



**Rezoning Application  
No. 24-0526**

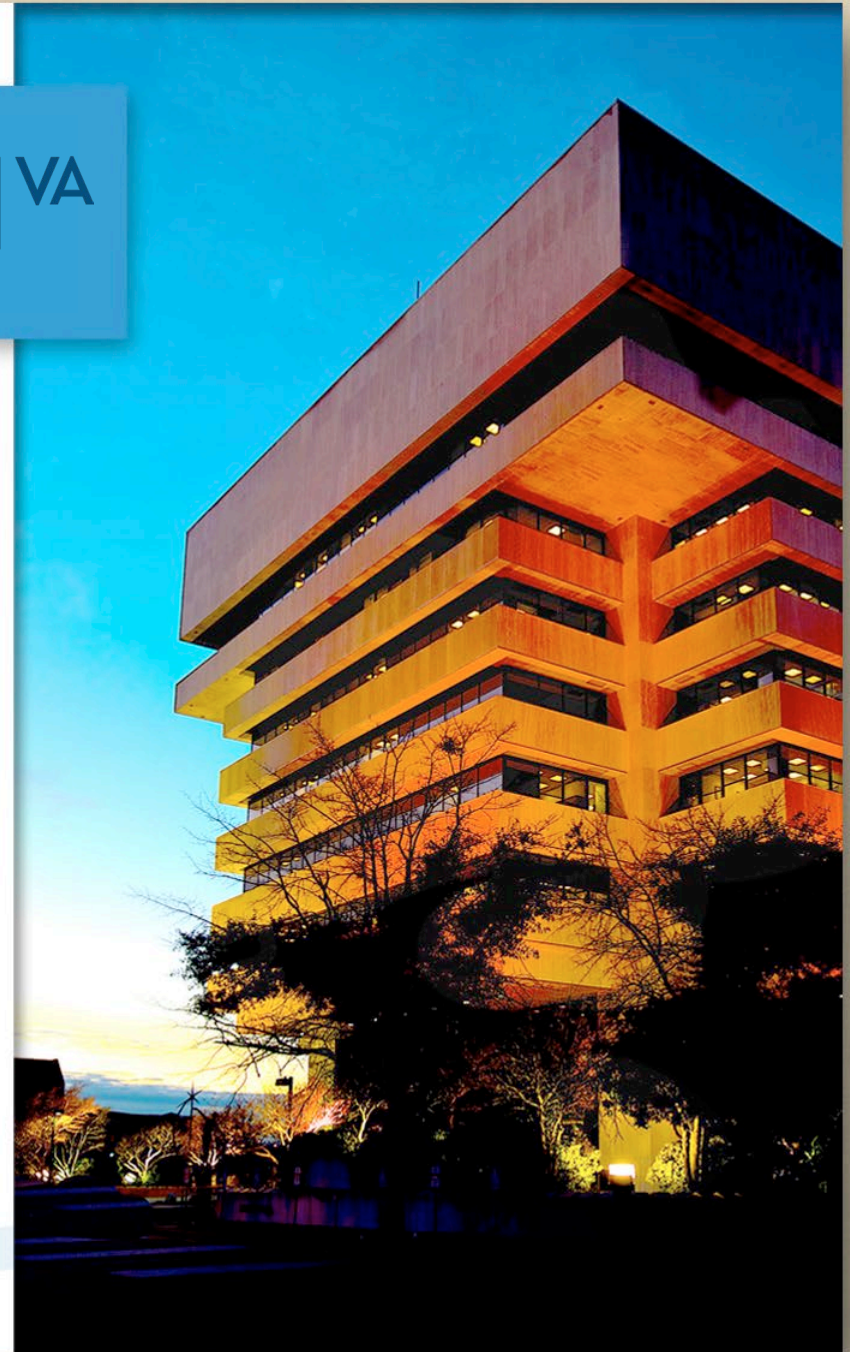
**Use Permit Application  
No. 24-00527**

**Use Permit Application  
No. 24-0528**

**Use Permit Application  
No. 24-0529**

***3200 Neil Armstrong Pkwy***

**Planning Commission  
March 20, 2025**



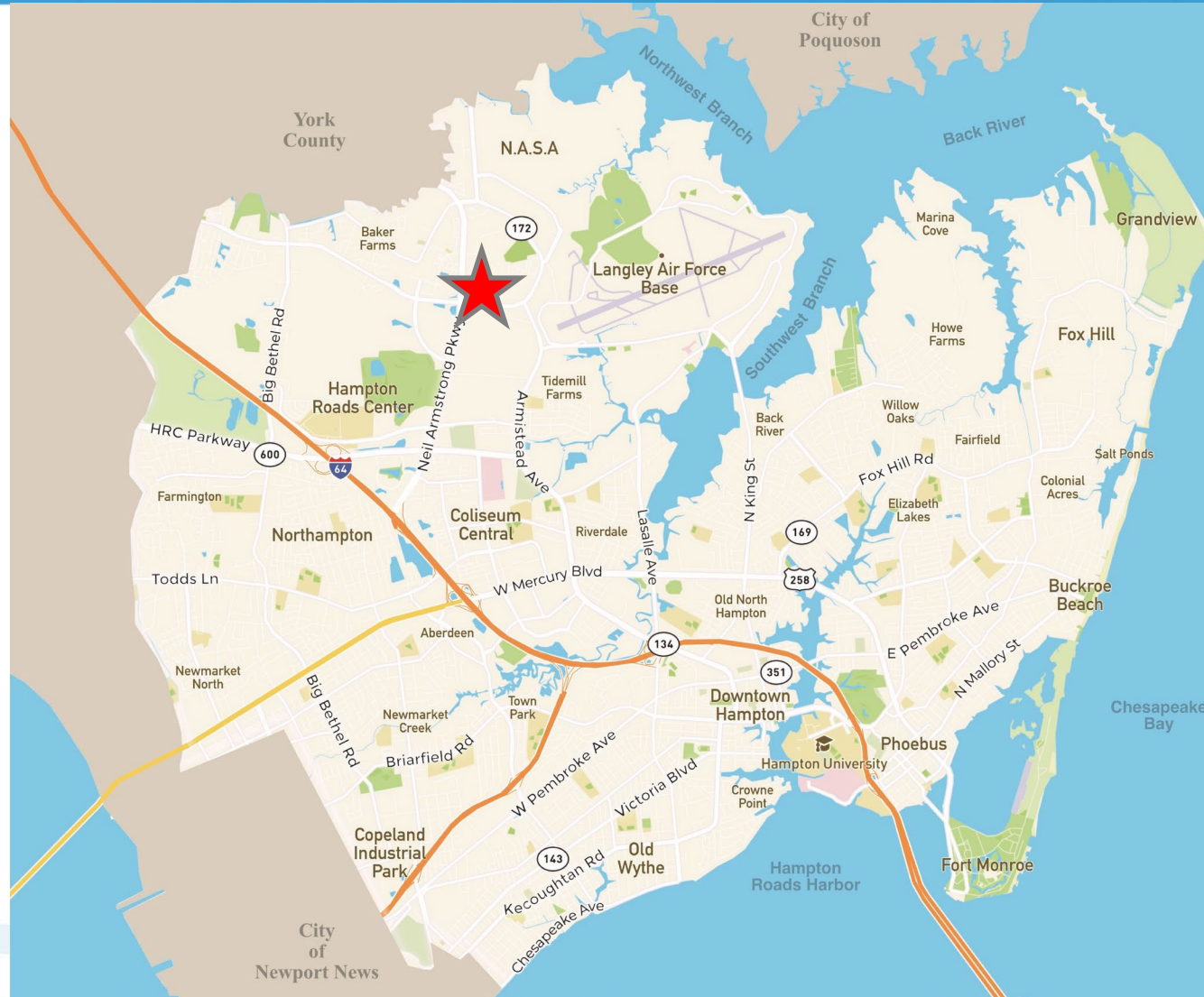
# Application

Rezone from General Commercial (C-3) to Langley Business Park (LBP) District for a multi-use development

## 3 Use Permits:

- Storage Facility 2 Site B
- Retail Sales, general Site B
- Retail Sales, general Site A

# Location Map



# Location Map



# Proposal

## Mixed-Use Development

- Site A Renovated Building
  - Warehouse/Manufacturing, 13,700 sq. ft.
  - Retail Sales, General, 11,300 sq. ft.
- Site B New Building
  - Storage Facility 2 @500 units, 79,000 sq. ft.
  - Co-work and future retail use, 8,700 sq. ft.
- Parking/Landscaping



# Proposal – Site A



# Proposal – Site A



SOUTH ELEVATION



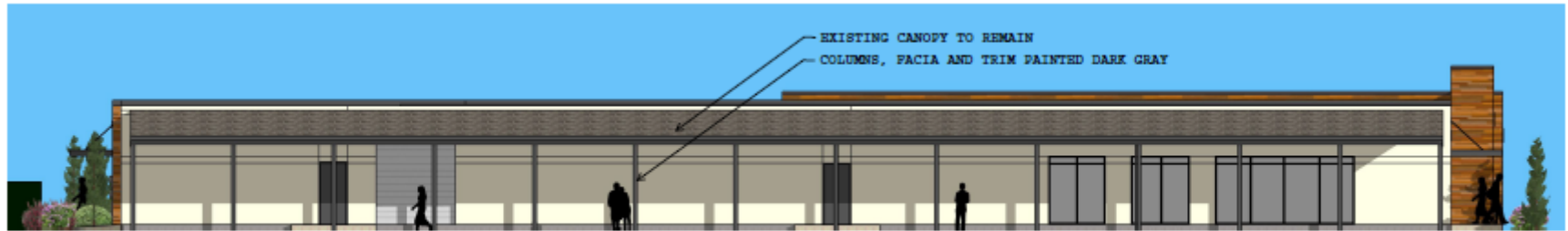
EAST ELEVATION



# Proposal – Site A



NORTH ELEVATION



WEST ELEVATION

# Proposal – Site B



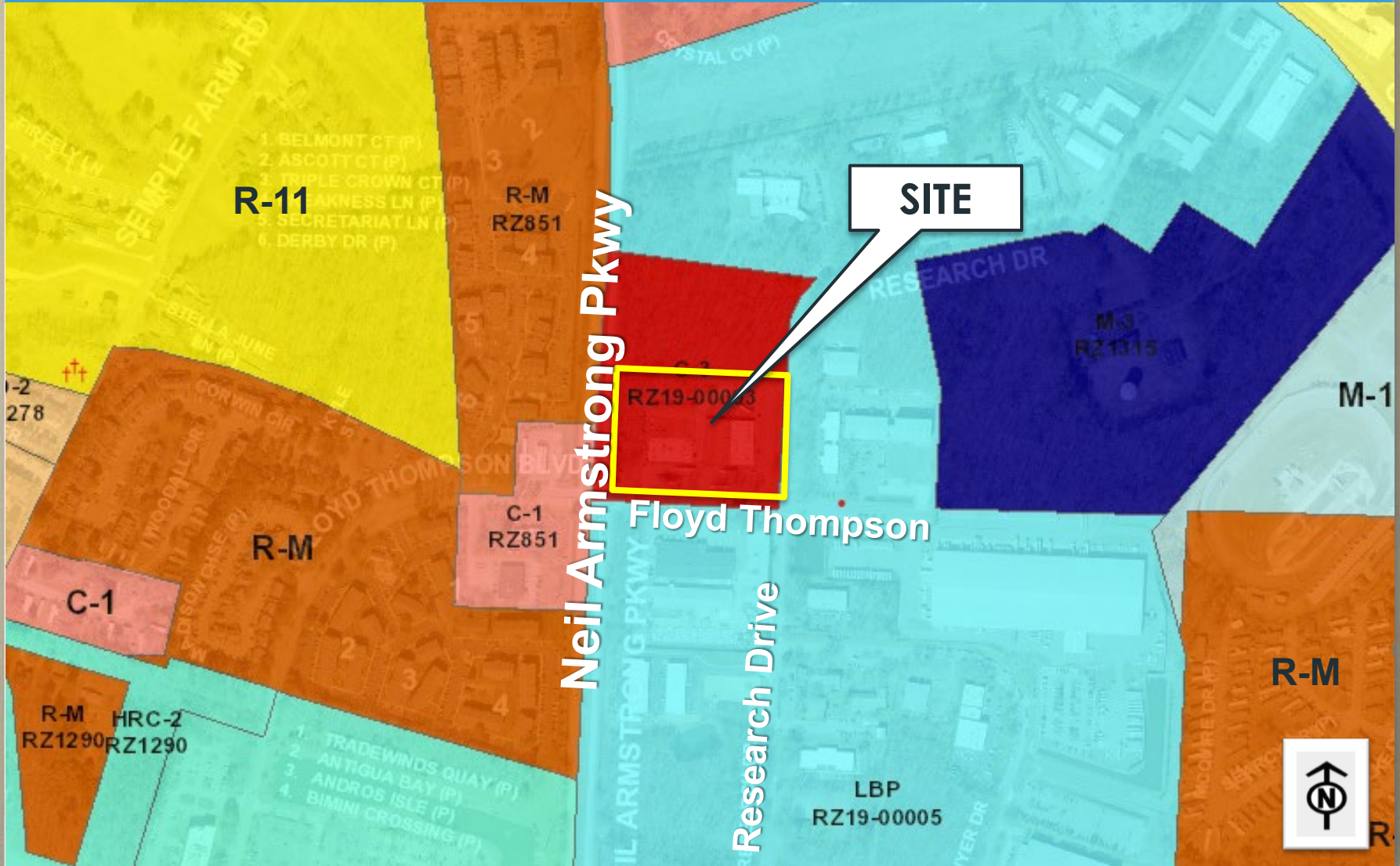
# Proposal – Site B



# Proposal – Site B



# Zoning Map

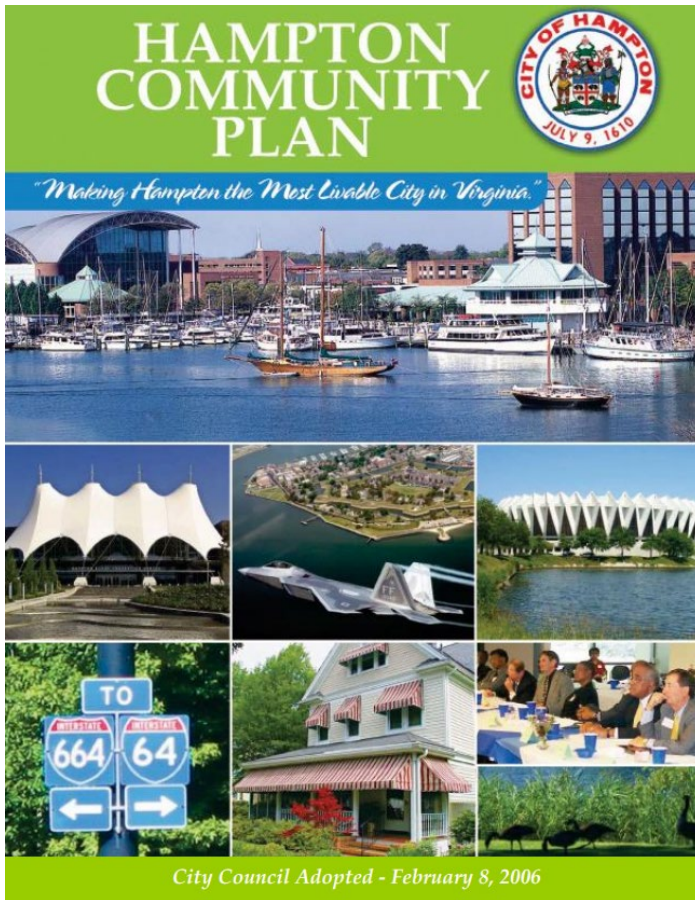




# History

- In 2019, City Council approved a rezoning of the subject property, as well as 36 Research Drive, from M-1 to C-3 District, with conditions, to facilitate the establishment of a mixed-use development (RZ19-00003).
- The rezoning had two (2) associated Use Permit Applications (UP19-00005 and UP19-00006) to permit the indoor shooting range to permit a self-storage component of the proposed development.
- This rezoning was approved prior to the adoption of the Langley Business Park (LBP) Zoning District, which was also approved by City Council in late 2019.

# Public Policy



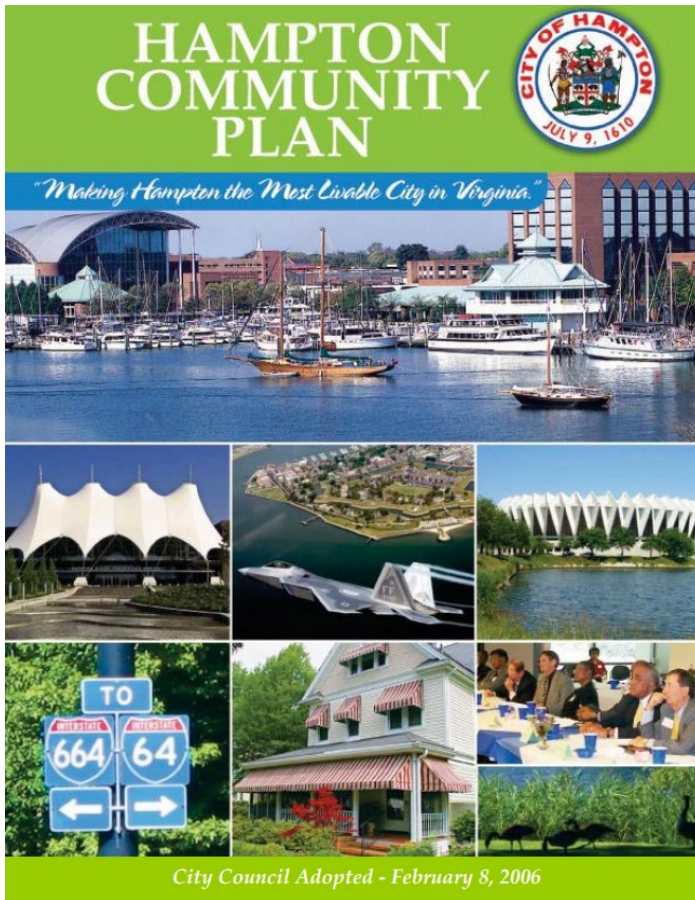
Hampton Community Plan (2006, as amended)

## Land Use and Community Design

- **LU-CD Policy 4:** Evaluated land use proposals from a regional, city-wide, and neighborhood perspective.
- **LU-CD Policy 12:** Encourage building design and site planning that enhances community interaction and personal safety.
- **LU-CD Policy 31:** Encourage a mix of land uses that is appropriate for each district. Promote the efficient use of land and high-quality urban design.



# Public Policy



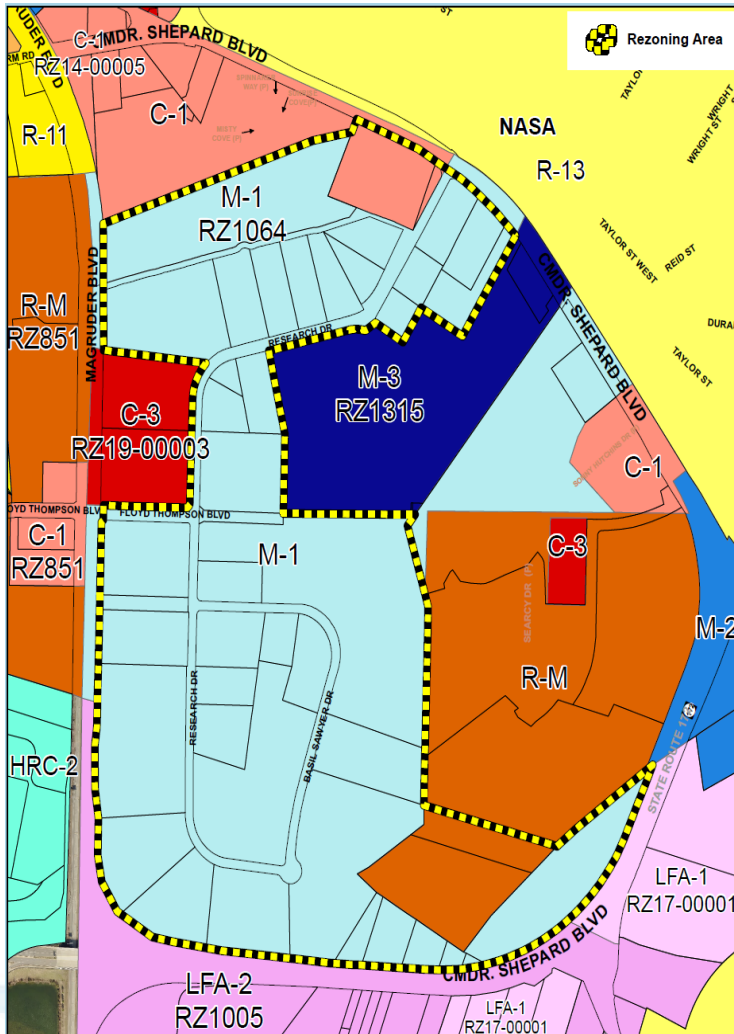
City Council Adopted - February 8, 2006

Hampton Community Plan (2006, as amended)

## Economic Development Policies

- **ED Policy 4:** Nurture small and start-up businesses.
- **ED Policy 12:** Focus special attention on strengthening the ability of older commercial and industrial areas to support new and expanded business activity.

# Public Policy



General purpose and intent of the **Langley Business Park (LBP) District** is to:

- Promote the development of a mix of uses within the Park.
- Support the commercial and high-tech interests located in the surrounding Neil Armstrong Parkway corridor.

Applicable objectives include:

- Provide business sites that will support the economic growth.
- Create a high quality, innovative, and adaptive environment capable of attracting and sustaining a diverse mix of businesses

# Analysis

- Consistent with City land use policies
  - Meets the purpose and intent of the LBP District
  - Appropriate use and commercial entrance to the Park
  - Achieves the objectives of providing a site that supports the economic growth
  - Adding needed retail uses within the park
- Development of underutilized site
- Provides services to the workforce
- Quality building materials
- Landscaping & screening

# Community Meeting

- To date a community meeting has not been held

# Proffered Conditions

- Concept plan
- Elevations
- Square footage of storage facility
- Copeland Design Standards
  - Site and building design
- Landscape buffer:
  - Perimeter landscaping
  - Storage screening
  - Planting specifications

\*A full set of proffered conditions can be found in the application package

# Recommended Conditions

## Storage Facility 2

- Compliance w/ proffered rezoning
- No outdoor storage
- Surveillance
- Compliance with Applicable Laws
- Nullification
- Revocation

## Retail – Site A & B

- Limitation on retail uses
- Compliance w/ proffered rezoning
- Compliance with Applicable Laws
- Nullification
- Revocation

\*A full set of conditions can be found in the application package

# Conclusion

- Applicant opportunity to present
- Public hearing
- Action: Staff recommends **approval** of RZ No. 24-0526 with ten (10) proffered conditions
- Action: Staff recommends **approval** of UP No. 24-0527, subject to seven (7) conditions
- Action: Staff recommends **approval** of UP No. 24-0528, subject to five (5) conditions
- Action: Staff recommends **approval** of UP No. 24-0529, subject to five (5) conditions