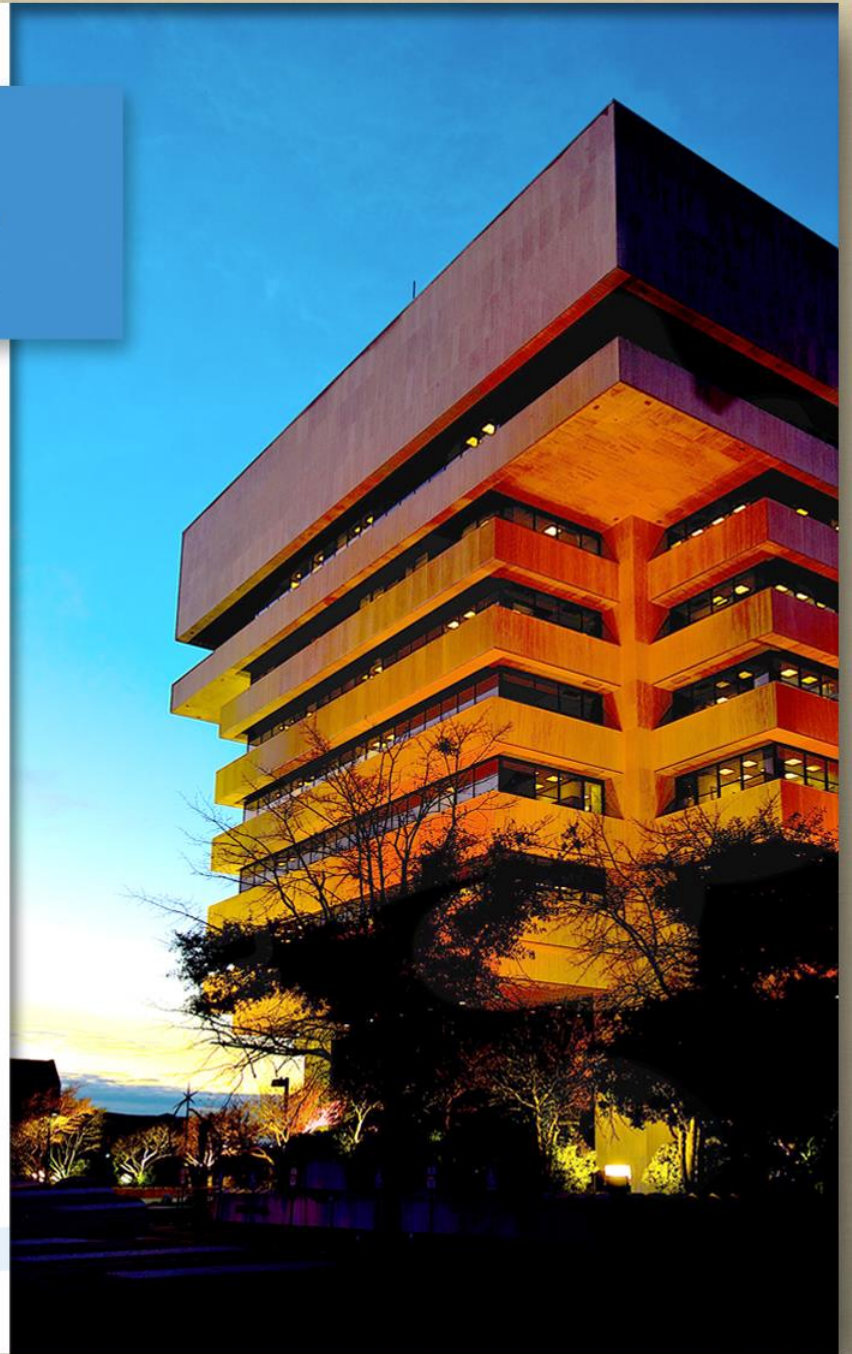


HAMPTON VA

Rezoning #16-00008
56 Butler Farm Road
Jonah Z, LLC

City Council
December 13, 2017



Application

Rezone approximately 9.9± acres
from R-11 to C-2
with proffered conditions



Location



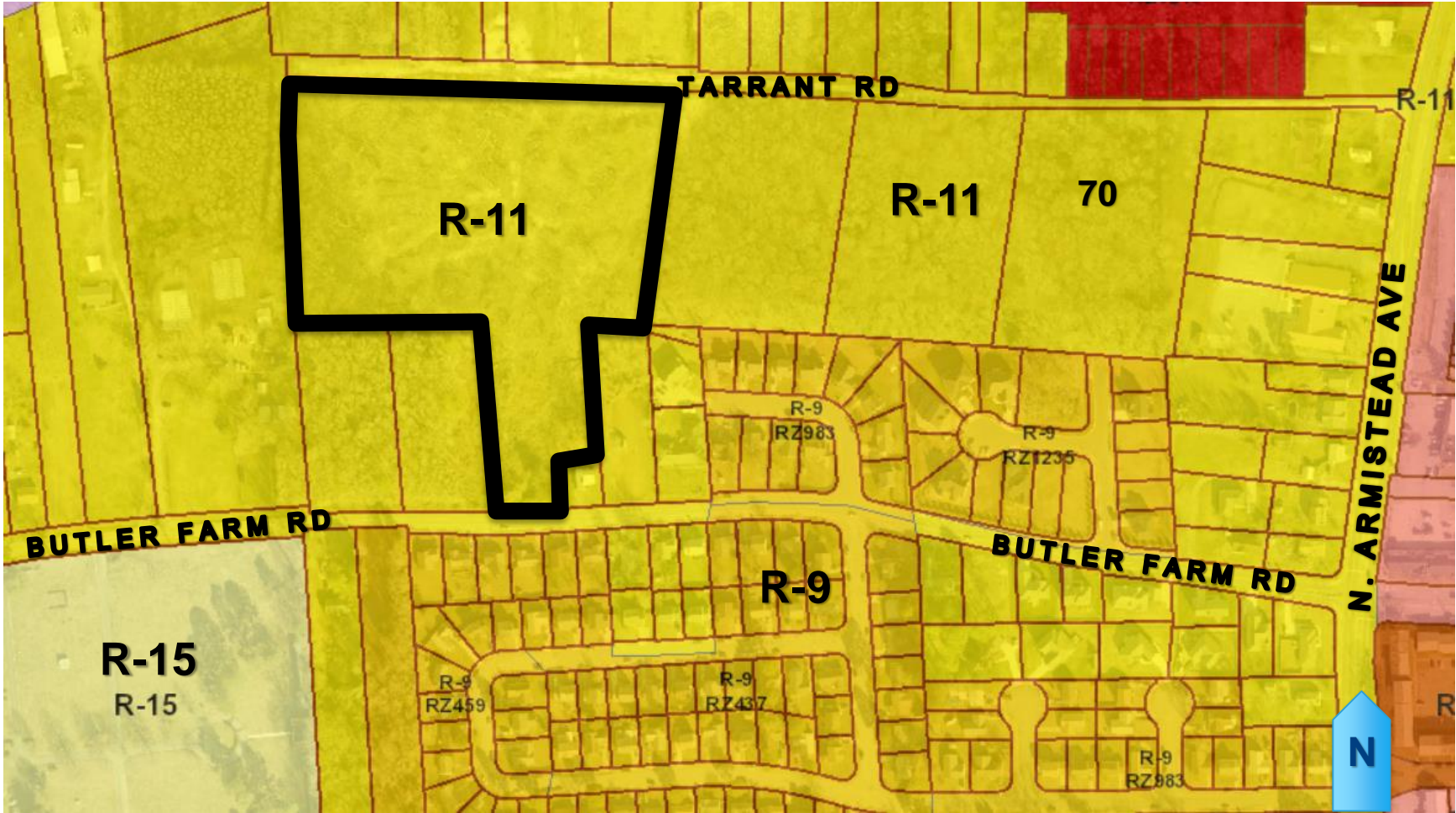
Proposal

- Rezone 9.9 ± acres of land, R-11 to C-2
- Accessory storage lot for new vehicles:
 - 711± parking spaces
- 20' landscape buffer
- Lighting
- Surveillance
- Access gate
- Loading/Offloading at the Tysinger dealership
- Transfer vehicles
 - Monday to Saturday
 - 8AM-9PM

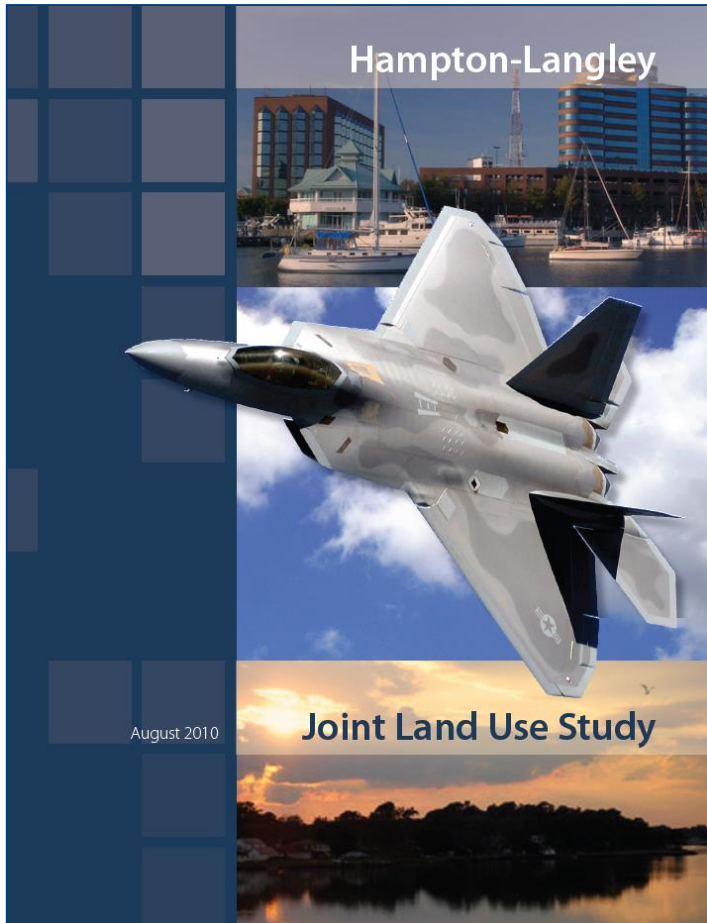
Proposal



Zoning

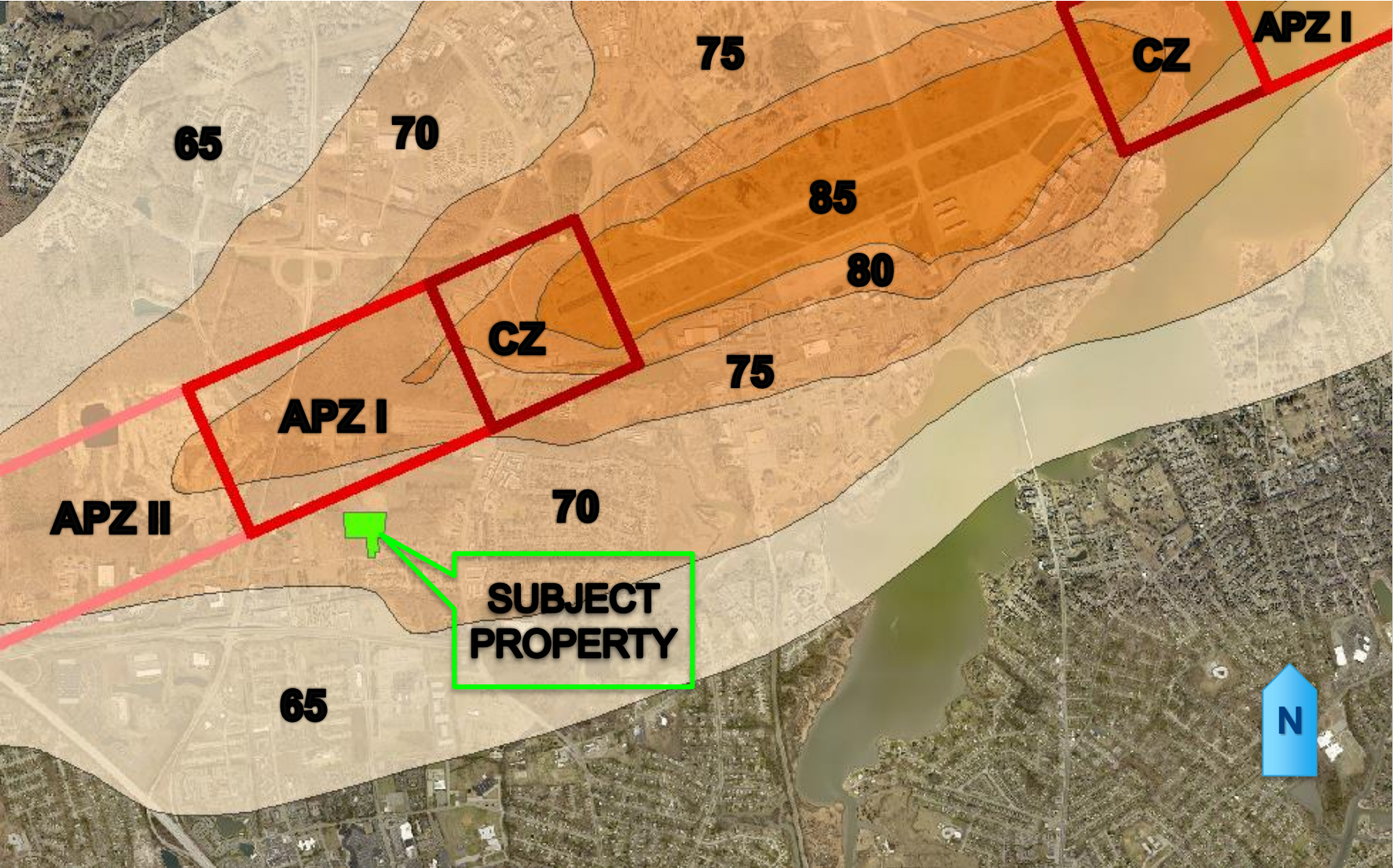


Public Policy: Hampton – Langley JLUS



- Completed in August 2010
- Protect the viability of current & future missions of LAFB
- Accommodating local community growth
- Compatibility of land uses
- Memorandum of Understanding (MOU) - land use application notifications
- Established AICUZ & noise contours

Zoning: AICUZ

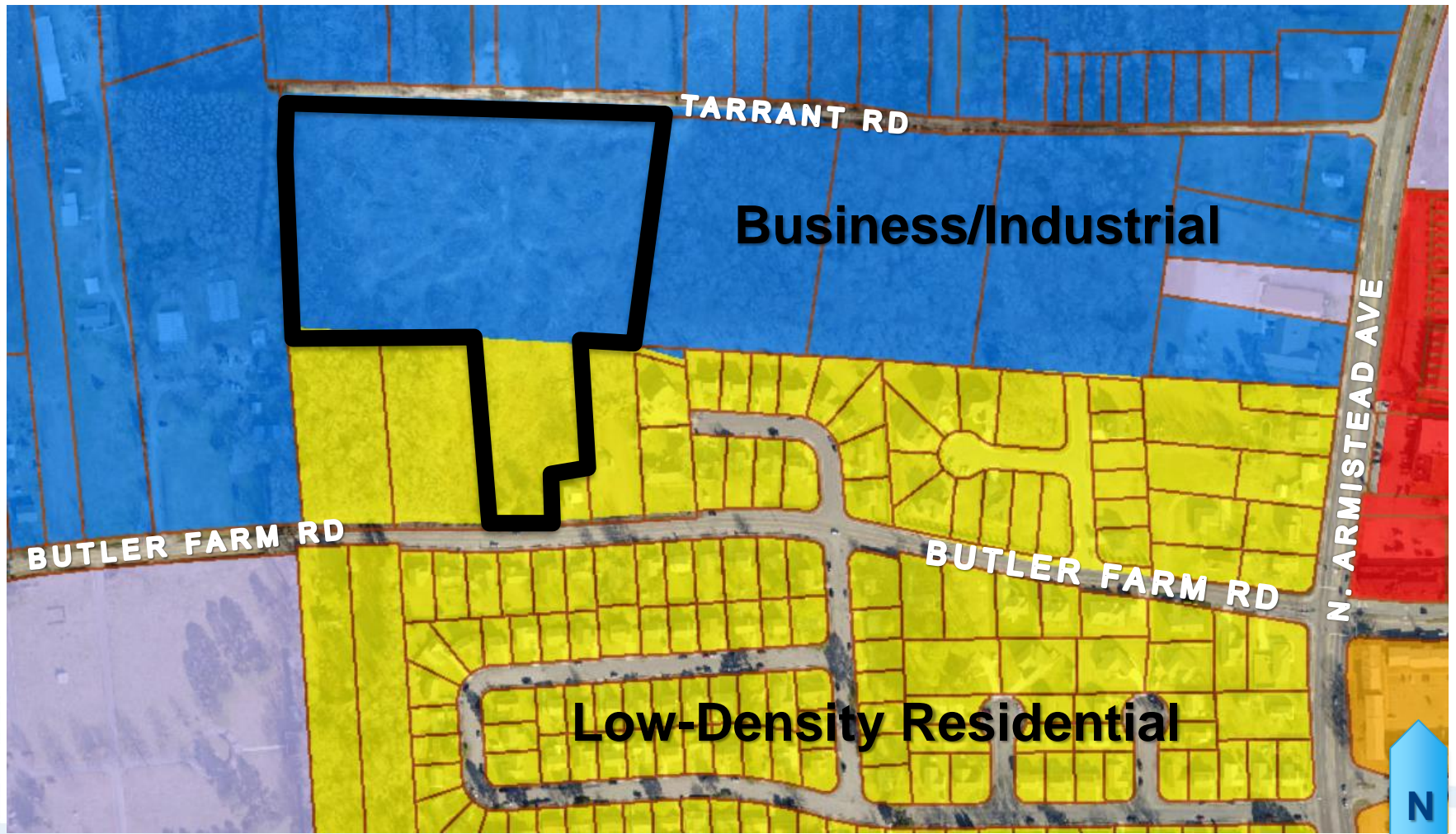


AIR INSTALLATION COMPATIBLE USE ZONE [AICUZ]

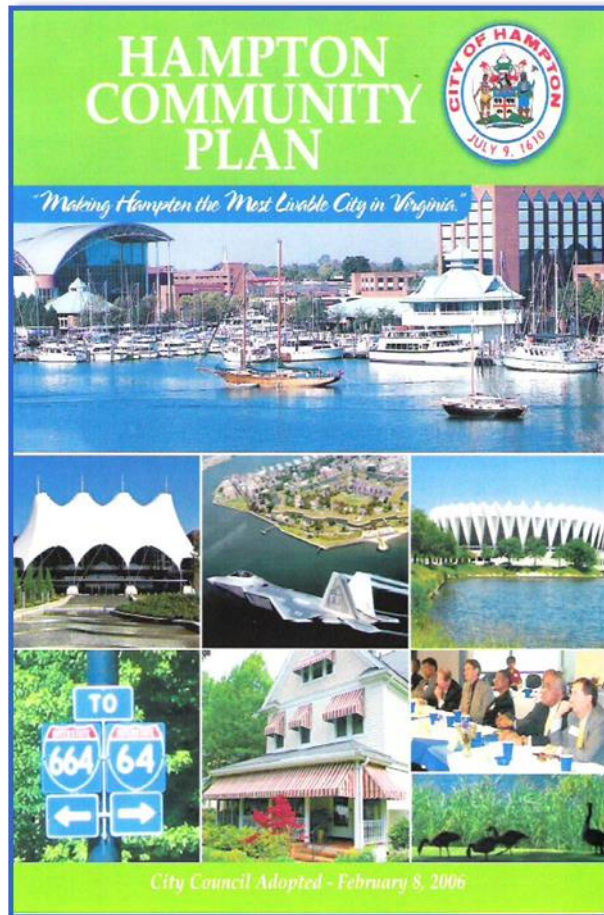
TABLE 1—AIR INSTALLATIONS COMPATIBLE USE ZONES
LAND USE COMPATIBILITY IN NOISE ZONES

Land Use	Land Use Compatibility	
	70—75 dB DNL	>75 dB DNL
Residential and Related		
Single-family dwellings	N	N
Semidetached dwellings	N	N
Attached dwellings/townhouses	N	N
Duplexes	N	N

Future Land Use Plan



Public Policy: Hampton Community Plan



- Retain, expand, & attract businesses
- Promote high quality site design & planning compatible with surrounding development

Hampton Community Plan (2006, as amended)

2017 SEPTEMBER

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

Recommendation

- Community Plan
 - Consistent with economic development goals
 - Storage for inventory – business & industrial
- Hampton-Langley JLUS compatibility
 - Protect the viability of current & future missions of LAFB
 - Land intensive use compared with residential uses

Recommendation

Staff: recommends **approval** of
Rezoning Application #16-00008
with 7 proffered conditions

Planning Commission: no recommendation