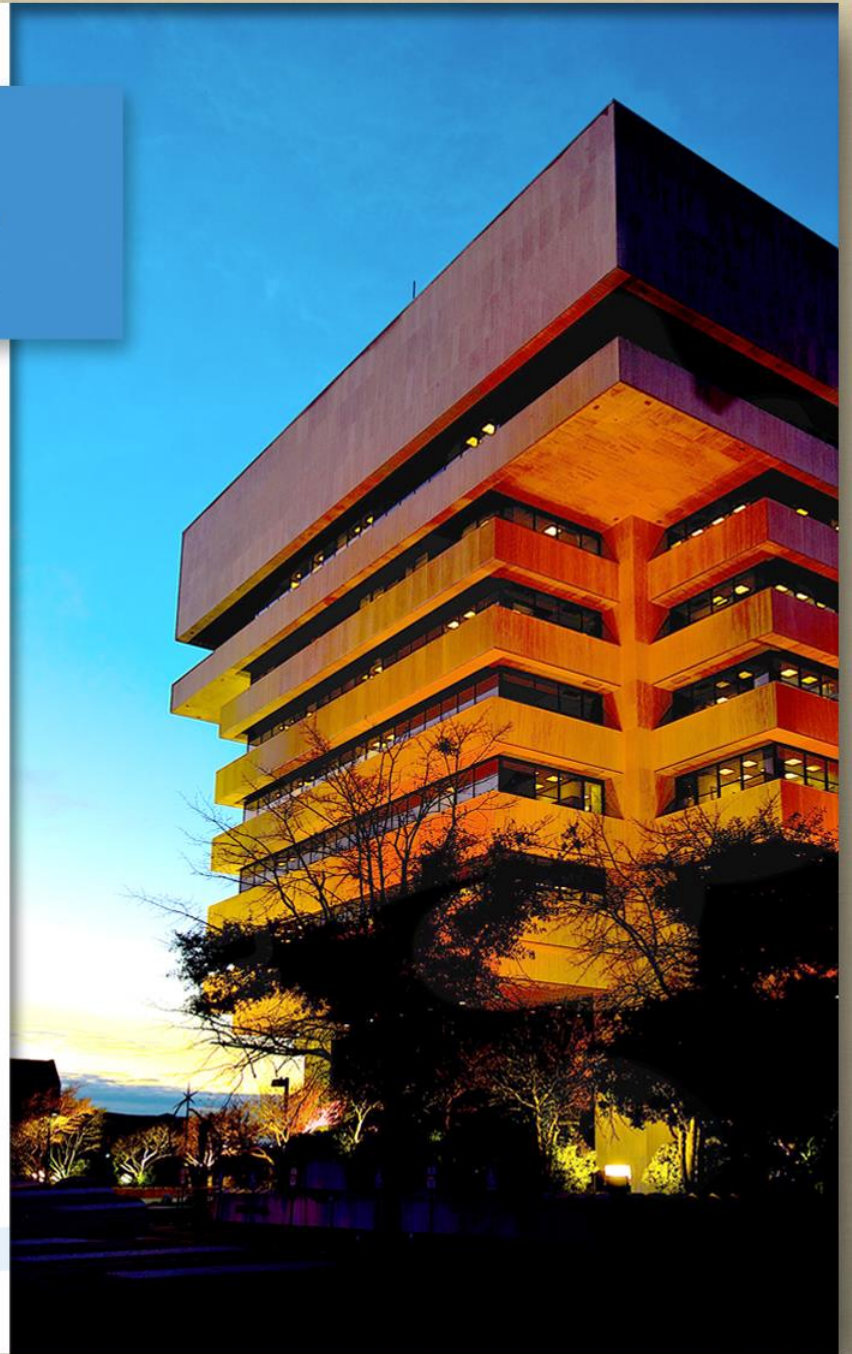


HAMPTON VA

# Langley Business Park

City Council  
January 8, 2020



# Application

Community Plan Amendment  
Zoning Ordinance  
Amendments  
Rezoning Application



# Vision Statement

*Hampton's Innovation Park –  
innovative, flexible, and diverse to  
respond to market needs and provide  
opportunities to generate economic  
growth*

# Objectives

- To provide business properties that will support the economic growth and diversification of Hampton's tax base.
- To create an innovative and adaptive environment capable of attracting, supporting, and sustaining a diverse mix of businesses.
- To encourage the development, redevelopment, and/or reuse of quality buildings and landscaping elements which, integrated together, create an attractive and safe working environment with its own unique sense of place.
- To provide for diversity in the types of retail, office, research and development, and light manufacturing uses as well as uses which serve to and support the surrounding area businesses and the maritime industry within the region.
- To encourage business development that adheres to the goals and objectives contained in the adopted Joint Land Use Study with Langley Air Force Base (August 2010, as amended).

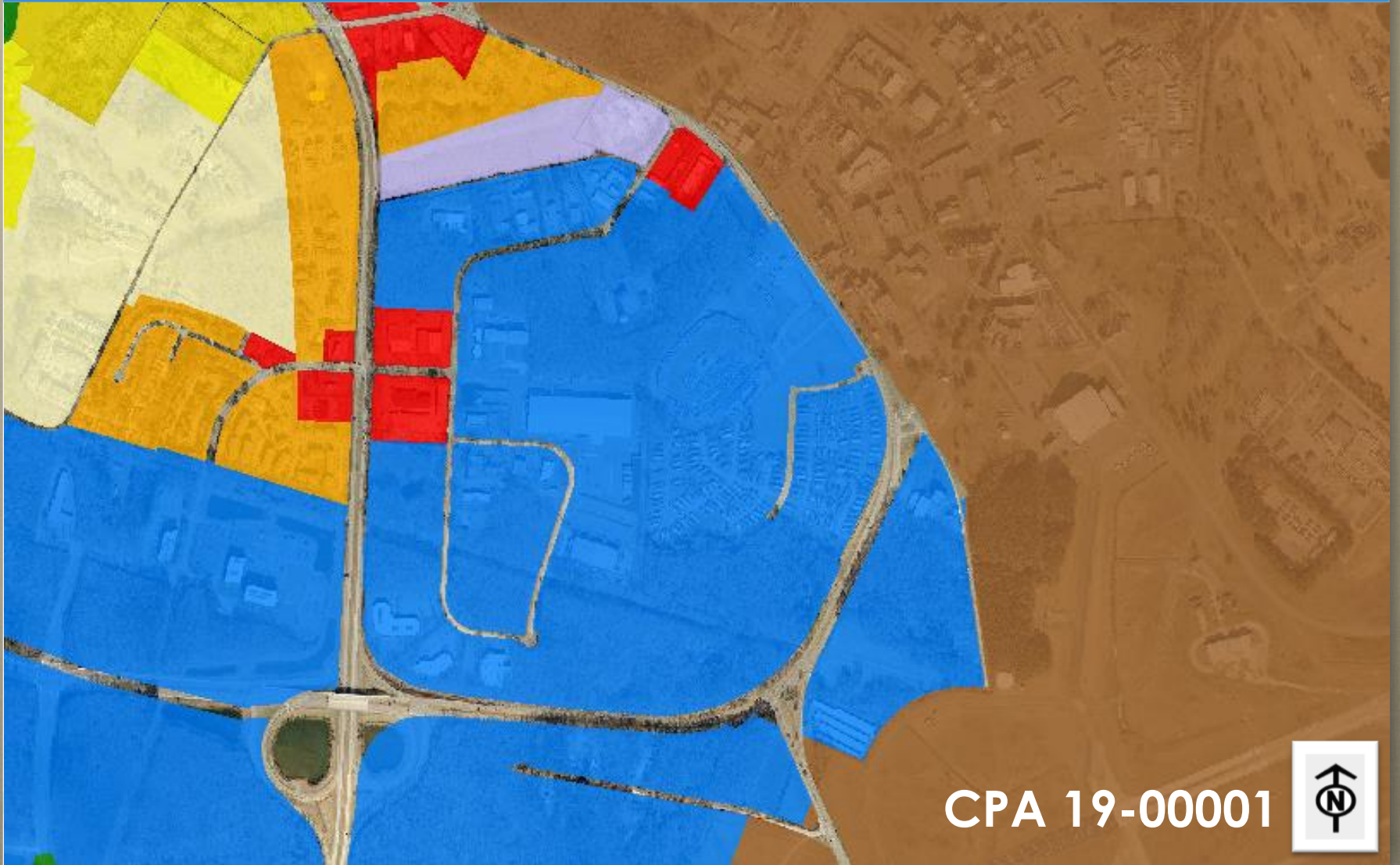
# Key Principles

- Expand the range of permitted uses
- Special district is focused on light industrial and office type uses
- Retail and service commercial uses will be secondary support uses
- Not a center for destination retail
- Retail uses should be focused around key intersections (Floyd Thompson-Magruder and Research-Commander Shepard)
- Protect existing uses

# Subject Parcels



# Existing Land Use Plan

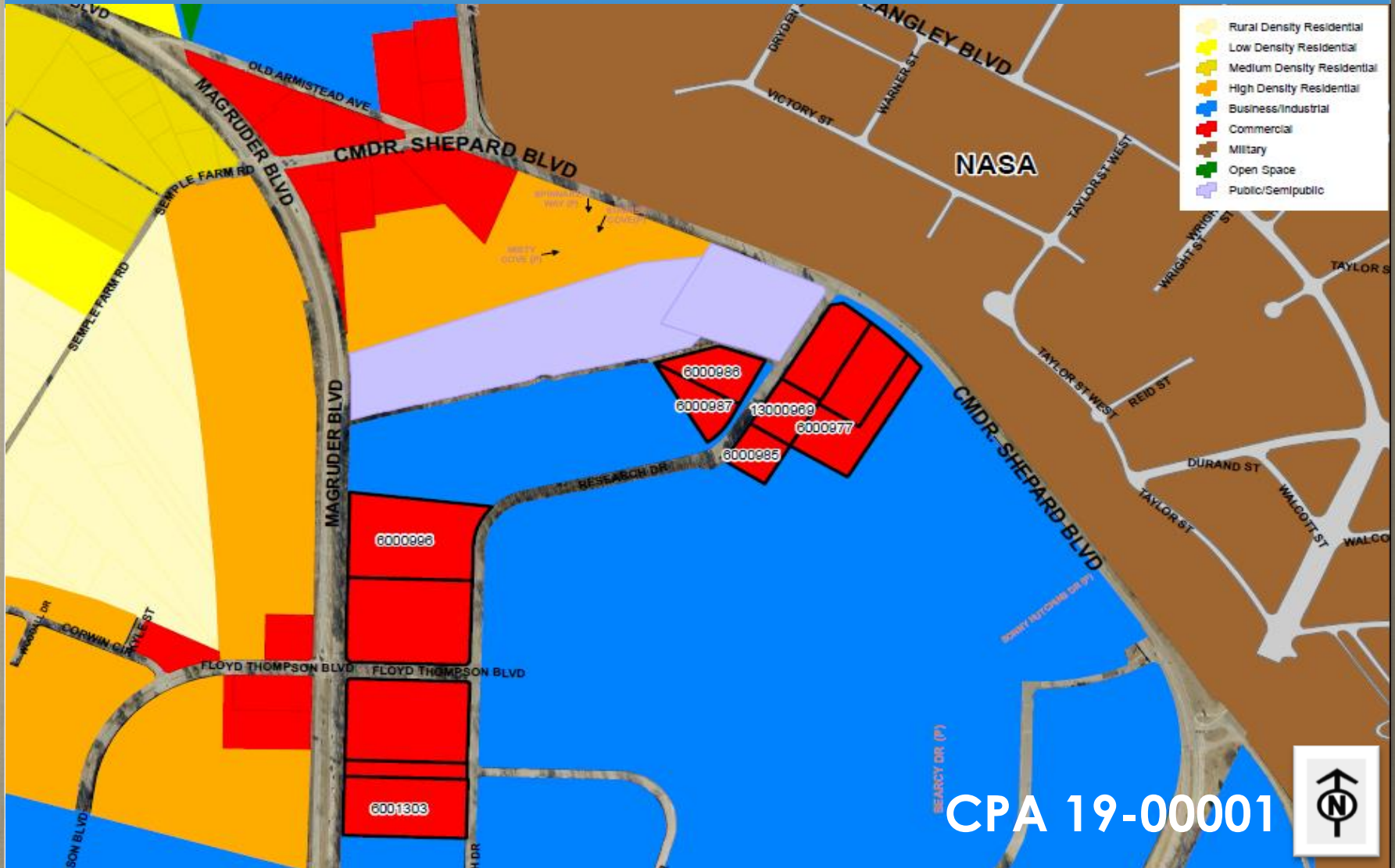


CPA 19-00001



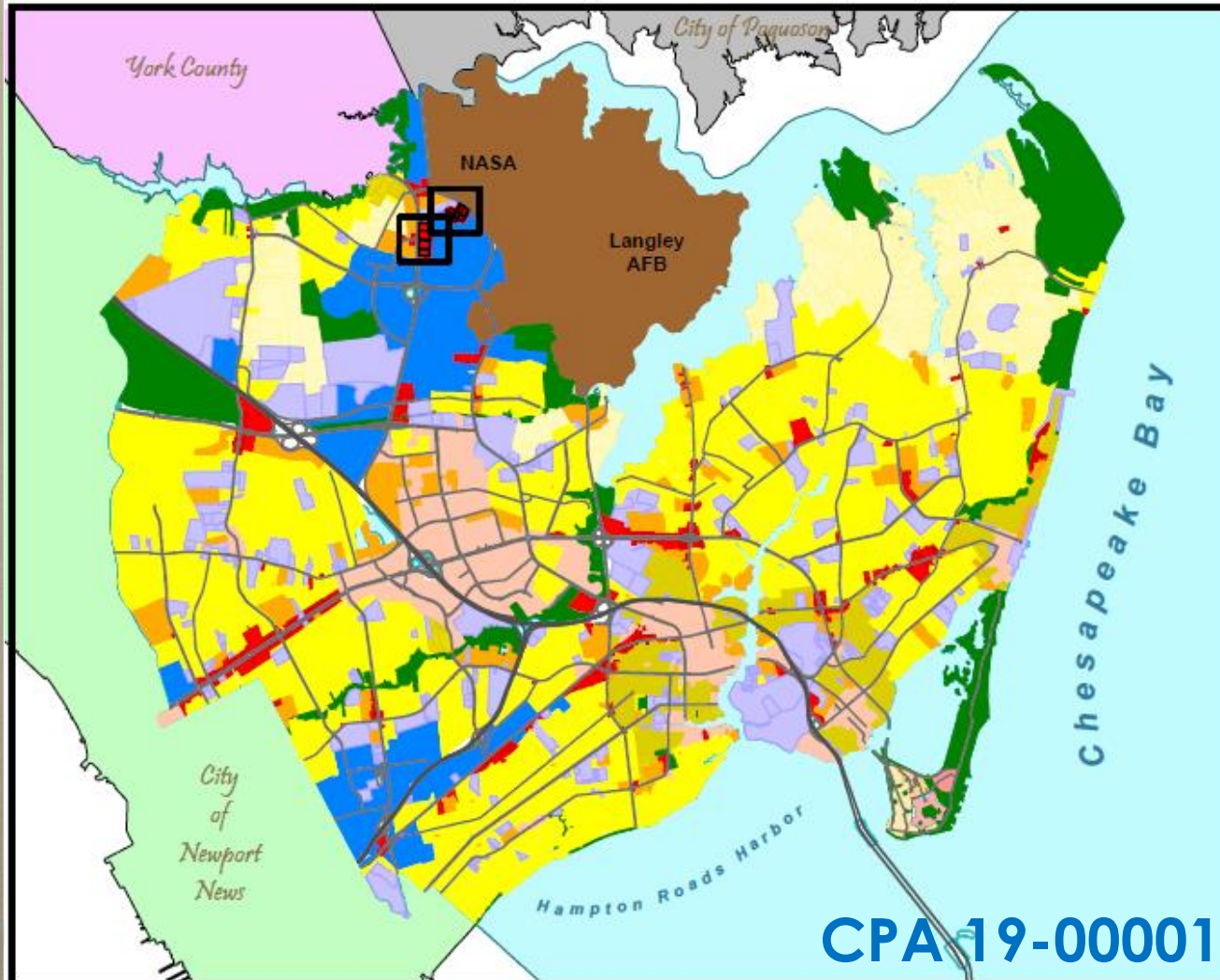


# Proposed Land Use Plan



CPA 19-00001














# Proposed Citywide Land Use Plan



## Land Use Plan

Hampton's Community Plan  
Land Use Section

### Features

-  Proposed Land Use
-  Rural Density Residential
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Business/Industrial
-  Commercial
-  Military
-  Mixed-Use
-  Open Space
-  Public/Semipublic
-  Historic Village: Mixed Use
-  North Gate: Mixed Use
-  Inner Fort: Mixed Use
-  Wherry Quarter: Mixed Use

Data Sources:  
City Assessor's Data Files  
Parcel File  
Land Use Map Classifications, Planning Department



City of Hampton  
Planning Department  
Oct 2019

CPA 19-00001

# Proposed Land Use Language

LU-CD Policy 35: Create a special zoning district to promote the development of a mix of office, distribution, light manufacturing, and support service uses within a modest campus setting for Langley Research and Development Park. The central location of this District should support the commercial and high-tech interests located in the surrounding Magruder Corridor area, including NASA Langley Research Center, Langley Speedway, and the business parks of Hampton Roads Center South, Central and North Campuses, along with long standing maritime interests in the area.

# Langley Business Park District

*The general purpose and intent of this DISTRICT is to promote the development of a mix of office, distribution, light manufacturing and support service uses within a modest campus setting. The central location of this District serves to support the commercial and high-tech interests located in the surrounding Magruder Corridor area including NASA Langley Research Center, Langley Speedway, and the business parks of Hampton Roads Center South, Central and North Campuses, along with long standing maritime interests in the area*

# Langley Business Park District

- *Boundaries*
- *Uses Permitted*
- *Development Standards*
- *Building Height*
- *Setbacks*
- *Signage*

# Langley Business Park District



# Proposed Land Use Table

- **Increases # of Retail & Service (16)**  
*(e.g. bicycle sales/repair, catering, clothing maker, upholstery)*
- **Increases # of Institutional (5)**  
*(e.g. college, library, museum)*
- **Increases # of Recreational (4)**  
*(e.g. club/lodge, community center, park)*
- **Increases # of Agricultural & Animal (2)**  
*(e.g. kennel, veterinarian, plant nursery)*
- **Increases # of Industrial (9)**  
*(e.g. brewery, laundry/dry cleaning, artisan, manufacturing/processing/treatment)*

**36 TOTAL  
Uses  
Added**

# LBP Development Standards

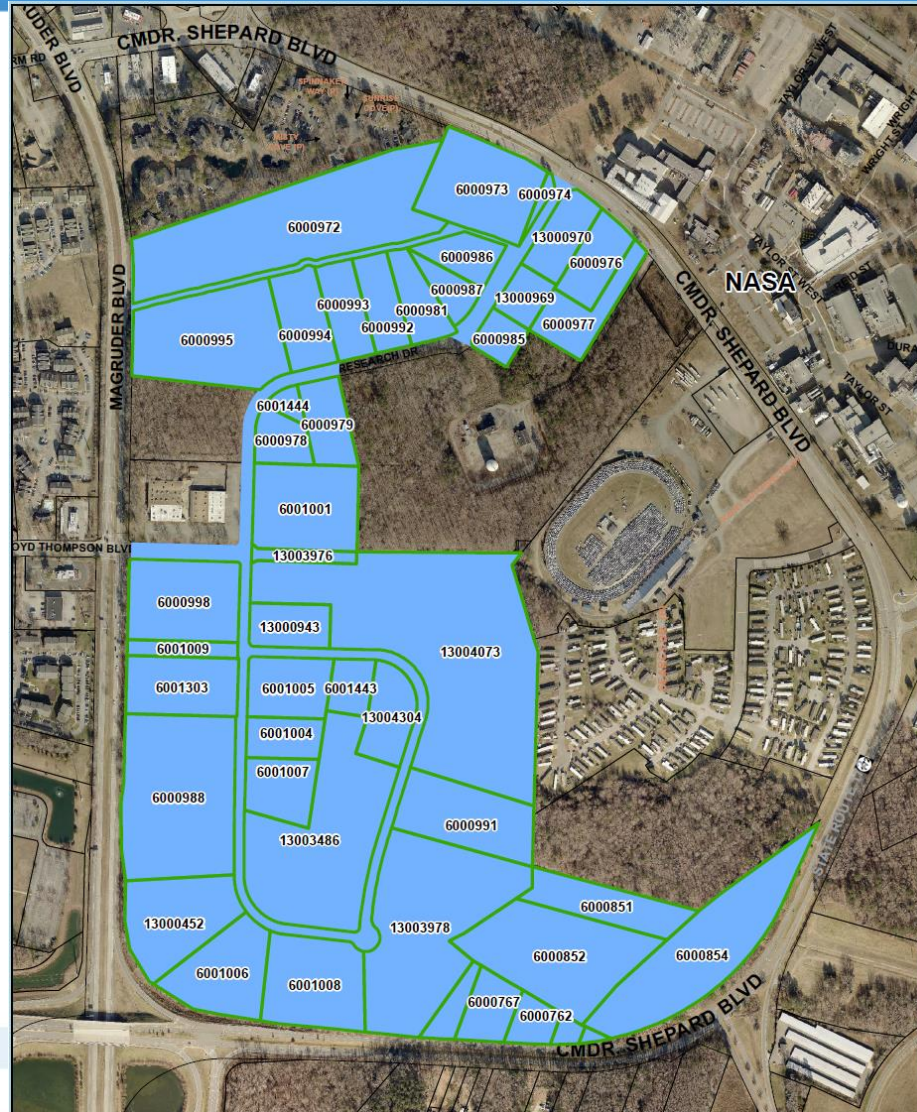
- *Uses conducted outside, including storage*
- *Fencing*
- *Loading*
- *Landscaping*
- *Accessory buildings or structures*



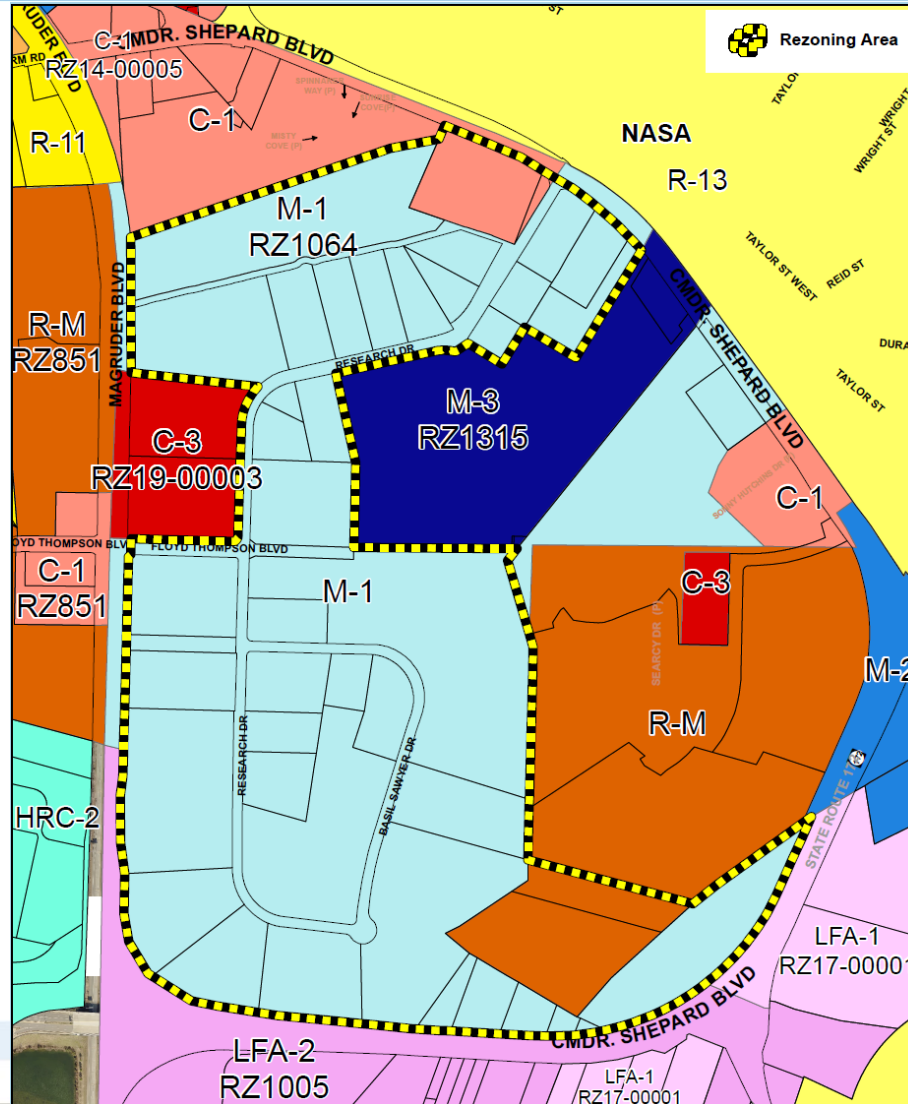
# LBP Zoning Parcels

**45 TOTAL  
Parcels**

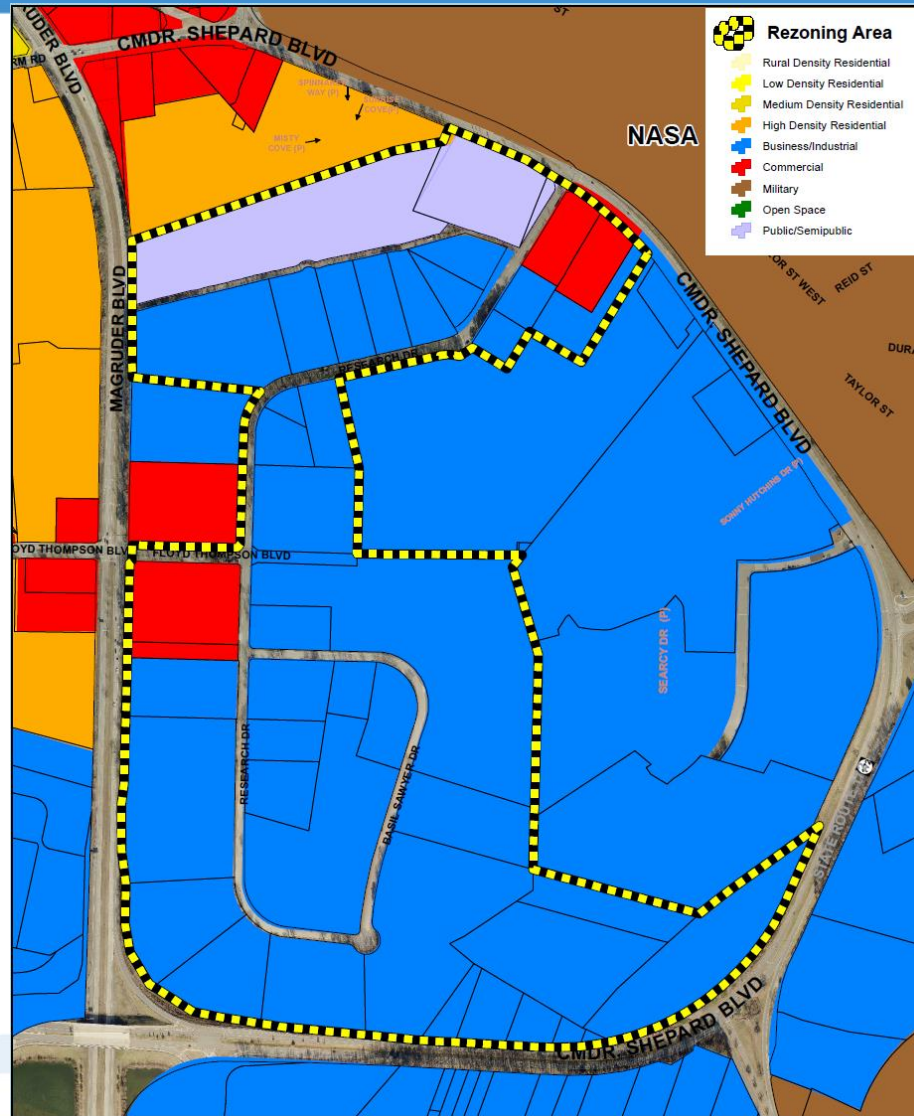
**177±  
Acres**



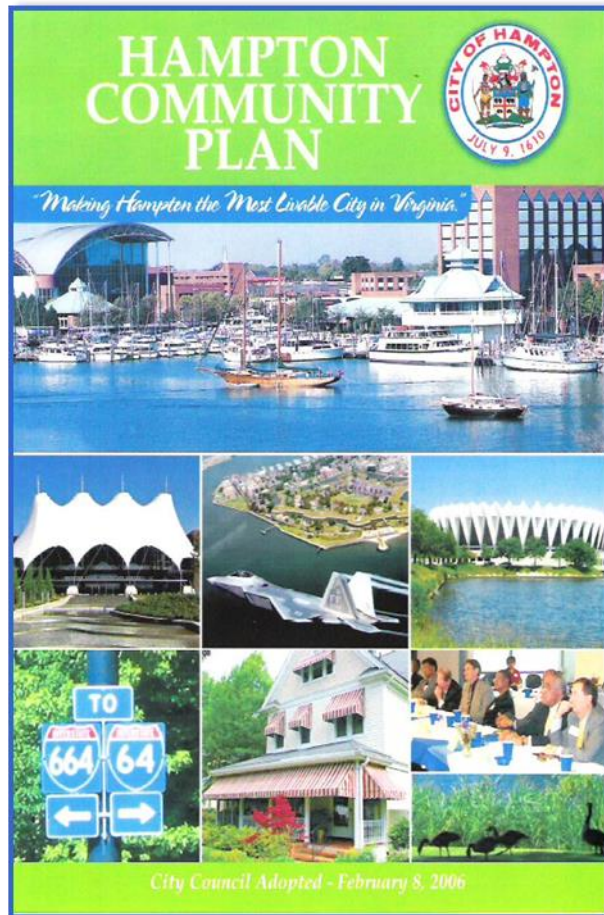
# Existing Zoning Map



# Existing Land Use Map



# Public Policy: Hampton Community Plan



Hampton Community Plan (2006, as amended)

Evaluate from regional, city, & neighborhood perspective

High quality site planning & efficient use of land

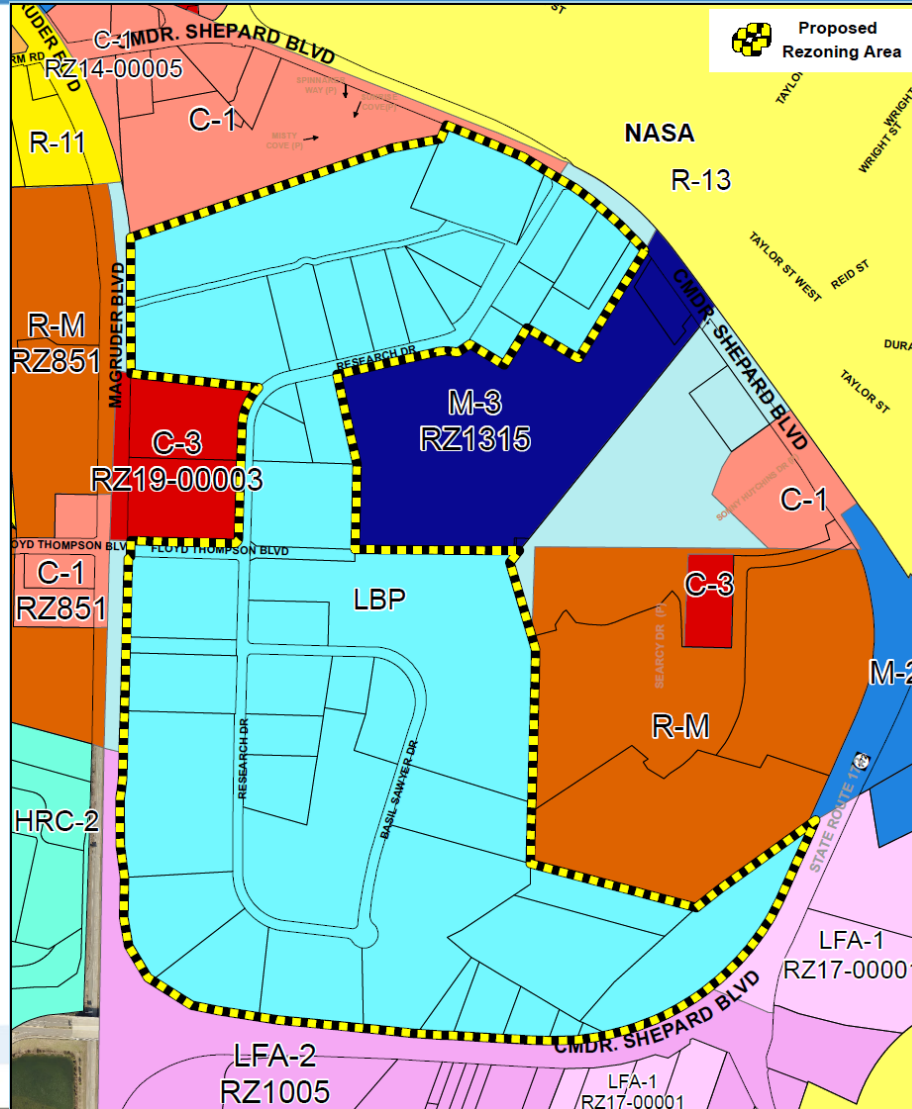
Mix of land uses

Strengthen older business/industrial areas

Retain existing businesses

Support new & expanded businesses

# LBP Zoning Map



# Recommendation

Planning Commission & Staff

**Recommend Approval of:**

**20-0009**

**20-0010**

**20-0011**

**20-0012**

**20-0015**