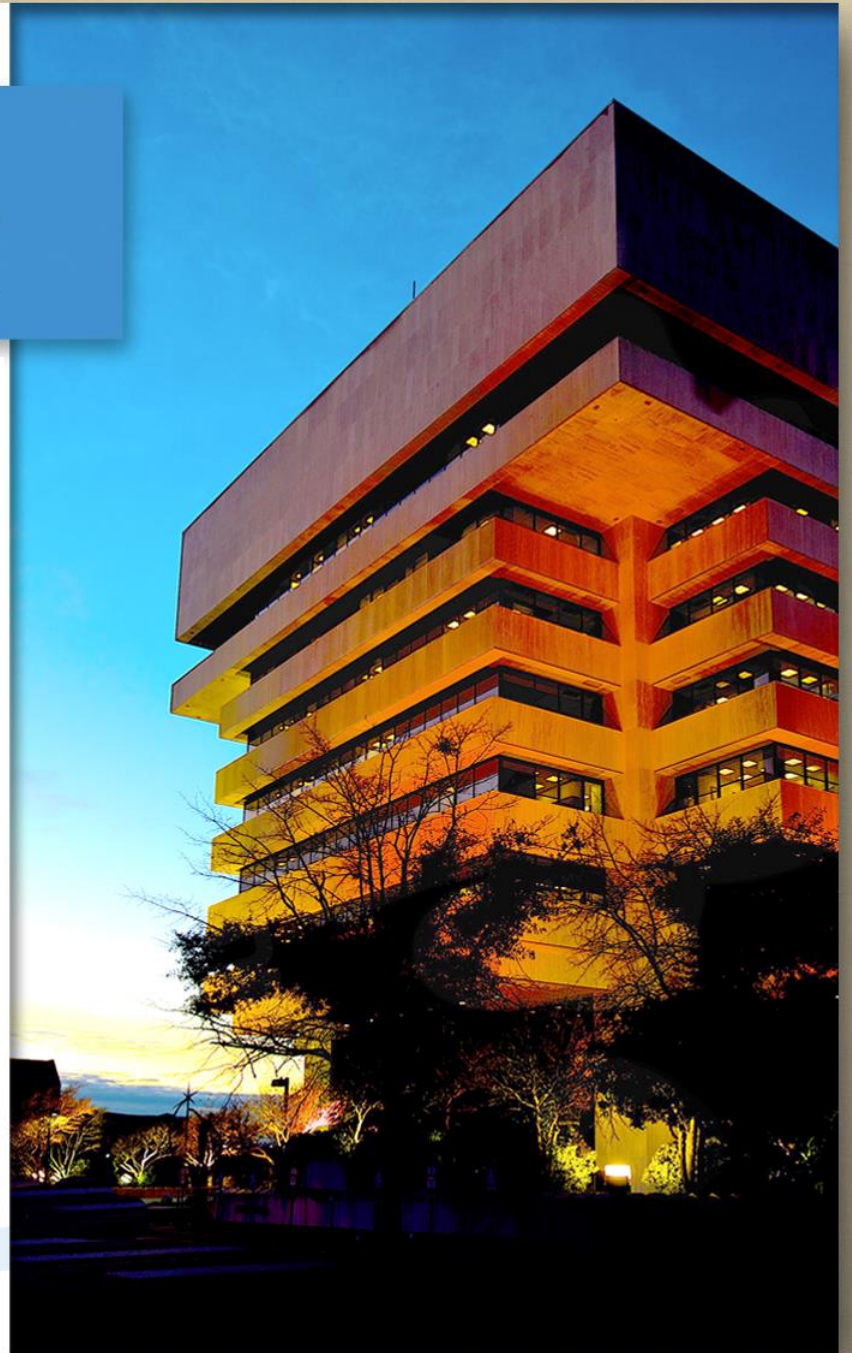


HAMPTON VA

**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

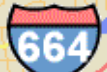
Michaels Woods

Farmington

Coliseum Central

Downtown Hampton

Phoebus



Wythe



Fort Monroe

Chesapeake Bay

James River

Hampton Roads Harbor



Site Location



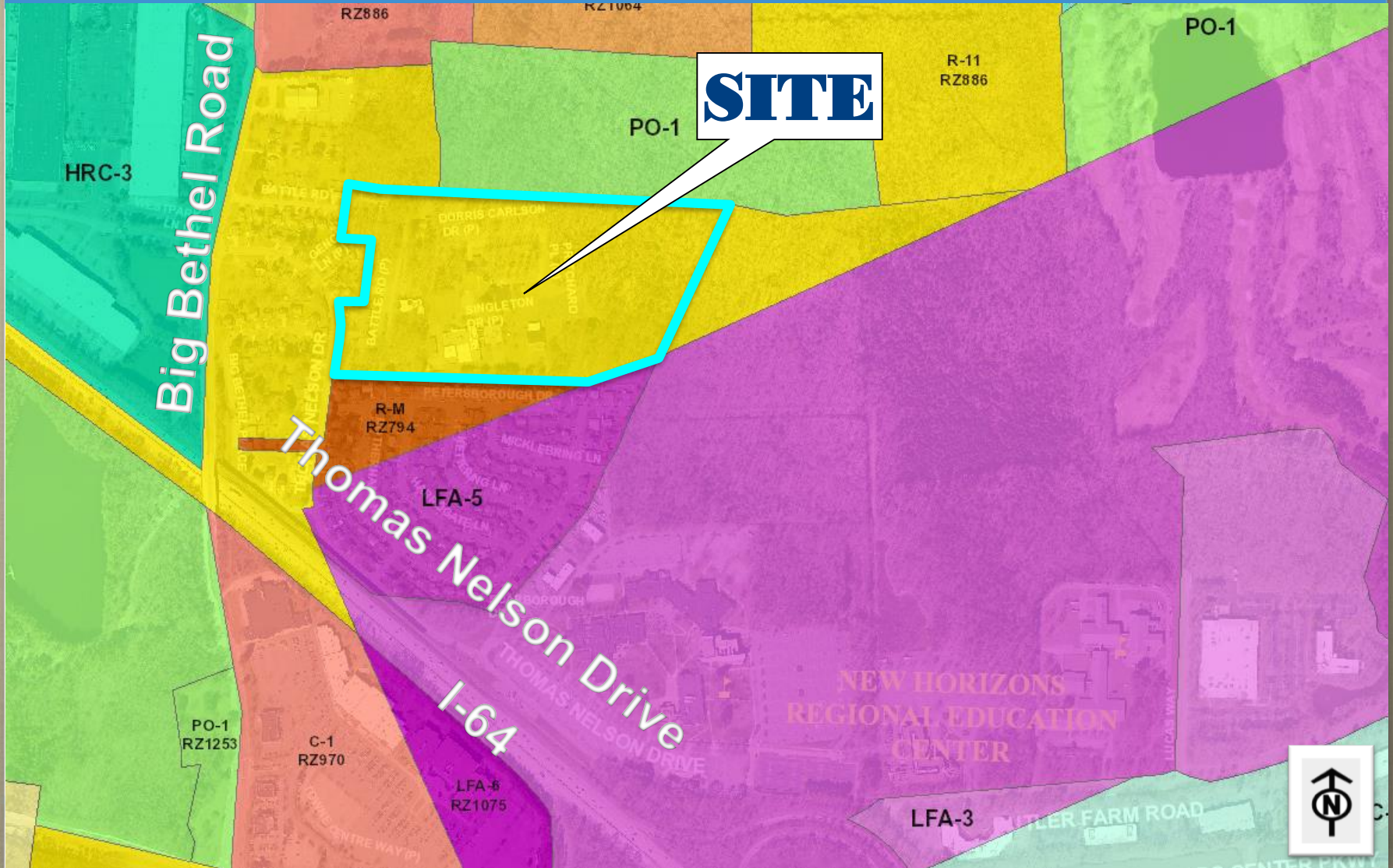
Site Location



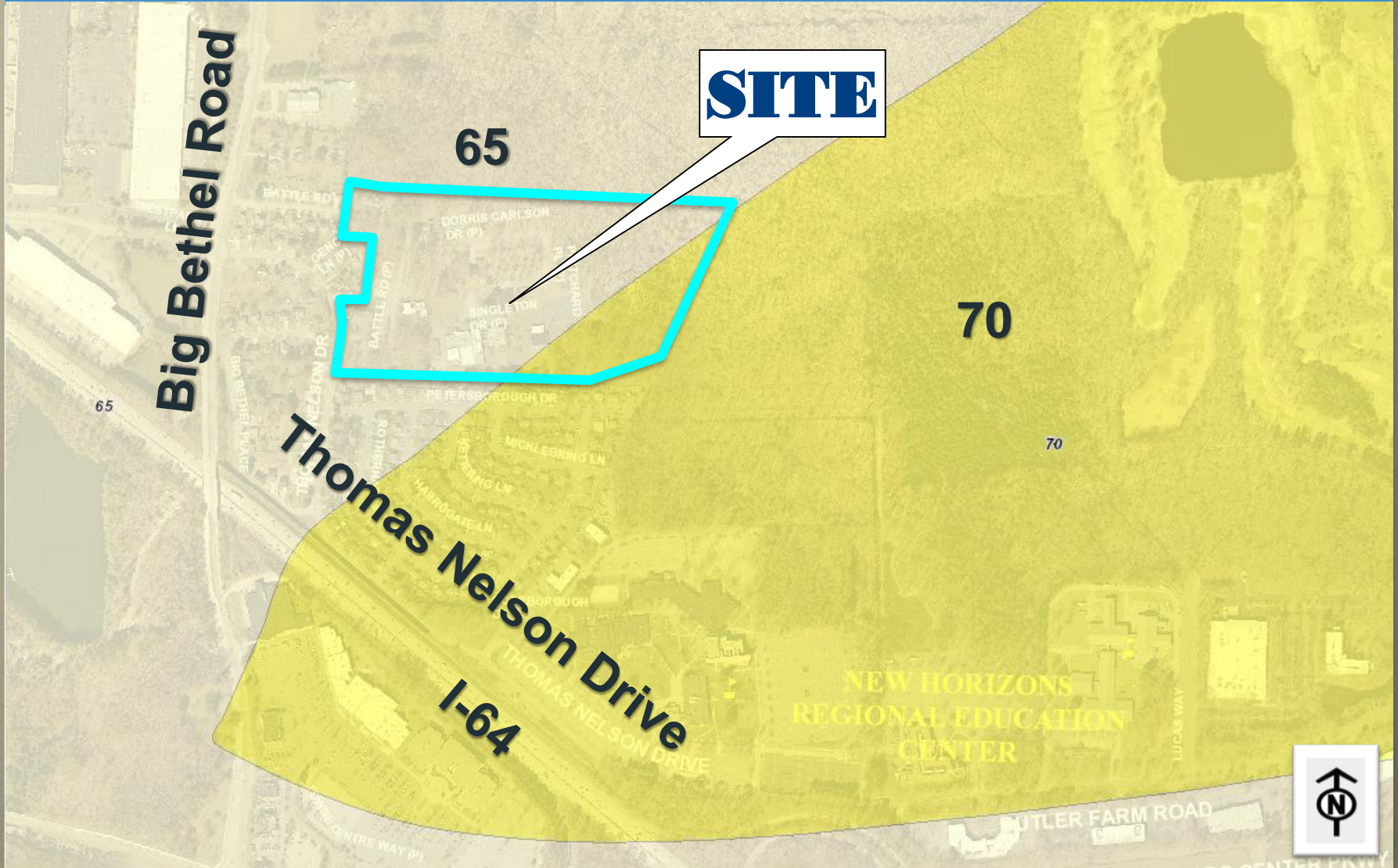
Site Location



Zoning



AICUZ



Big Bethel Road

65

SITE

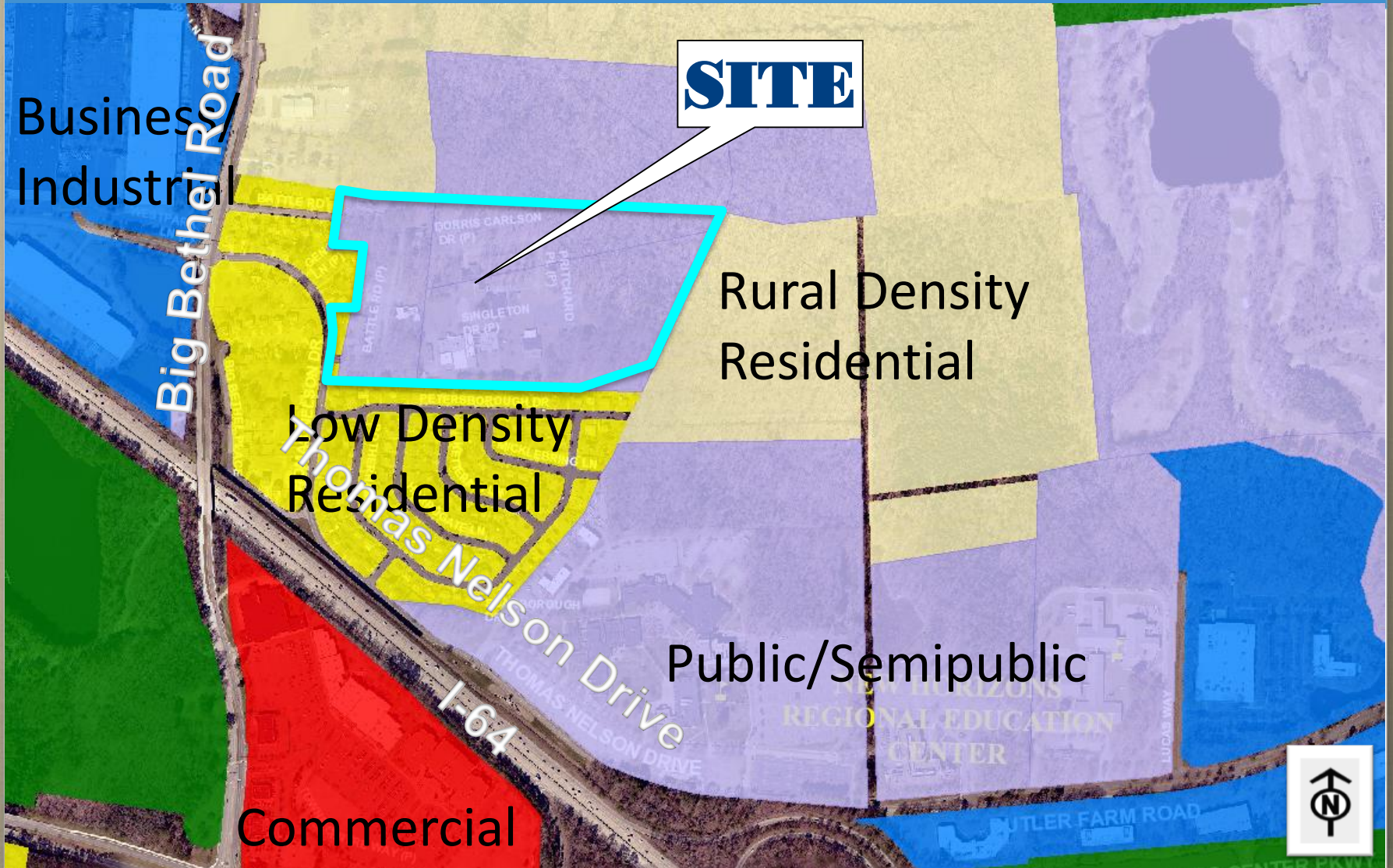
70

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

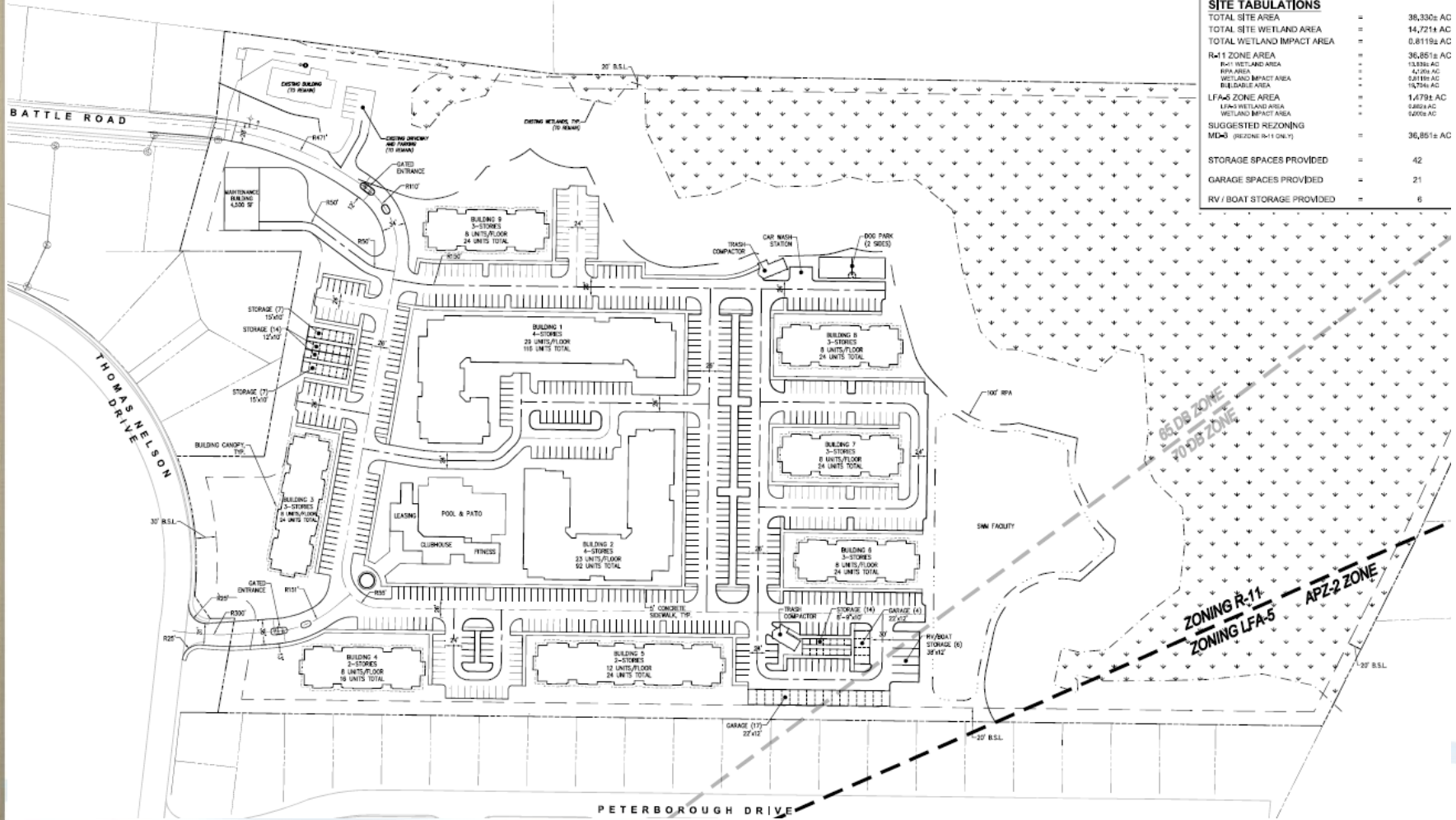
Commercial



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	=	36,300± AC
TOTAL SITE WETLAND AREA	=	14,721± AC
TOTAL WETLAND IMPACT AREA	=	0,8119± AC
R-11 ZONE AREA	=	36,851± AC
R-11 WETLAND AREA	=	13,838± AC
RPA AREA	=	4,709± AC
WETLAND IMPACT AREA	=	8,078± AC
BUILDABLE AREA	=	16,794± AC
LFA-5 ZONE AREA	=	1,479± AC
LFA-5 WETLAND AREA	=	2,689± AC
WETLAND IMPACT AREA	=	1,609± 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



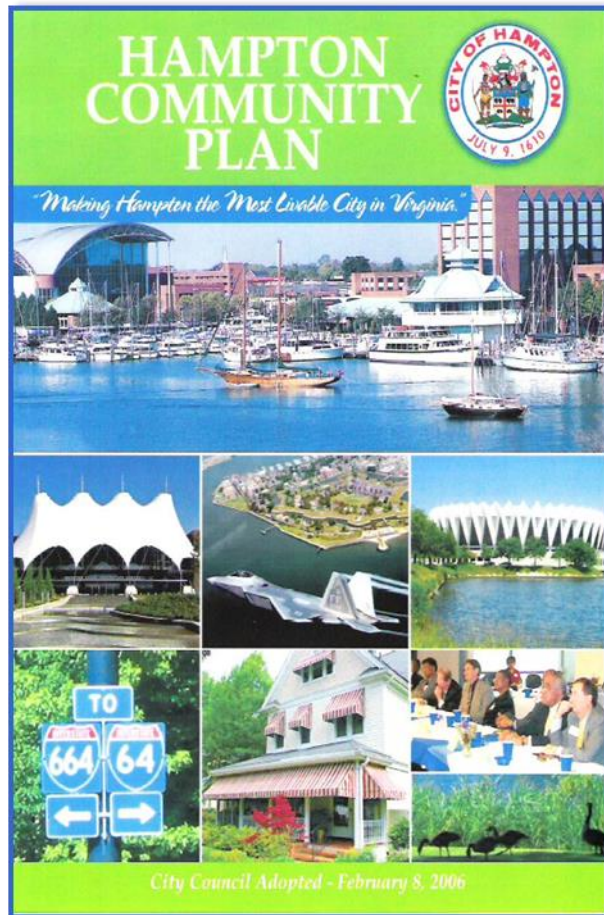
THREE-STORY BUILDINGS: ELEVATION AT ENTRANCE
MATERIAL KEY

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)