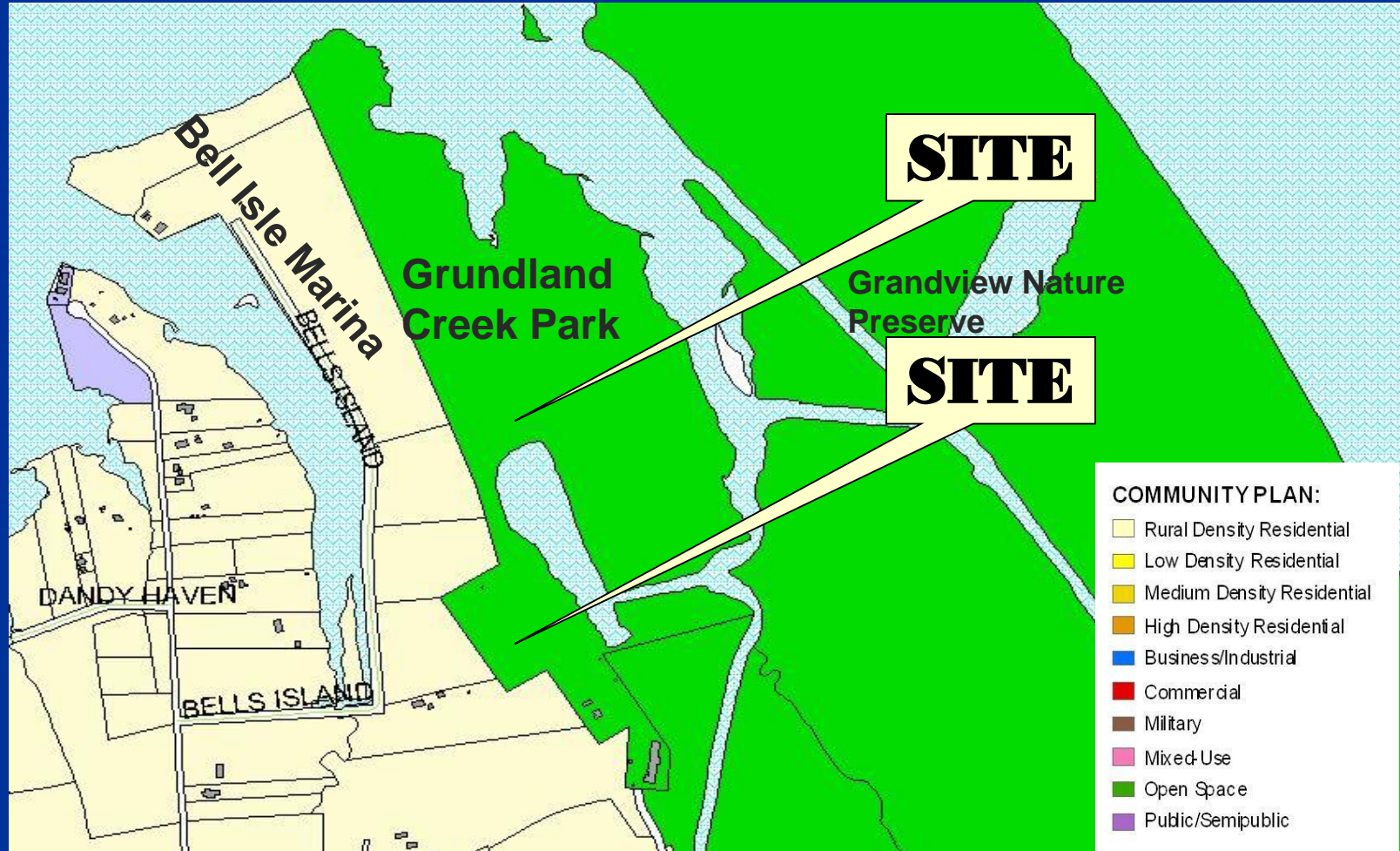
# Environmental Conditions:





# Hampton Community Plan

(adopted 2006 by City Council, as amended)



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Questions? Call Planning @ 727-6140





# Hampton Community Plan

(adopted 2006 by City Council, as amended)

- Recommends the land use for the property as Open Space
  - Open Space includes large wetlands and other natural areas where development is limited by local, state , and Federal regulations
- States that the Grundland Creek Park will offer a variety of opportunities for passive outdoor recreational activities such as canoeing, kayaking and hiking



# **Hampton Parks and Recreation**

## **2020 Master Plan** (1998, as amended)

- Recommends the park to be upgraded to a city-wide facility which is:
  - A lot area of 50+ acres
  - It serves the need of the entire community in special interest.
  - Amenities found at some city-wide facilities are:
    - Nature Park
    - Nature Preserve
    - Boat Ramps
    - Amphitheater
  - Should contain natural park areas and be adaptable to a wide variety of leisure activities



# Conclusion:

- Although the current zoning permits the use of a park on this parcel with a Use Permit, the most appropriate zoning is SPI-PL.
- If the property is not rezoned to SPI-PL, the use will still continue, the rezoning request is primarily for “house keeping” measures, which will preserve the park in perpetuity.



# Recommendation:

- Staff recommends *approval* of Rezoning Application No. 1240 (Grundland Creek Park) to SPI-PL.
  - The proposal conforms to the recommendations and objectives of the Hampton Community Plan (2006, as amended) and Hampton Parks and Recreation 2020 Master Plan, (1998, as amended)