

STAFF EVALUATION

To: Planning Commission

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Case No.: Rezoning Application No. 19-00005

Date: December 19, 2019

General Information

Description

Comprehensive rezoning of approximately 45 parcels, totaling 177+ acres, from Limited Manufacturing (M-1), Neighborhood Commercial (C-1), and Multiple Residence (RM) Districts to the new special district Langley Business Park (LBP) District. This rezoning application is packaged with a series of zoning ordinance amendments that are the culmination of a multiple year effort of staff and property owners, within the Langley Research and Development Park, working together to expand the number of allowed land uses within the park. As the dynamics of the economy and workforce have changed over the decades, the limitation of the park to primarily research and development land uses had become antiquated and owners found it increasingly difficult to sell and lease their properties. The central location of this District along the Magruder Corridor serves to support the commercial and high-tech interests located in the surrounding 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. This proposal also includes an amendment to the Hampton Community Plan (2006, as amended).

This rezoning application is to apply the newly created Langley Business Park (LBP) District to certain properties. This new district is most similar to the Limited Manufacturing (M-1) District it is replacing. It largely applies to parcels in and around Langley Research and Development Park that are currently zoned M-1. There are a few parcels within the proposed rezoning boundary that are currently zoned Neighborhood Commercial (C-1) and Multiple Residence (RM).

Generally this district:

- Provides business sites that will support the economic growth and diversification of Hampton's tax base.
 - Creates a high quality, innovative, and adaptive environment capable of attracting and sustaining a diverse mix of businesses, including both skilled labor and professional, free from offensive operations.
 - Is inclusive of support service uses that support the day to day operations of base employers in the park.
 - Provides for diversity in the types of research, development, manufacturing and support commercial uses that are realistically free from offense.
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- Encourages business development that adheres to the recommendations of the Joint Land Use Study with Langley Air Force Base.

Development standards:

- All uses conducted outside of a building, including but not limited to outdoor material and equipment storage, shall be screened so that it is not visible from any existing or proposed public right-of-way, and so that it is not visible from adjacent properties.
- All screening fences shall be opaque; the use of electrified fences, barbed or razor wire, and chain link with or without slats anywhere on site is expressly prohibited.
- Loading operations shall occur along the side and rear of buildings only. Loading areas shall be screened so that they are not visible from public rights of way and adjacent properties; however, no loading operations shall be visible from Magruder Boulevard or Commander Shepard Boulevard.
- The front yard and unfenced side yards which abut a street shall be landscaped in accordance with the "City of Hampton Landscape Guidelines."
- Accessory buildings or structures shall not be located in the front yard.

Setbacks:

Minimum dimensions as follows:

	Required Setback Main Buildings	Required Setback Accessory Buildings	Required Parking, Setback (including access drives and aisles)
Property lines abutting Magruder Boulevard	20 feet	20 feet	20 feet
Property lines abutting Commander Shepard Boulevard	20 feet	20 feet	10 feet
Front yard	30 feet	accessory buildings not permitted within the front yard	10 feet
Side yard	10 feet	5 feet	5 feet

Side yard abutting a residential district or residential use	40 feet	20 feet	20 feet
Rear yard	15 feet	10 feet	10 feet
Rear yard abutting a residential district or residential use	40 feet	20 feet	20 feet

Signage:

- Signage regulations would generally be consistent with the provisions for M-1 District.
- Permitted freestanding signage would generally be consistent with the M-1 District regulations.
- Permitted wall signage would generally be consistent with the M-1 District regulations.

Building height:

- Buildings shall be a maximum of 120 feet in height.

Parking:

- Parking requirements are based on respective land uses so the standard requirements of the zoning ordinance apply and will not be altered by this new district.

Only the properties to which LBP is directly applied will be affected by the proposed ordinance changes. In the future, property owners could submit a rezoning application in an effort to have the district applied to their property or have a property already in the LBP district rezoned into another district. As with all rezoning applications, staff would review the proposal against the adopted policies, including Hampton Community Plan (2006, as amended), and deliver a recommendation to Planning Commission and City Council as to whether or not the proposal furthers the City's policies. Planning Commission would vote on a recommendation to City Council, and City Council holds the authority to decide whether or not the proposed change is granted.



Proposed Zoning district, Langley Business (LBP) District, highlighted.

Plans and Zoning History

In the summer of 2016, the Economic Development and Community Development Department staff met with the Langley R&D Park Association and to discuss the process of adding uses to the Langley Research and Development Park and potentially rezoning the park.

Over the next few months several zoning options were explored to expand the list of permitted land uses. Alternatives included amending the existing M-1 District, rezoning to the HRC-2 District, and examining the zoning of Oyster Point and Harbor View Parks as they include mixed uses and identified as primary competitors for business.

In June 2017, staff brought forward a proposal, endorsed by the Economic Development Authority (EDA) that included a Community Plan amendment and a Zoning Ordinance amendment to the Planning Commission. The plan amendment proposed changing the land use from business/industrial to commercial for specific properties at the Park entrances that would pave the way for commercial rezoning of those certain properties. The proposed zoning ordinance amendment would have added permitted land uses to the current M-1 District. The Association supported the plan amendment; however, did not support

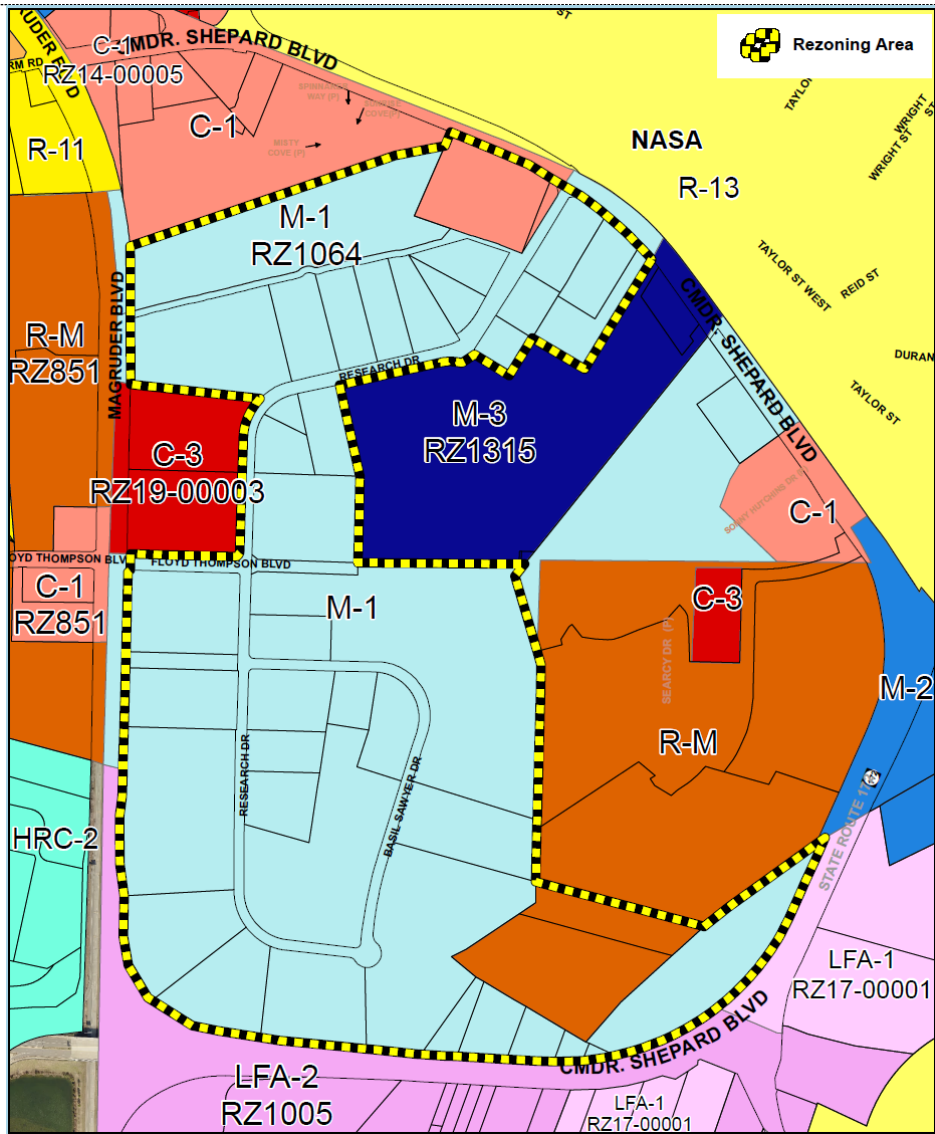
the zoning ordinance amendment. Planning Commission and City Council approved the plan amendment; however, the zoning ordinance amendment was deferred to a later date.

In September 2017, City Council commissioned a group comprised of representatives of the Park Association, Economic Development Authority, and Planning Commission to work toward a consensus on a land use proposal. Facilitated by staff, the group met over the next two years, establishing a vision and goals for the business park, discussing appropriate land uses for the park, and creating a new special zoning district for the park. In May 2019, the group held a public meeting to present their new land use proposal to all the interested property owners within the park, including several adjacent and surrounding property owners.

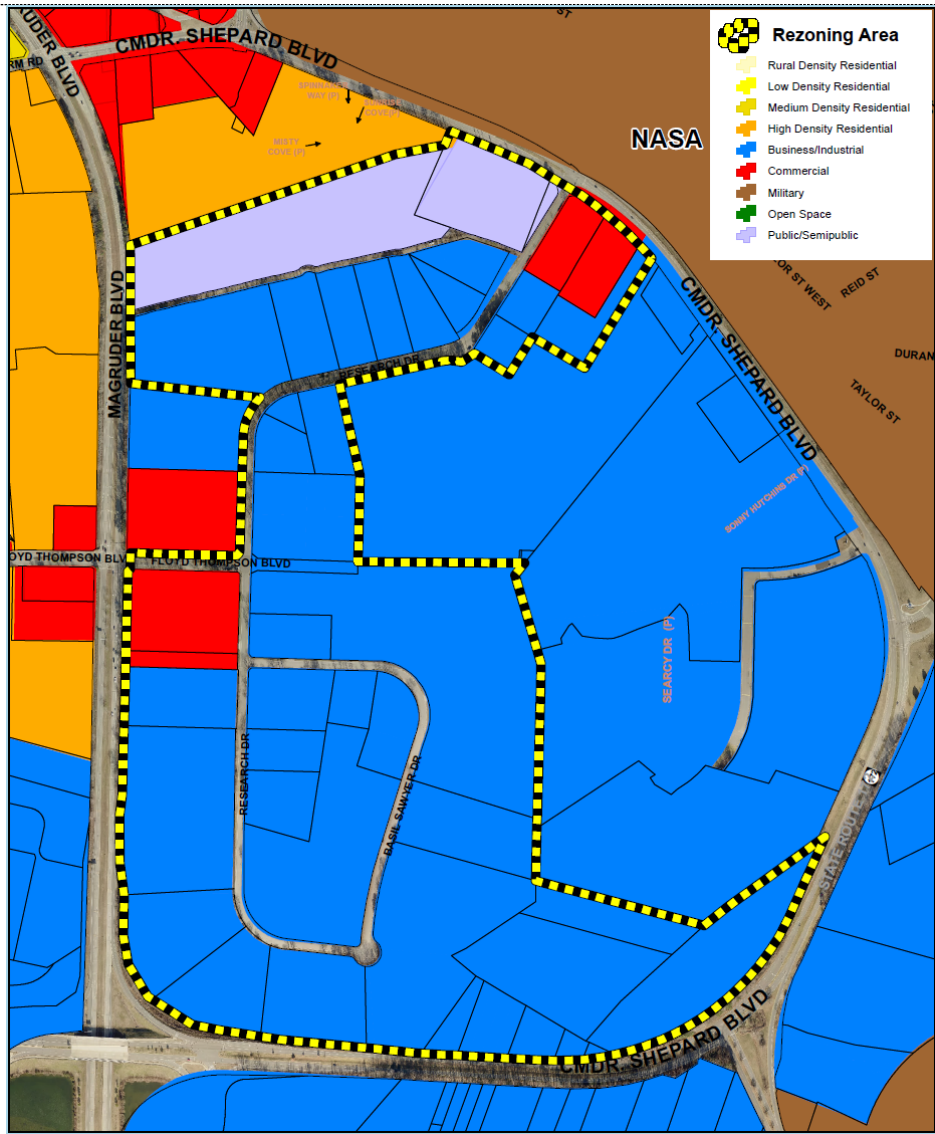
City staff then drafted the proposed Community Plan Amendment (CPA) and the several Zoning Ordinance Amendments necessary to implement the land use proposal. On October 30, 2019, staff presented the CPA and ZOA amendments to the working group and received unanimous support to bring the items forward to Planning Commission and City Council for approval.

Existing Regulations

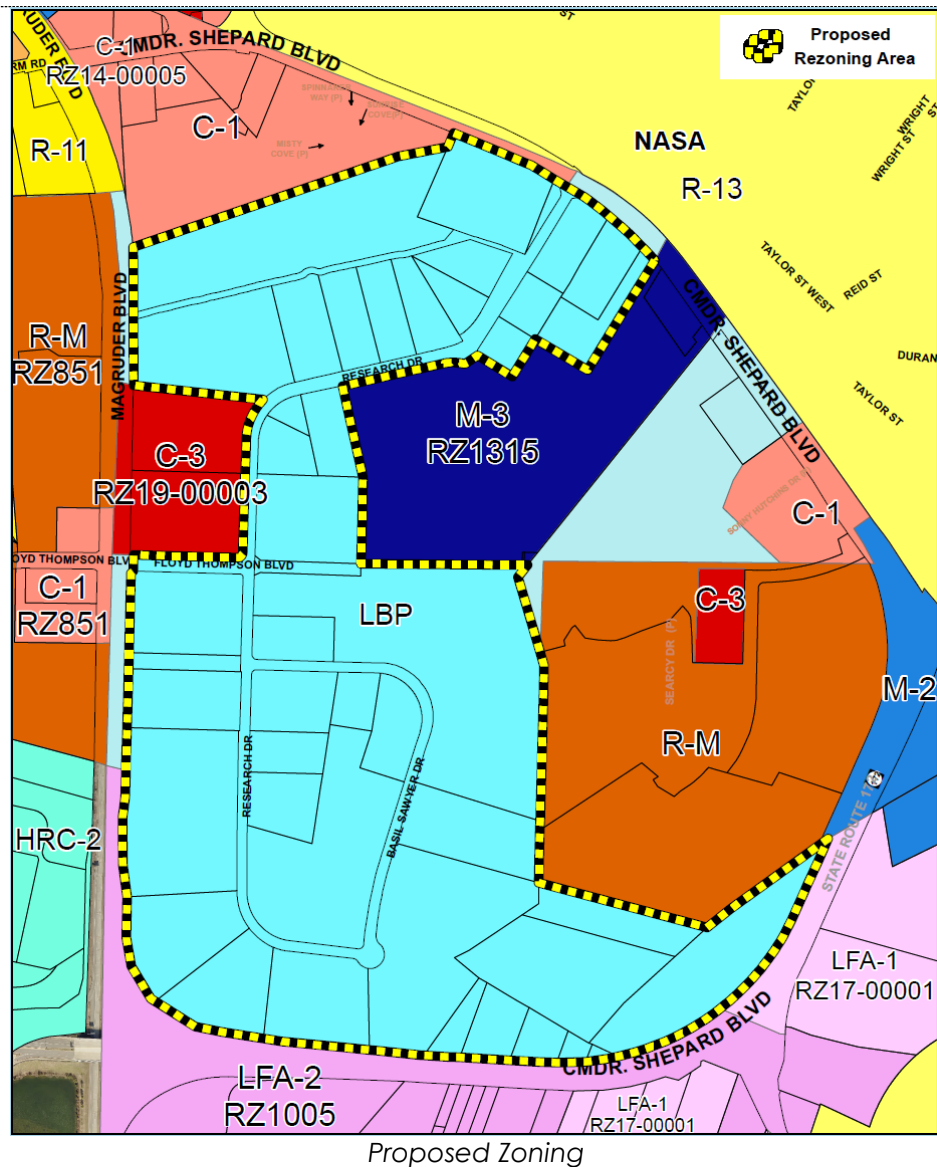
The comprehensive rezoning includes approximately 45 individual parcels, seven (7) of which are either owned by the City of Hampton or the City's Economic Development Authority. The vast majority of parcels are currently zoned Limited Manufacturing (M-1) District; however, two (2) properties are zoned Neighborhood Commercial (C-1) District and two (2) properties are zoned Multiple Residence (RM) District.



Existing Zoning



Existing Land Use



Analysis

Through extensive conversations with representatives from the Langley Research and Development Park Association, Planning Commission, and Economic Development Authority (Stakeholder Group), City staff explored ideas for appropriately expanding the list of permitted uses within the business park. All parties agreed on the basic premise that the list of permitted uses in the park should be expanded in order to enhance its competitiveness as a business/industrial/research park. Part of the analysis, included investigating other business/industrial parks in the region (e.g. Oyster Point Business Park (Newport News) and Harbour View Business Park (Suffolk) to compare their permitted land uses to what is currently permitted in Langley Research and Development Park. This research of other localities provided valuable information of how to proceed with a broader spectrum of uses which would assist in making Langley R&D properties a more attractive investment and job creation location.

Staff's recommendation contains several companion components, all of which come together to accomplish the desired objectives expressed by the Stakeholder Group. The first component is an amendment to the Land Use section of the Hampton Community Plan (2006 as amended) which would designate specific parcels of land as appropriate for commercial uses that would serve the convenience needs of the occupants of the park. Specifically, such parcels, comprising approximately 16.5+ acres, would be located entrances to the part at Magruder Boulevard and

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Floyd Thompson Drive and Research Drive and Commander Shepard Boulevard. The land use designation for these parcels would change from Business/Industrial to Commercial, which would pave the way for these properties to seek a use permit that would allow the desired support retail and/or service use. The second component includes an amendment to the Zoning Ordinance that would create a new special zoning district, Langley Business Park (LBP), which would expand the list of permitted uses within the subject area. Finally, with the new zoning district in place, the subject properties would be rezoned to the new special district, Langley Business Park through approval of this comprehensive rezoning.

This comprehensive rezoning, RZ 19-00005, is accompanied by a proposed Community Plan Amendment, CPA 19-00001; and Zoning Ordinance Amendments: ZOA 19-00009, 19-00010, and 19-00011. This collective proposal is endorsed by the Langley Park Stakeholder Group and the Economic Development Authority. All property owners have been notified of the draft proposal to include the subject Community Plan Amendment, Zoning Ordinance Amendments and Rezoning.

Staff recommends approval of Rezoning No.19-00005.