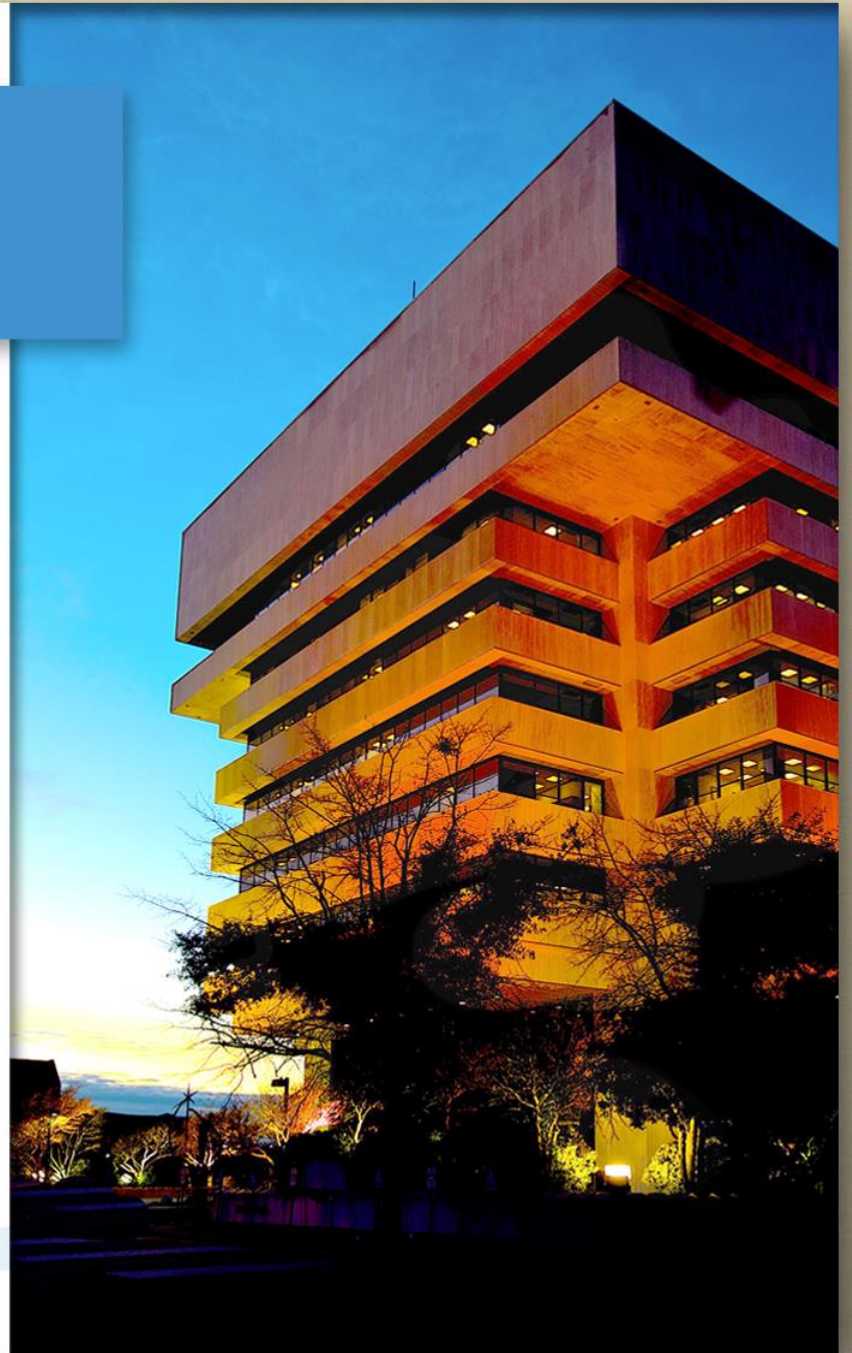


HAMPTON VA

# Item #22-0184

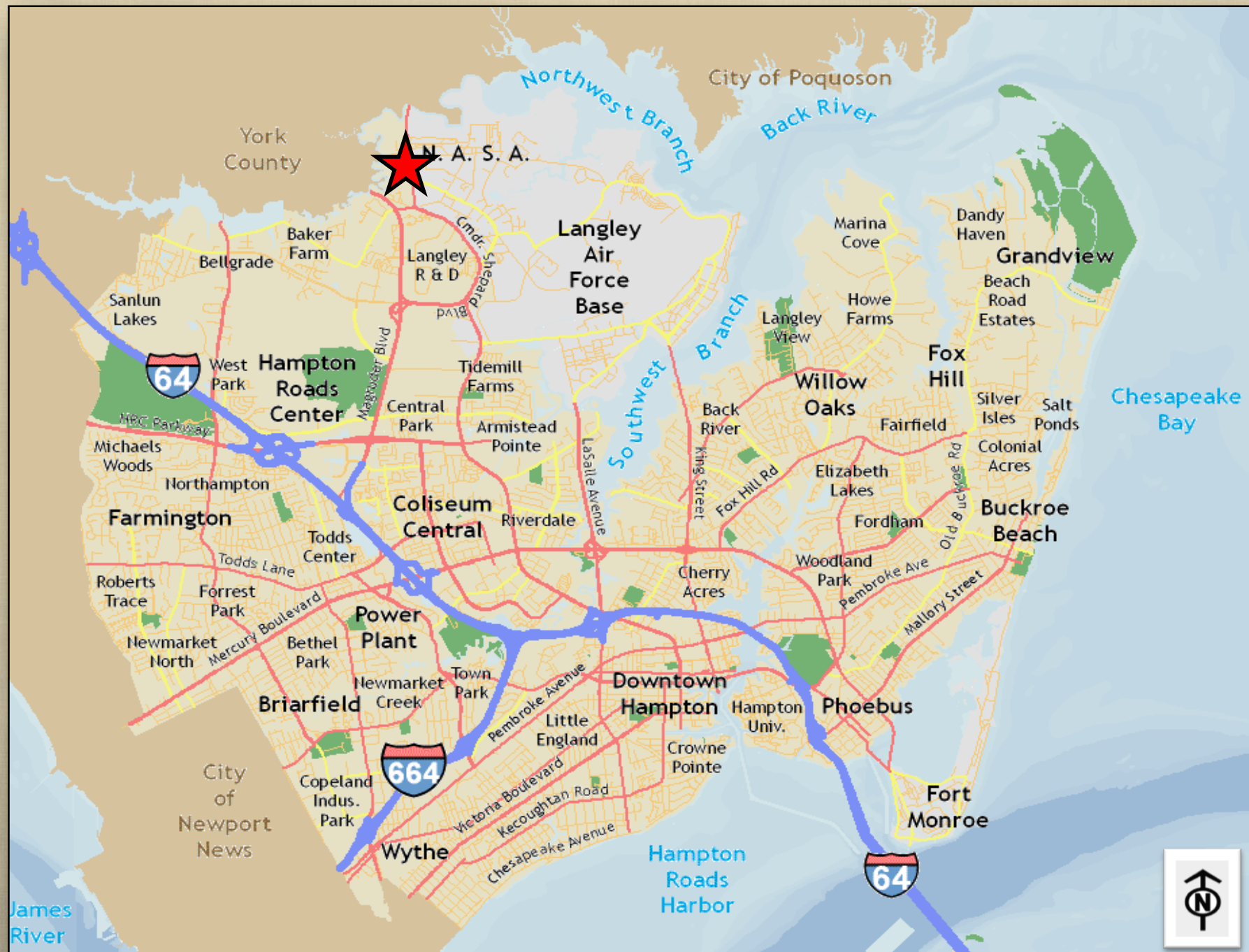
***53 Wythe Creek Road  
Michel Properties, LLC***

City Council  
June 8, 2022



# Application

Rezone  $\pm 0.86$  acres from  
M-1 to M-2 w/conditions  
for Vehicle Repair, Light



N. A. S. A.

City of Poquoson

York County

Northwest Branch  
Back River

Langley Air Force Base

Grandview

Baker Farm  
Bellgrade  
Sanlun Lakes  
West Park  
Hampton Roads Center

Marina Cove

Dandy Haven

Beach Road Estates

Langley R & D

Central Park

Tidemill Farms

Howe Farms

Fox Hill

64

Southwest Branch

Willow Oaks

Silver Isles

Salt Ponds

Chesapeake Bay

Michaels Woods  
Northampton

Coliseum Central

Armistead Pointe

Back River

Elizabeth Lakes

Buckroe Beach

Farmington

Todds Center

Riverdale

Cherry Acres

Woodland Park

Fordham

Roberts Trace

Forrest Park

Power Plant

Town Park

Downtown Hampton

Phoebus

Newmarket North

Briarfield

Newmarket Creek

Copeland Indus. Park

Little England

Crowne Pointe

Fort Monroe

City of Newport News

Wythe

Hampton Roads Harbor

64

James River





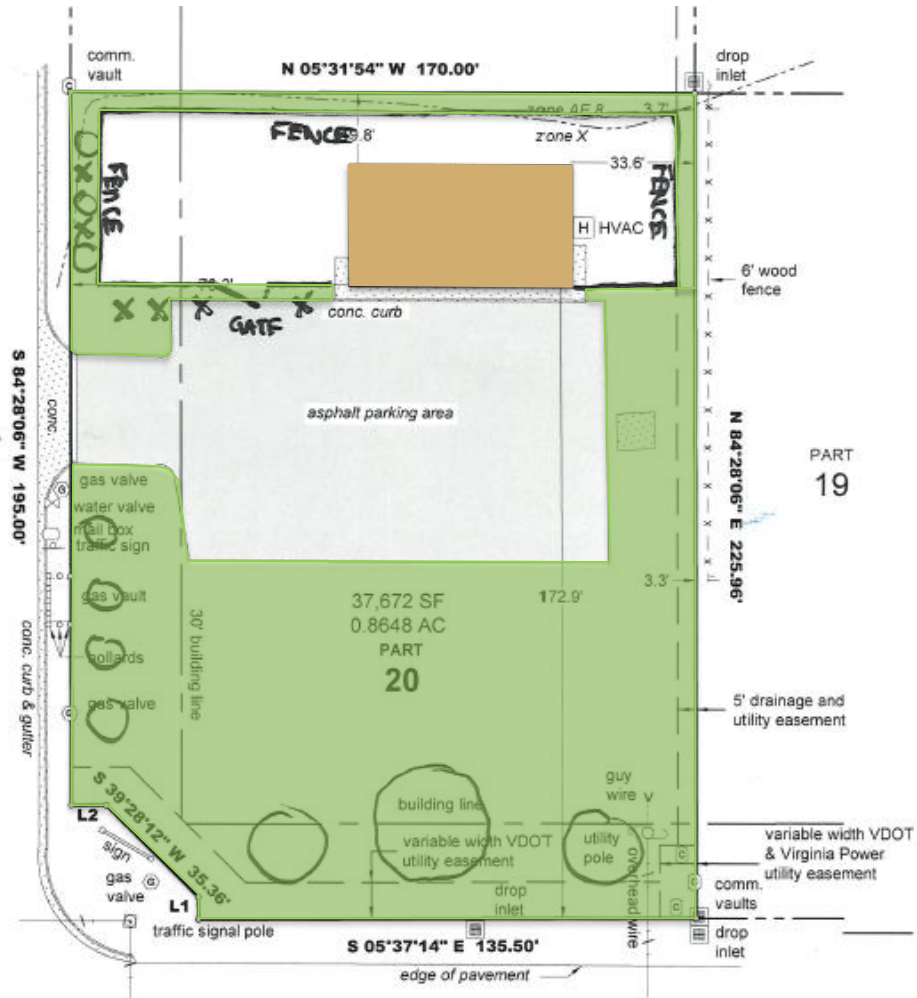
# Site Location





# Proposal

VOYAGER DRIVE (50')



WYTHE CREEK ROAD (VARIABLE WIDTH)



# Aerial View





# Front Elevation



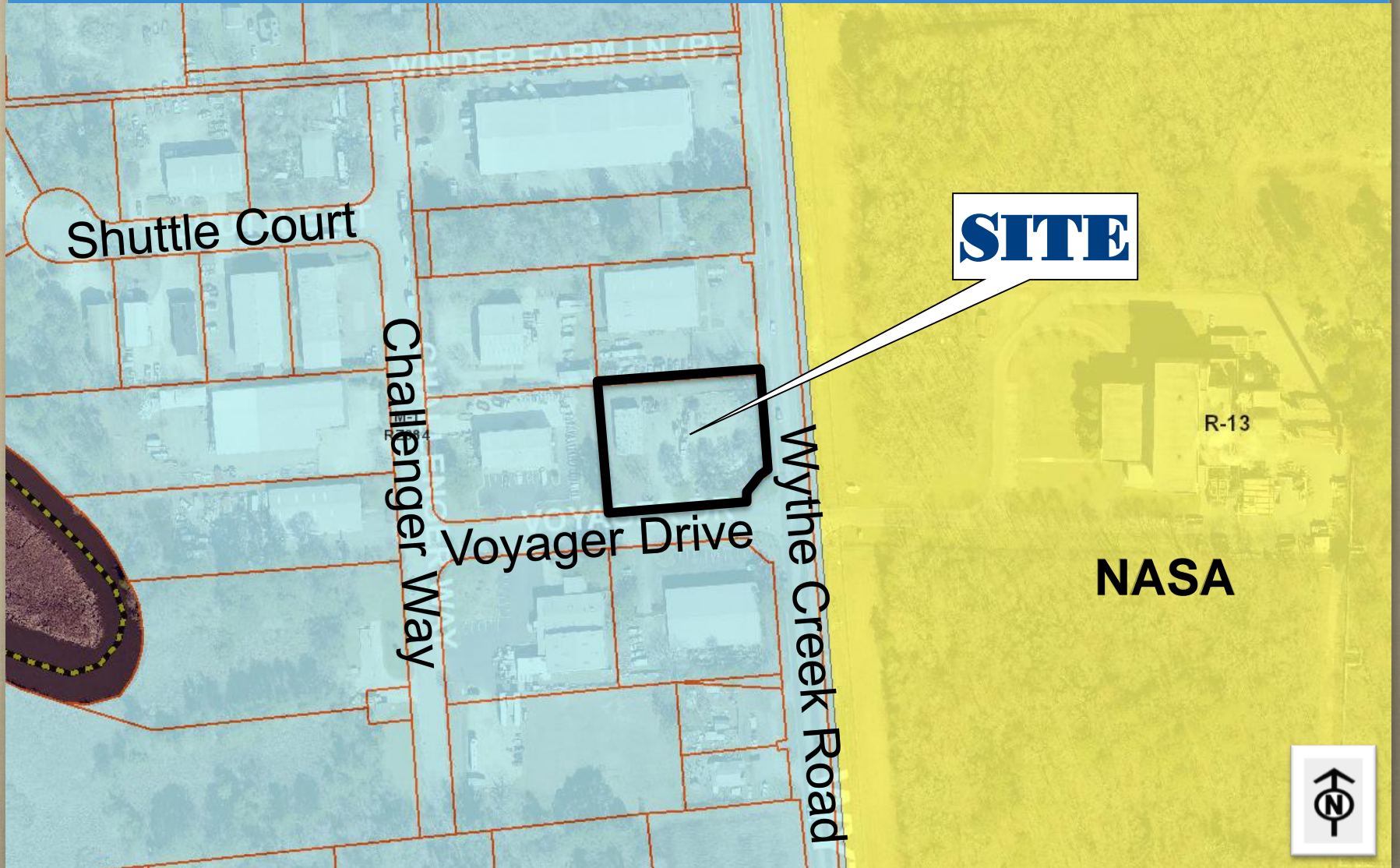


# Side Elevation



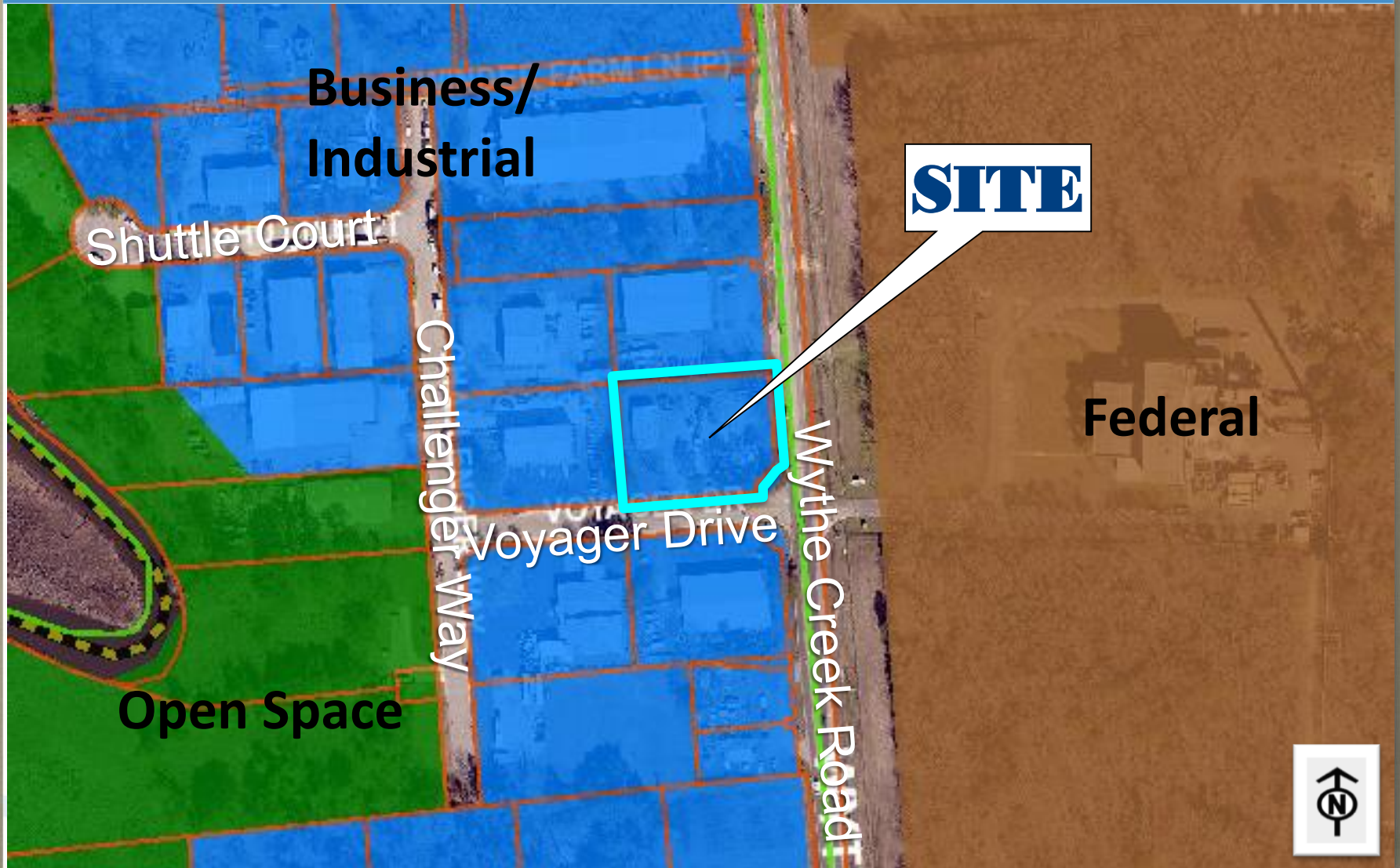


# Zoning





# Future Land Use Plan



**Business/  
Industrial**

Shuttle Court

Challenger Way

Voyager Drive

Wythe Creek Road

**SITE**

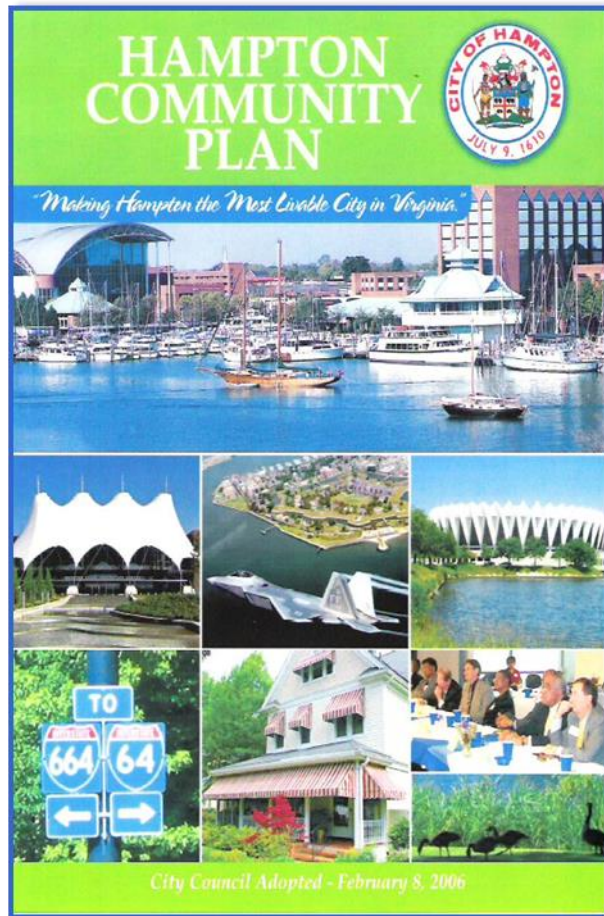
**Federal**

**Open Space**





# Public Policy

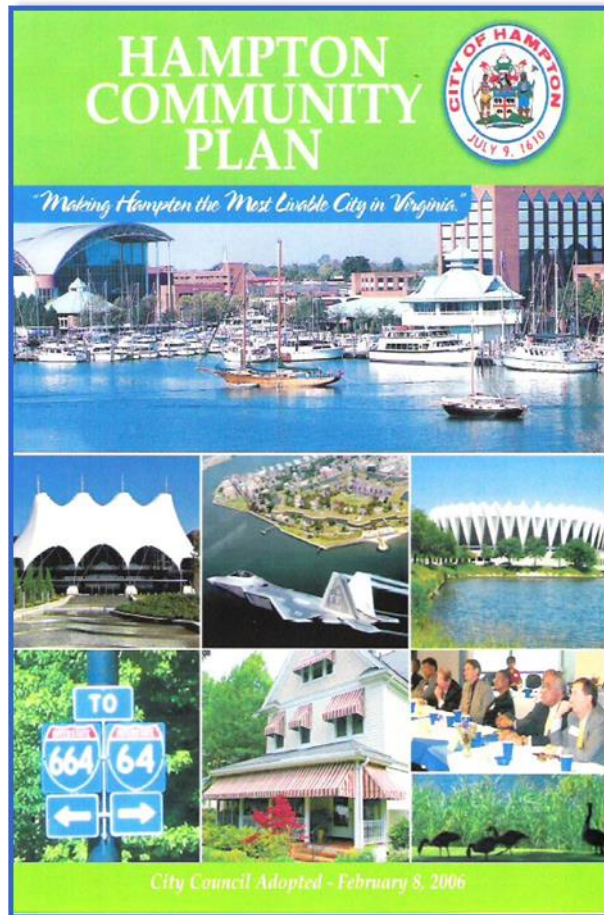


Hampton Community Plan (2006, as amended)

- 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



Hampton Community Plan (2006, as amended)

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



# 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 #22-0181