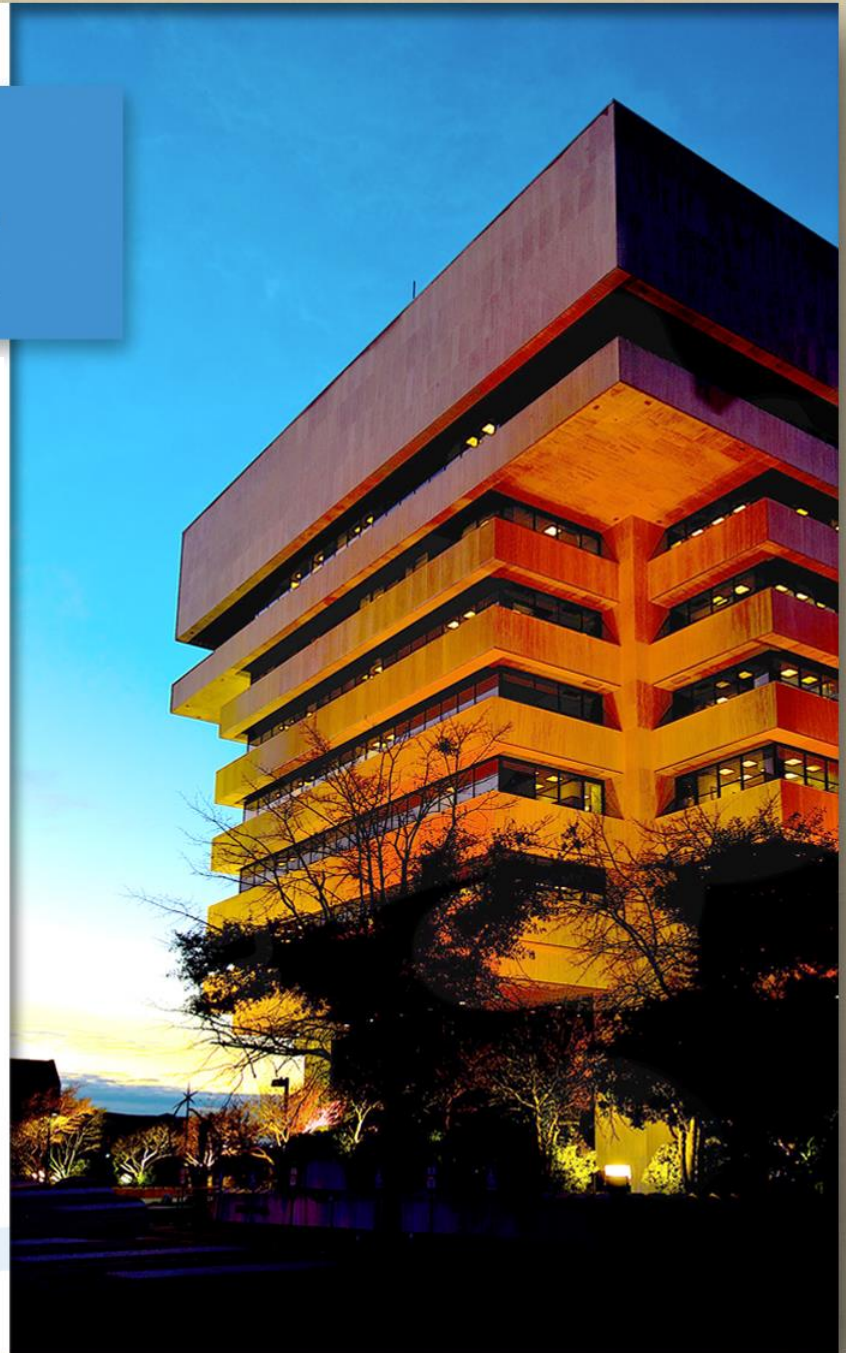


HAMPTON VA

**Item #22-0181  
&  
Item #22-0183**

***Battle Road  
Westview Landing LLC***

**City Council  
September 14, 2022**



# Application

Rezoning ±37.86 acres from  
R-11 to MD-3 w/conditions

Use Permit for Multifamily  
Dwelling



York County

City of Poquoson

N. A. S. A.

Langley Air Force Base



Hampton Roads Center

Michaels Woods

Farmington

Coliseum Central

Downtown Hampton



City of Newport News

James River

Hampton Roads Harbor



Chesapeake Bay



# Site Location

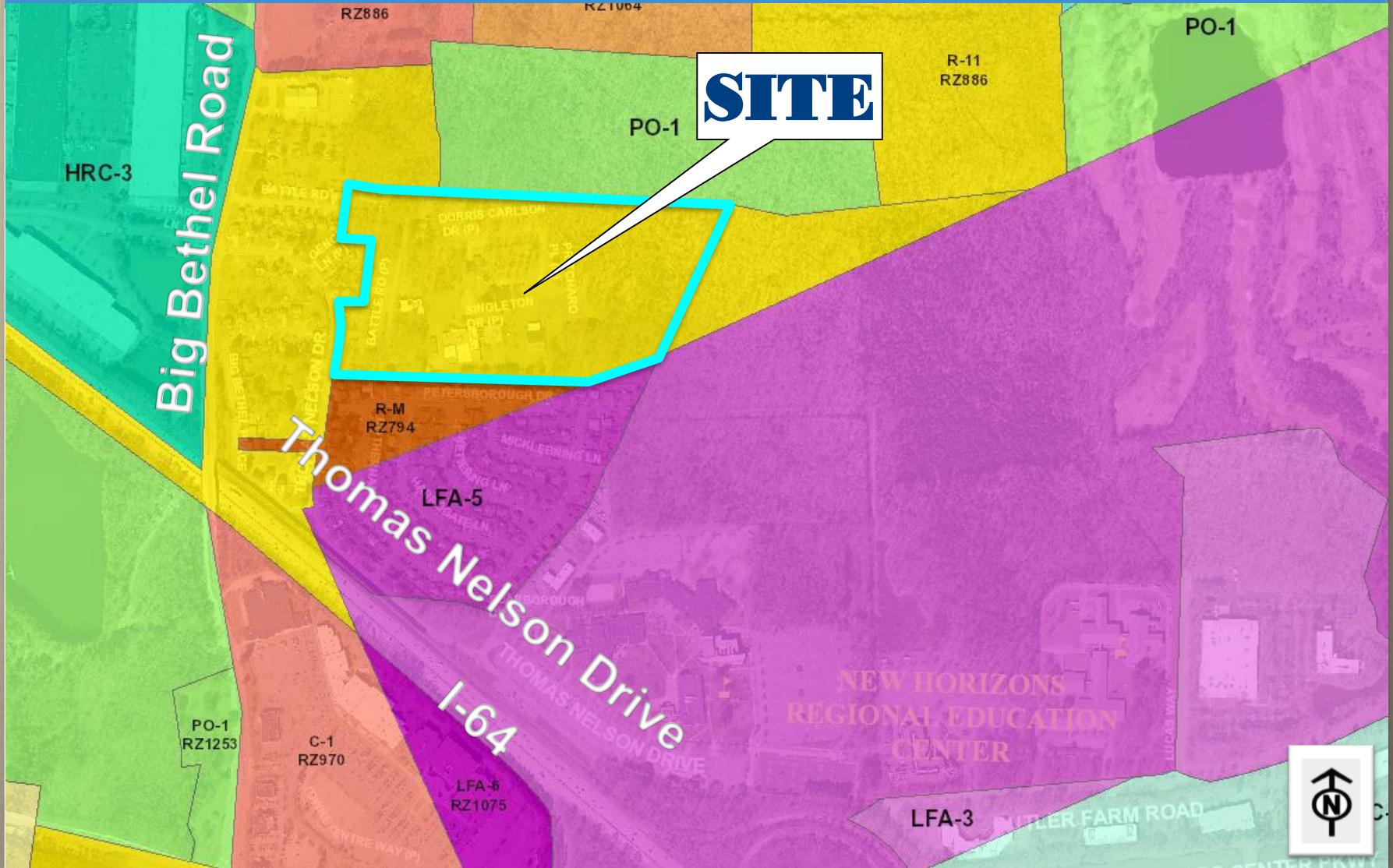


# Site Location

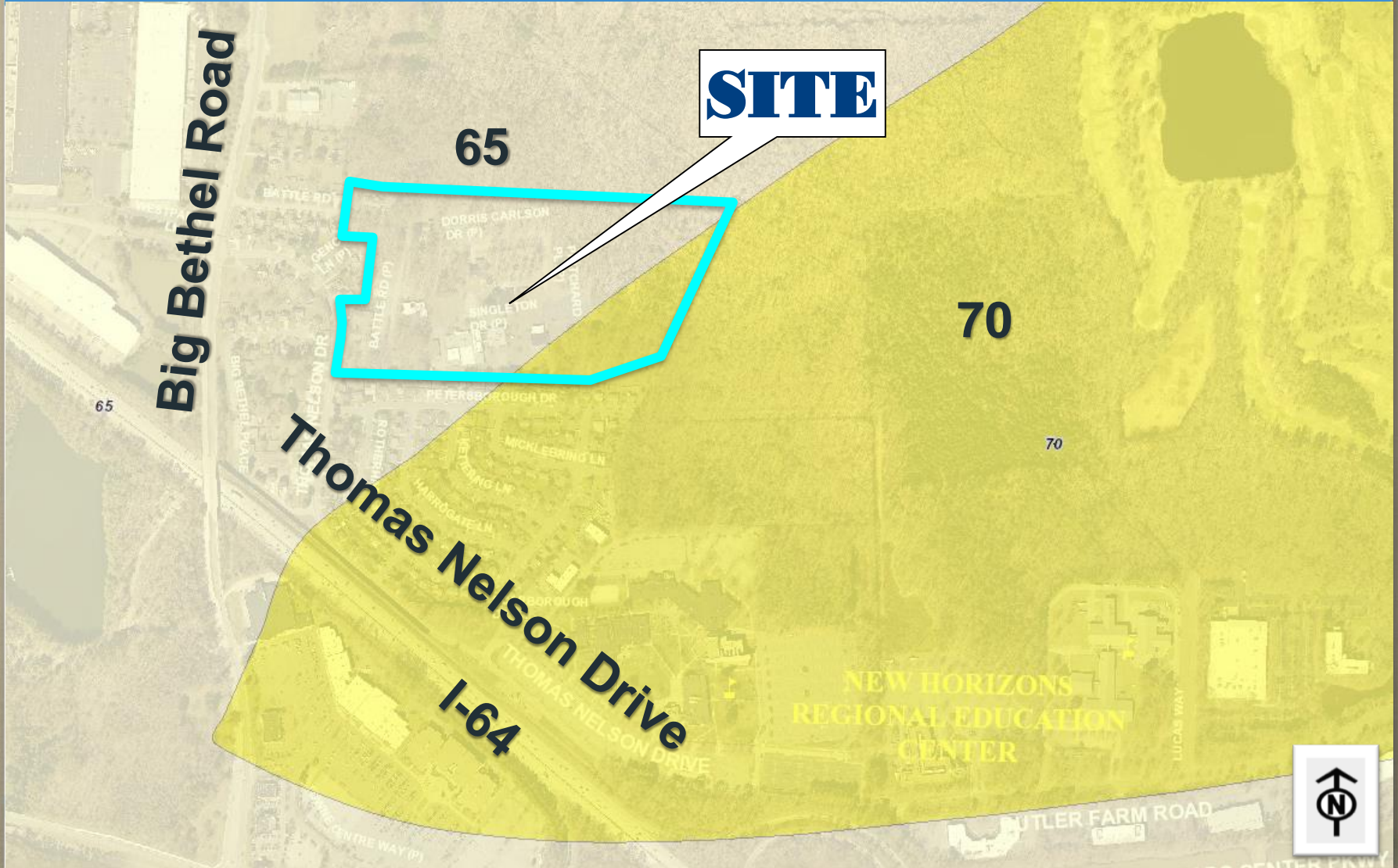




# Zoning



# AICUZ



Big Bethel Road

**SITE**

65

70

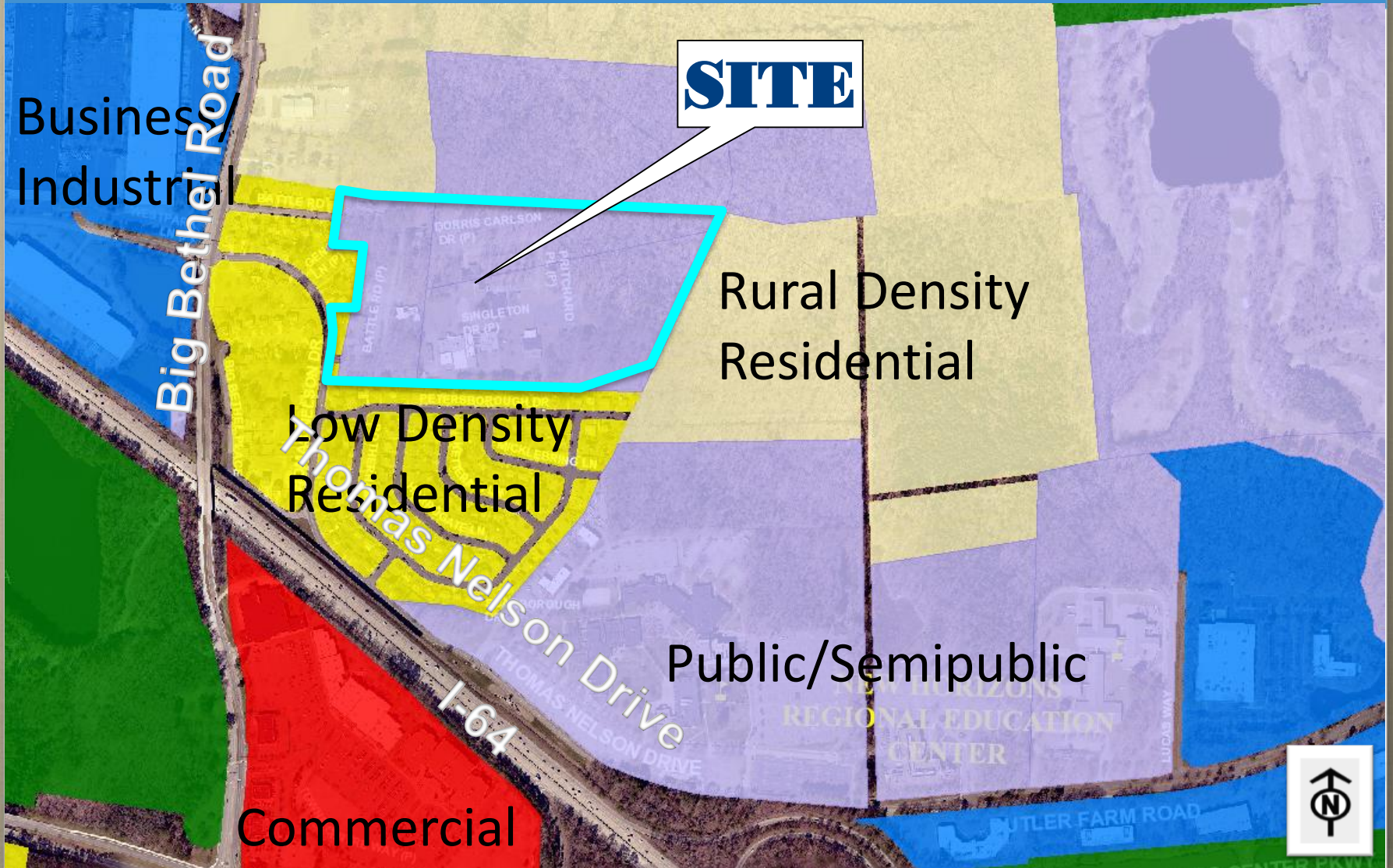
Thomas Nelson Drive  
I-64

NEW HORIZONS  
REGIONAL EDUCATION  
CENTER





# Future Land Use Plan



**SITE**

Business/  
Industrial

Rural Density  
Residential

Low Density  
Residential

Public/Semipublic

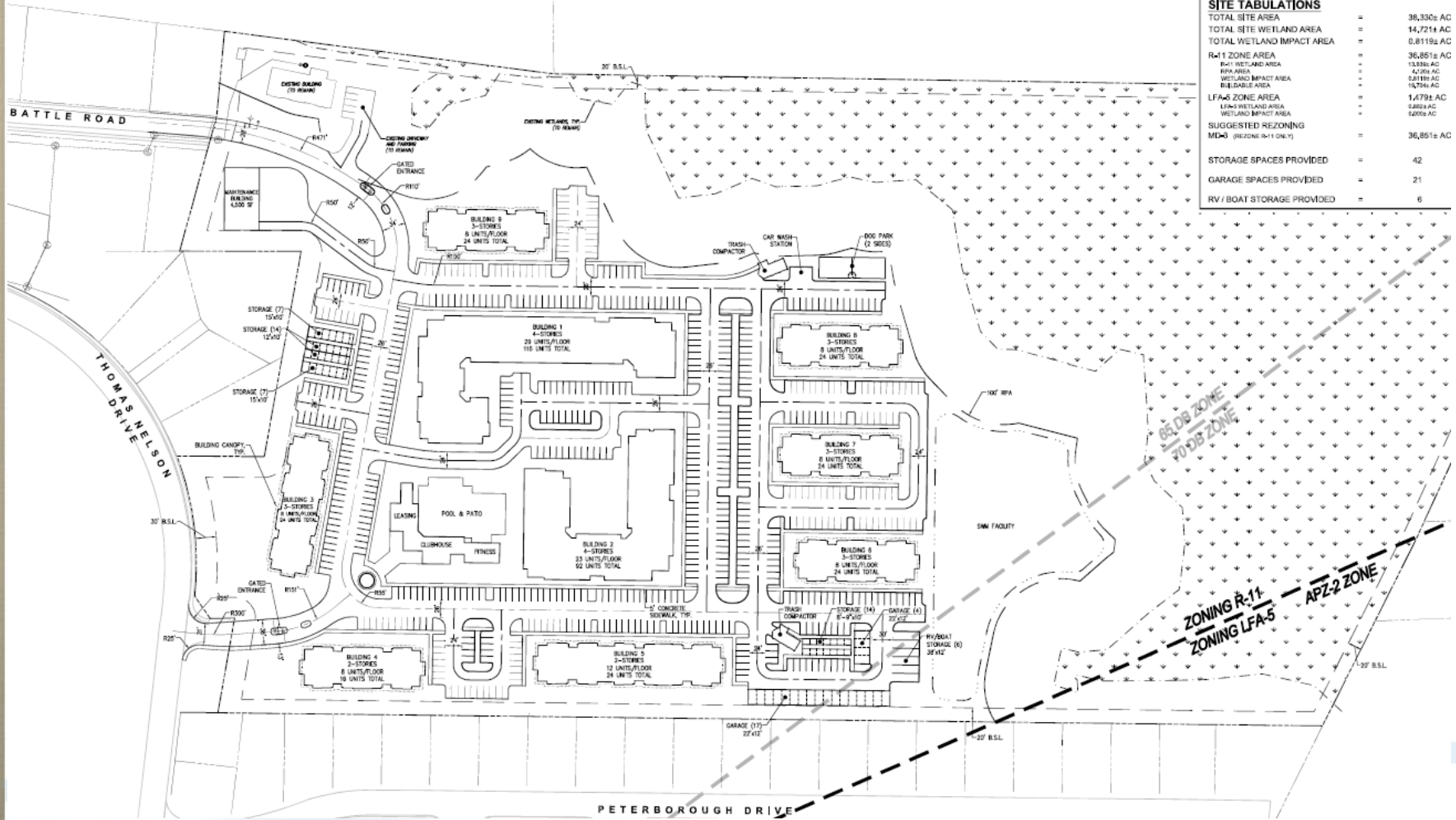
Commercial



# Project History

- RZ 1005 (1992): Langley Flight Approach Districts
- November 2021: Zoning Ordinance Amendment – Use Permit for Multifamily
- 6/8/2022: applicant requests deferral to 8/10/2022
- 8/10/2022: applicant requests deferral to 9/14/2022

# Revised Concept Plan



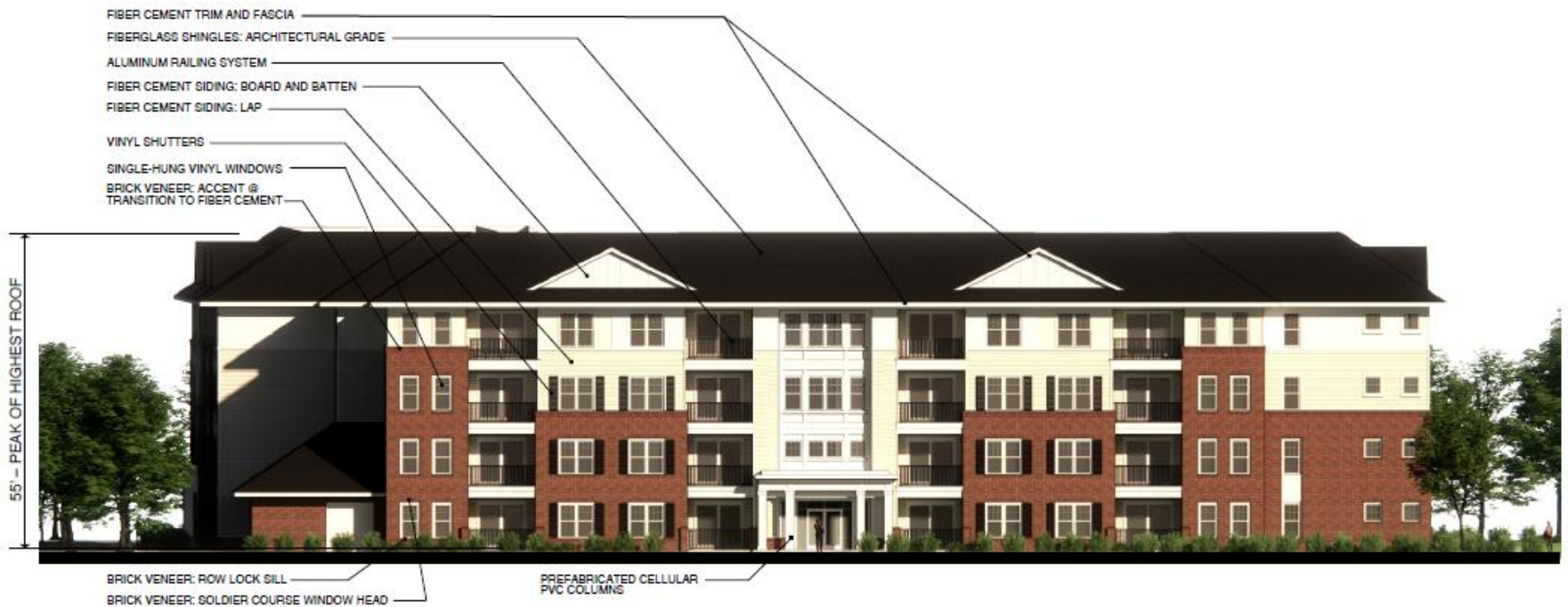
SITE TABULATIONS	
TOTAL SITE AREA	= 36,302 AC
TOTAL SITE WETLAND AREA	= 14,721 AC
TOTAL WETLAND IMPACT AREA	= 0,81192 AC
R-11 ZONE AREA	= 36,851 AC
R-11 WETLAND AREA	= 13,834 AC
RFA AREA	= 4,704 AC
WETLAND IMPACT AREA	= 2,078 AC
BUILDABLE AREA	= 14,744 AC
LFA-5 ZONE AREA	= 1,479 AC
LFA-5 WETLAND AREA	= 2,683 AC
WETLAND IMPACT AREA	= 1,659 AC
SUGGESTED REZONING	
MD-3 (REZONE R-11 ONLY)	= 36,851 AC
STORAGE SPACES PROVIDED	= 42
GARAGE SPACES PROVIDED	= 21
RV / BOAT STORAGE PROVIDED	= 6

# Building Elevations



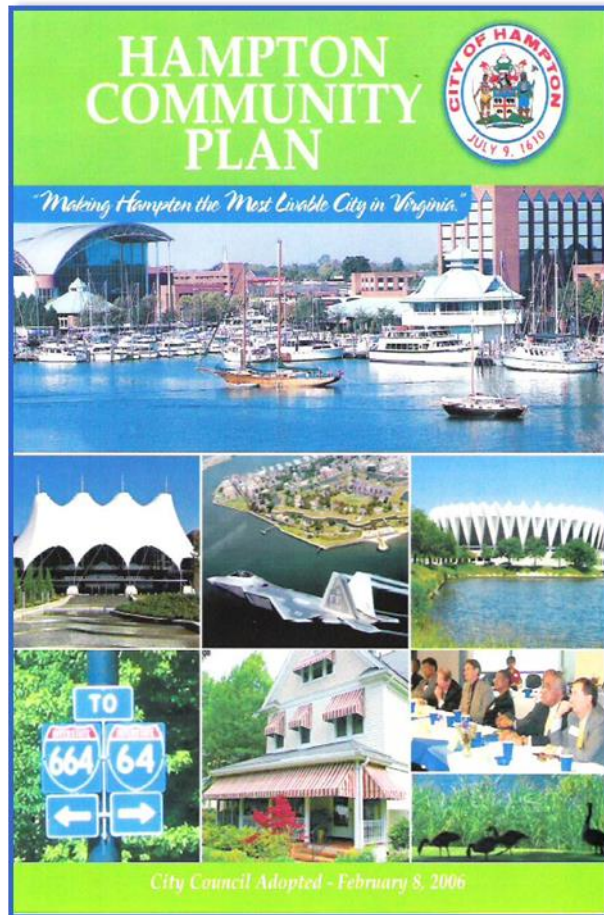
THREE-STORY BUILDINGS: ELEVATION AT ENTRANCE  
MATERIAL KEY

# Building Elevations



FOUR-STORY BUILDINGS: ELEVATION AT ENTRANCE  
MATERIAL KEY

# Public Policy



Hampton Community Plan (2006, as amended)

Promote compatibility and synergy among different land uses.

Safeguard the integrity of existing residential neighborhoods.

Prioritize protecting natural systems and restore or recreate natural systems where they have been compromised.

Partner with Langley Air Force Base to promote compatible land uses within the flight approach zones and noise areas associated with the AICUZ program.

# Langley AFB Analysis

- Permitting the proposed development:
  - Could preclude the future relocation of the existing runway, impacting the JBLE-Langley flying mission
  - Would locate apartments within runway clear zone and APZs
- Majority of the proposed development currently lies within the 65-70 dB DNL noise contour
- Housing types are not recommended within 65-69 and DNL 70-74 Noise Zones
- Rezoning would be incompatible with surrounding existing land uses

# Community Meeting

## March 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		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

High density residential conflicts with City policies:

- Community Plan
- JBLE-Langley North Flightline DAP

Environmentally sensitive areas:

- Wetlands located on site
- Wetlands connected to tidal feature
- Wetlands are a RPA feature

Incompatible with existing land use pattern:

- Low density residential
- Public/semi-public

# Proffered Conditions

- Multifamily Use
- Concept Plan
- Density
- Building Elevations
- Building Materials
- Community Amenities
- Landscape Buffer
- Site Lighting

# Recommended Use Permit Conditions

- Issuance of Permit
  - Compliance with rezoning proffers
  - On-site management
  - Compliance with applicable laws
- 

# Recommendation

Planning Commission and  
Staff recommend  
denial #22-0181

(If approved 13 proffered conditions  
are attached)

# Recommendation

Planning Commission and  
Staff recommend  
denial #22-0183

(If approved, 5 conditions are  
recommended to be attached)