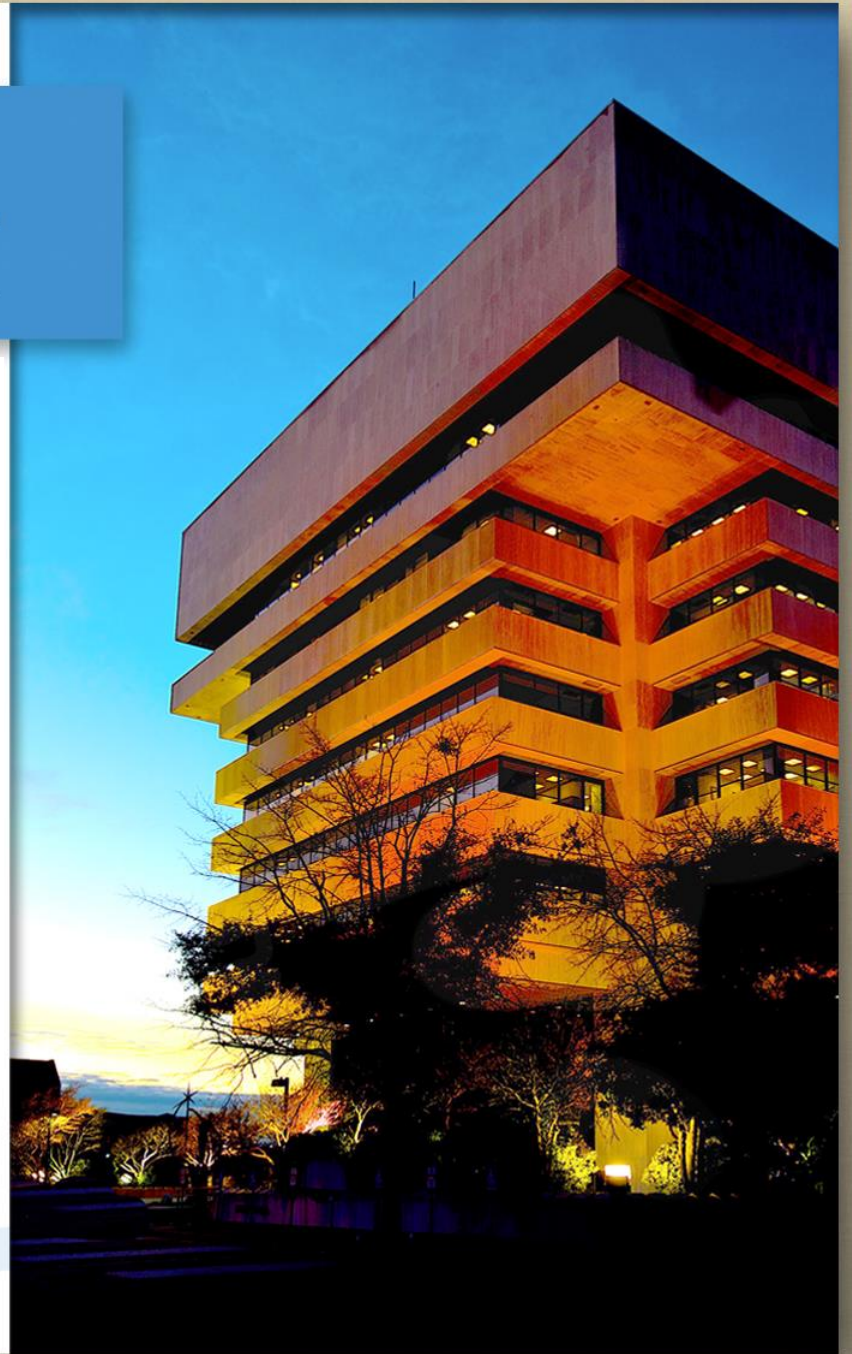


HAMPTON VA

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

***Battle Road  
Westview Landing LLC***

**City Council  
August 10, 2022**



# Application

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

Use Permit for Multifamily  
Dwelling





# Site Location





# Site Location



**SITE**

Big Bethel Road

NEW HORIZONS  
REGIONAL EDUCATION  
CENTER

I-64

Hampton Roads Center Pkwy

PHOENIX  
PRE-K THRU 8

BETHEL  
HIGH  
SCHOOL



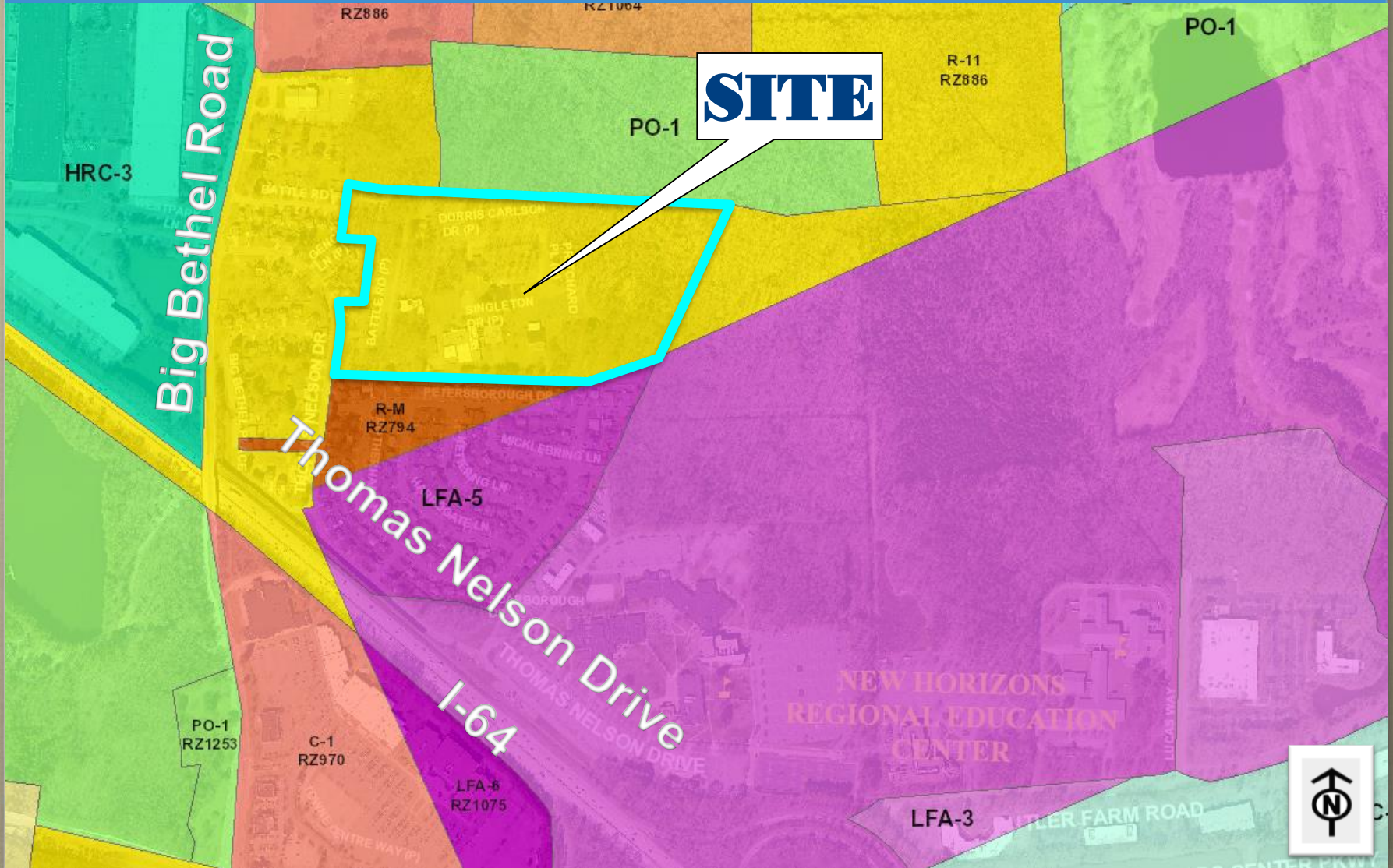


# Site Location

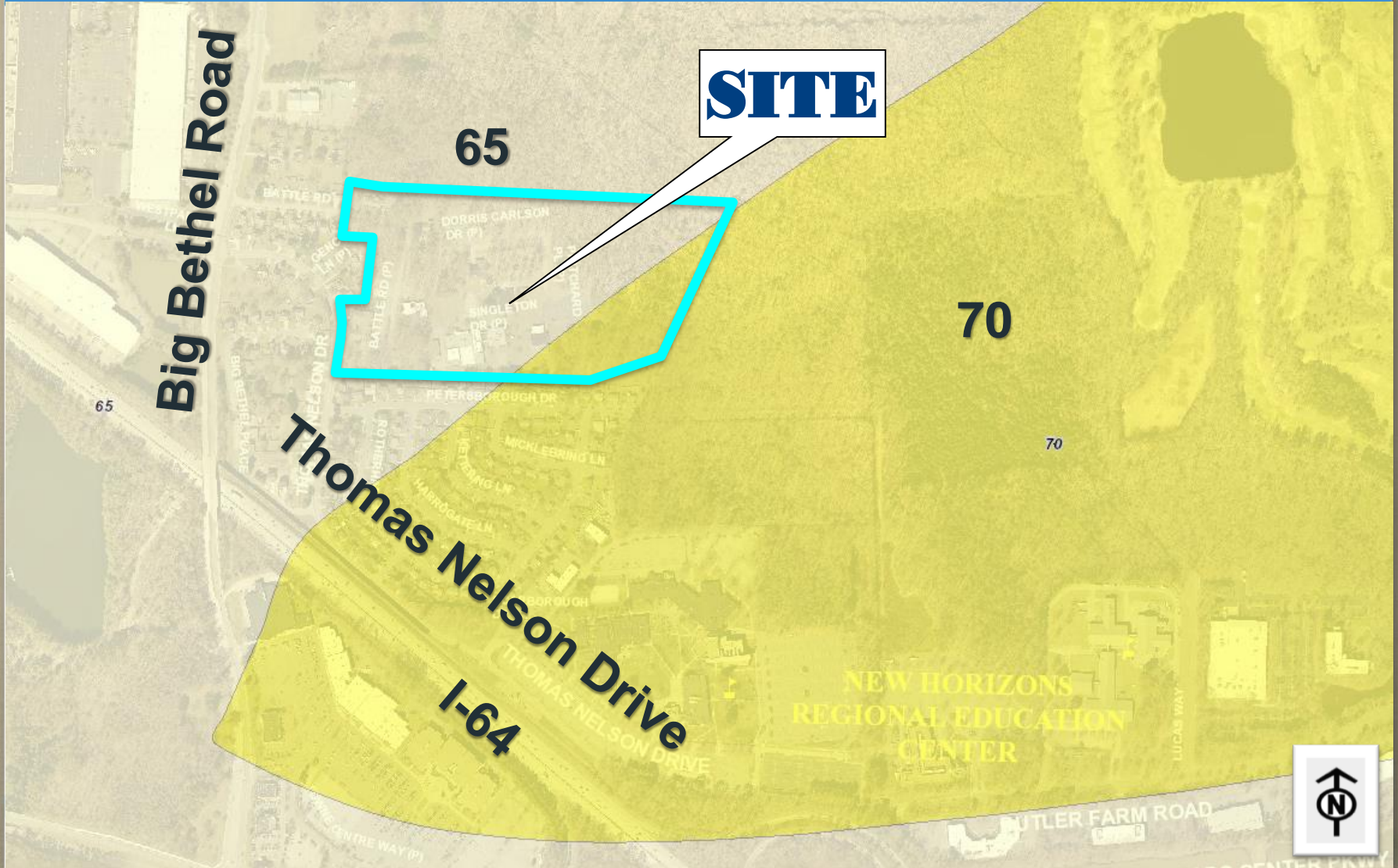




# Zoning



# AICUZ



**Big Bethel Road**

**65**

**SITE**

**70**

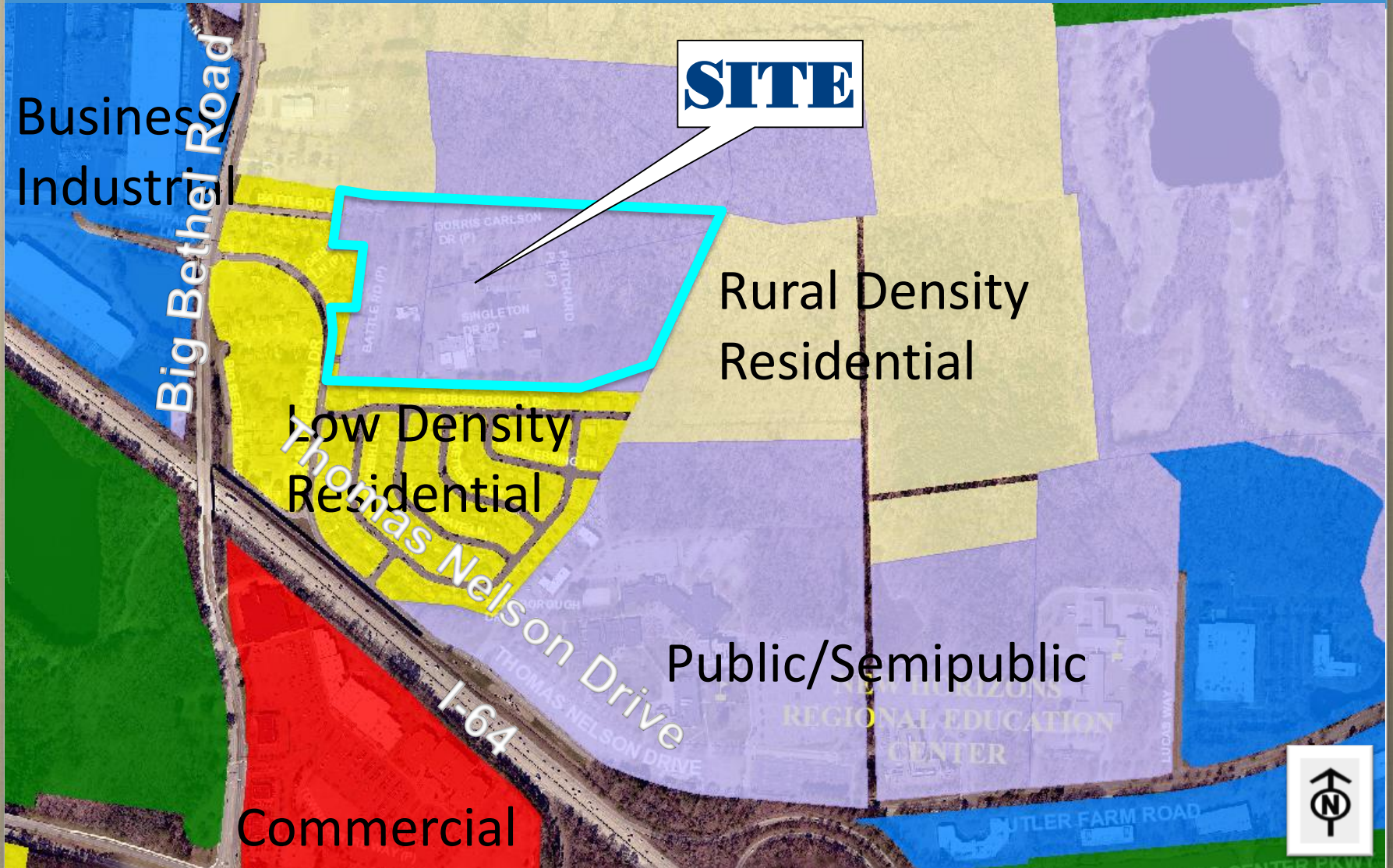
**Thomas Nelson Drive**  
**I-64**

**NEW HORIZONS  
REGIONAL EDUCATION  
CENTER**





# Future Land Use Plan





# Project History

- Sarah Bonwell Hudgins
- RZ 1005 (1992): Langley Flight Approach Districts
- November 2021: Zoning Ordinance Amendment – Use Permit for Multifamily
- June 8, 2022: applicant request deferral to 8/10/2022



# Concept Plan



**APARTMENTS: (10) 3-STORY BUILDINGS  
 • 264 UNITS TOTAL**

- 78 - 1 BR STANDARD UNITS (29.6%)
- 18 - 1 BR LARGE UNITS (6.8%)
- 126 - 2 BR STANDARD UNITS (47.7%)
- 30 - 2 BR LARGE UNITS (11.4%)
- 12 - 3 BR UNITS (4.5%)

**APARTMENTS: (2) 4-STORY BUILDINGS  
 • 224 UNITS TOTAL**

- 40 - STUDIO UNITS (17.8%)
- 56 - 1 BR STANDARD UNITS (25.0%)
- 20 - 1 BR LARGE UNITS (8.9%)
- 76 - 2 BR STANDARD UNITS (34.0%)
- 32 - 2 BR LARGE UNITS (14.3%)

**APARTMENTS: TOTAL ALL BUILDINGS  
 • 488 UNITS TOTAL**

- 40 - STUDIO UNITS (8.3%)
- 172 - 1 BR UNITS - ALL SIZES (35.3%)
- 284 - 2 BR UNITS - ALL SIZES (58.7%)
- 12 - 3 BR UNITS (2.5%)

**GARAGES - 38**

**STORAGE UNITS - 84**



# Building Elevations



THREE-STORY BUILDINGS: ELEVATION AT ENTRANCE  
MATERIAL KEY



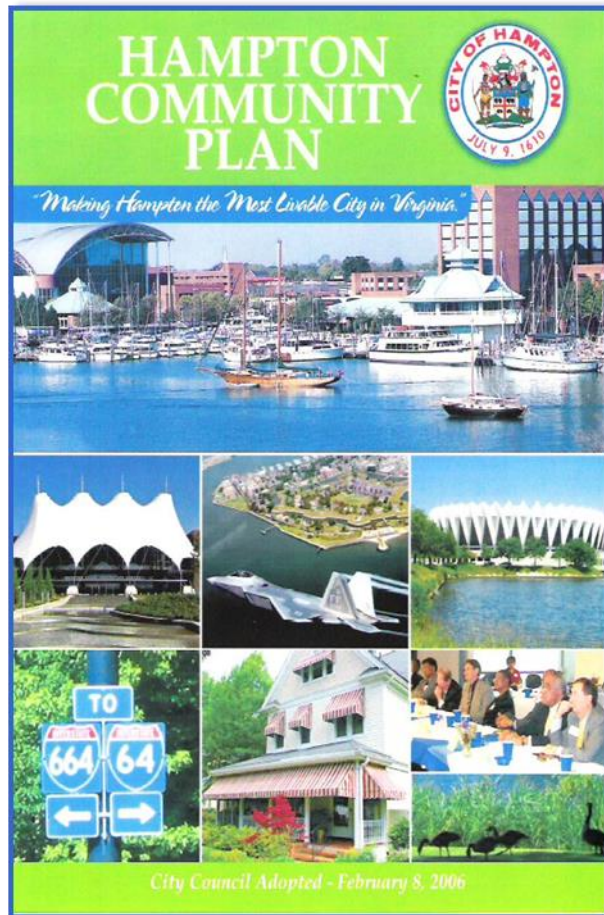
# Building Elevations



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
  - Would locate apartments within runway clear zone and APZs
- Majority of the proposed development currently lies within the 65-70 dB DNL noise contour
- Housing types are not recommended within 65-69 and DNL 70-74 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 tidal feature
- 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)