

ARTICLE XII. SPI-B: Buckroe District (3/27/96)

Sec. 17.3-88. Intent

Publicly owned land at the Buckroe beachfront is a special and unique public interest, in that it represents a unique and historical recreational and cultural asset to the Buckroe community, the City of Hampton, and the region as a whole. It is the intent of the SPI-Buckroe District to recognize the dual role that this property may serve in the future development of the Buckroe community. The fundamental and overriding role of this unique land asset is as public recreation and open space, in support of the enormous public use experienced by the Chesapeake Bay beachfront.

While the district placed emphasis on the protection of this asset for public recreation and open space, there is recognition of the possible role some of this property may play in serving as the impetus for improving the overall condition of the housing stock in the Buckroe community. This District establishes a special zoning classification for the publicly held and unimproved property adjacent to the Buckroe Beachfront Park. Although it is intended that this property be publicly held and utilized as open area in perpetuity, if the objectives to improve the Buckroe area's housing stock are not actualized, then activities to spur new development and encourage upgrades to the existing housing stock will be implemented. These activities may include amending this zoning classification of the subject property to permit its development, condemnation of adjacent properties, private acquisition, and assembly of land for redevelopment, demolition, etc. Amending the special zoning designation of the subject property should be considered only after all efforts to effect a positive change in the community's housing stock conditions prove to be futile and are exhausted.

Sec. 17.3-89 Boundaries

The Buckroe District shall include the ~~10-3.28+~~ acres of City-owned property within the following boundaries:  
~~Beginning at the intersection of East Pembroke Avenue and 1st Street; following the centerline of 1st Street northeast to its intersection with Buckroe Avenue; following the centerline of Buckroe Avenue northwest to its intersection with 2nd Street; following the centerline of 2nd Street~~

~~southwest to its intersection with East Pembroke Avenue; following an extension of that centerline 650' southwest to its intersection with Point Comfort Avenue; following the centerline of Point Comfort Avenue southeast 350' to the western boundary of Buckroe Park;~~

~~following the western boundary of Buckroe Park northeast 650' to the intersection of East Pembroke Avenue and 1st Street.~~

Beginning at the intersection of South 1<sup>st</sup> Street and Buckroe Avenue; following the centerline of Buckroe Avenue northwest to its intersection with South 2<sup>nd</sup> Street; following the centerline of South 2<sup>nd</sup> Street southwest 233+ feet; then heading southeast parallel to Buckroe Avenue to the centerline of South 1<sup>st</sup> Street; following the center line of South 1<sup>st</sup> Street northeast back to the intersection with Buckroe Avenue.

Also, beginning at the intersection of Point Comfort Avenue and South 2<sup>nd</sup> Street; following the centerline of Point Comfort Avenue southeast to the intersection with South 1<sup>st</sup> Street; following the centerline of South 1<sup>st</sup> Street northeast 234+ feet; then heading northwest parallel to East Pembroke Avenue to the centerline of South 2<sup>nd</sup> Street; following the centerline of South 2<sup>nd</sup> Street back to the intersection with Point Comfort Avenue.

#### Sec. 17.3-90 Permitted Uses and Limitations

The following uses shall be permitted in the Buckroe District:

- (1) Primary use of the property shall be restricted to open space;
- (2) Accessory uses may be permitted, if duly authorized by the City of Hampton, to include:
  - (a) public parking;
  - (b) licensed food vendors; and

- (c) any other duly authorized public activities; and
- (3) No permanent improvements shall be placed on the property as part of any primary or accessory use.

Sec. 17.3-91 Changes to SPI-Buckroe

The boundaries and/or permitted uses of the SPI-Buckroe District may be changed by the City Council under the following conditions:

- (1) the condition of the Buckroe housing stock fails to meet the objectives outlined in the Buckroe Neighborhood Plan, adopted January 1995; or
- (2) upon request by the Buckroe community in response to a specific development proposal.