

# Planning Commission

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July 3, 2008

City Council – August 20, 2008



**Zoning Ordinance  
Amendment  
Chapter 17.2 §17.2-3 (1) (h)**

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Langley Flight Approach-  
Mixed Use District (M-5A)

City Council – August 20, 2008



# Proposal:

- Delete the word “Private” from the permitted use that currently states “Private recreational centers”.
- Clarify that ownership type is not the criteria for permitting the use.
  - Allow recreational centers, private and public, in the M-5A zoning district.

# M-5A Zoning District

- Developed for and with Langley Air Force Base:
  - Provide reasonable land use regulations in flight approach area.
  - Promote City's goals to develop Magruder Corridor.

# M-5A Zoning District

- “Private” recreational center wording derived from use of 300 Butler Farm Road as Sentara Health and Fitness Center when M-5A District was adopted.
  - Reflected existing use; not intended to preclude public recreational centers.

# M-5A Zoning District

- City purchased for new Teen Center opening December 2008.
- Building is now publicly-owned.
- Zoning Ordinance needs to be amended to permit public recreational center in the M-5A zone.

# M-5A Zoning District

- Impact of recreational center, whether the ownership type is private or public, is the same.
- Amendment will apply to all recreational centers in the M-5A zone.

# M-5A Zoning District

- Langley Base planner states all recreational centers in M-5A are inappropriate.
- M-5A district developed with LAFB and permits this use.
  - “private” or “public” use is the same.

# M-5A Zoning District

- Teen Center is approved project.
  - Implements Youth Component of Hampton Community Plan.
- Zoning Ordinance must be amended to allow a publicly-owned recreational center.

# Recommendation

- Approve Zoning Ordinance Amendment
  - recreational centers allowed in M-5A
  - ownership type does not impact use
- Teen Center approved City project
  - implements Community Plan
- amendment required to permit use