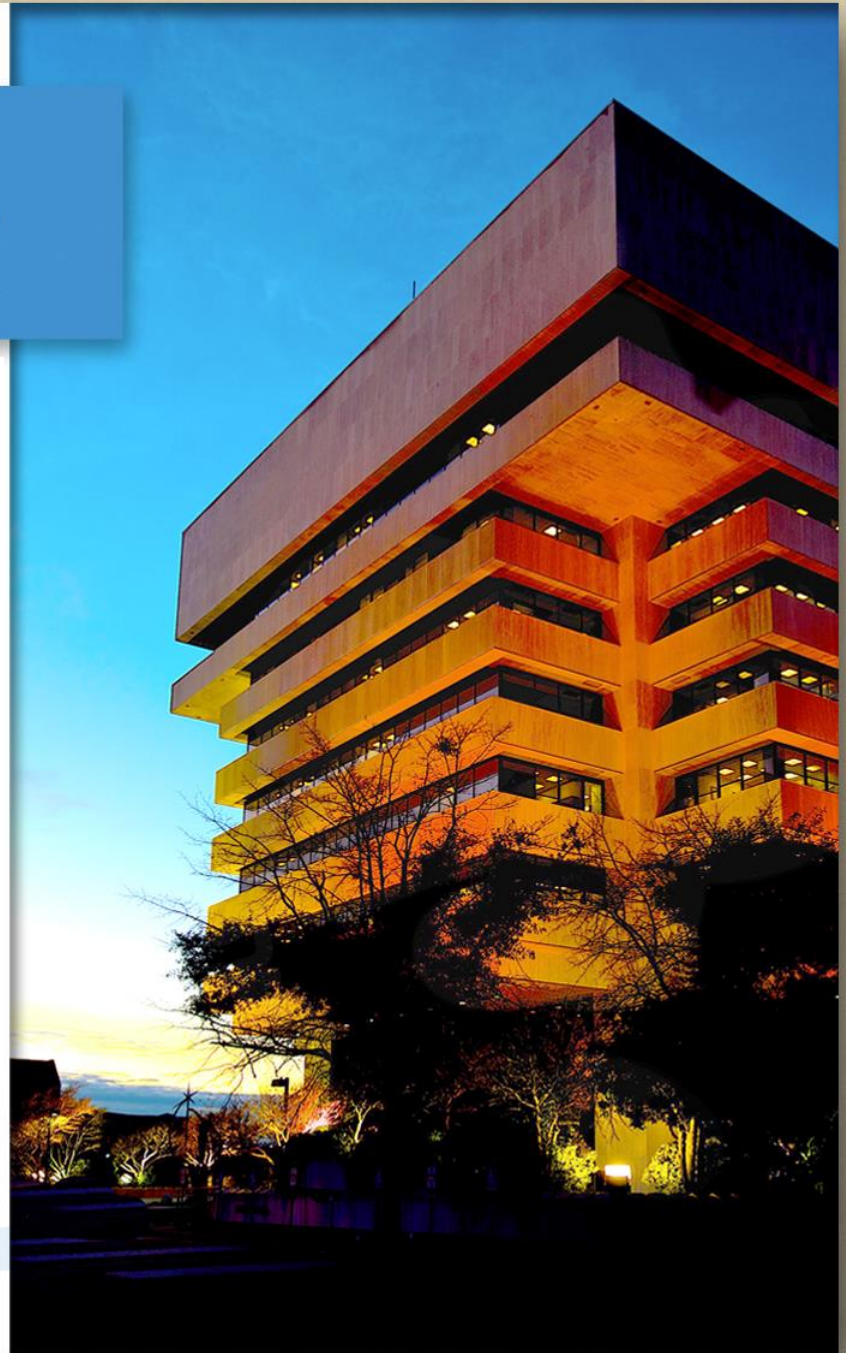


HAMPTON VA

#22-0290

***NorthPoint Hampton
Commerce Center
LLC***

City Council
November 9, 2022

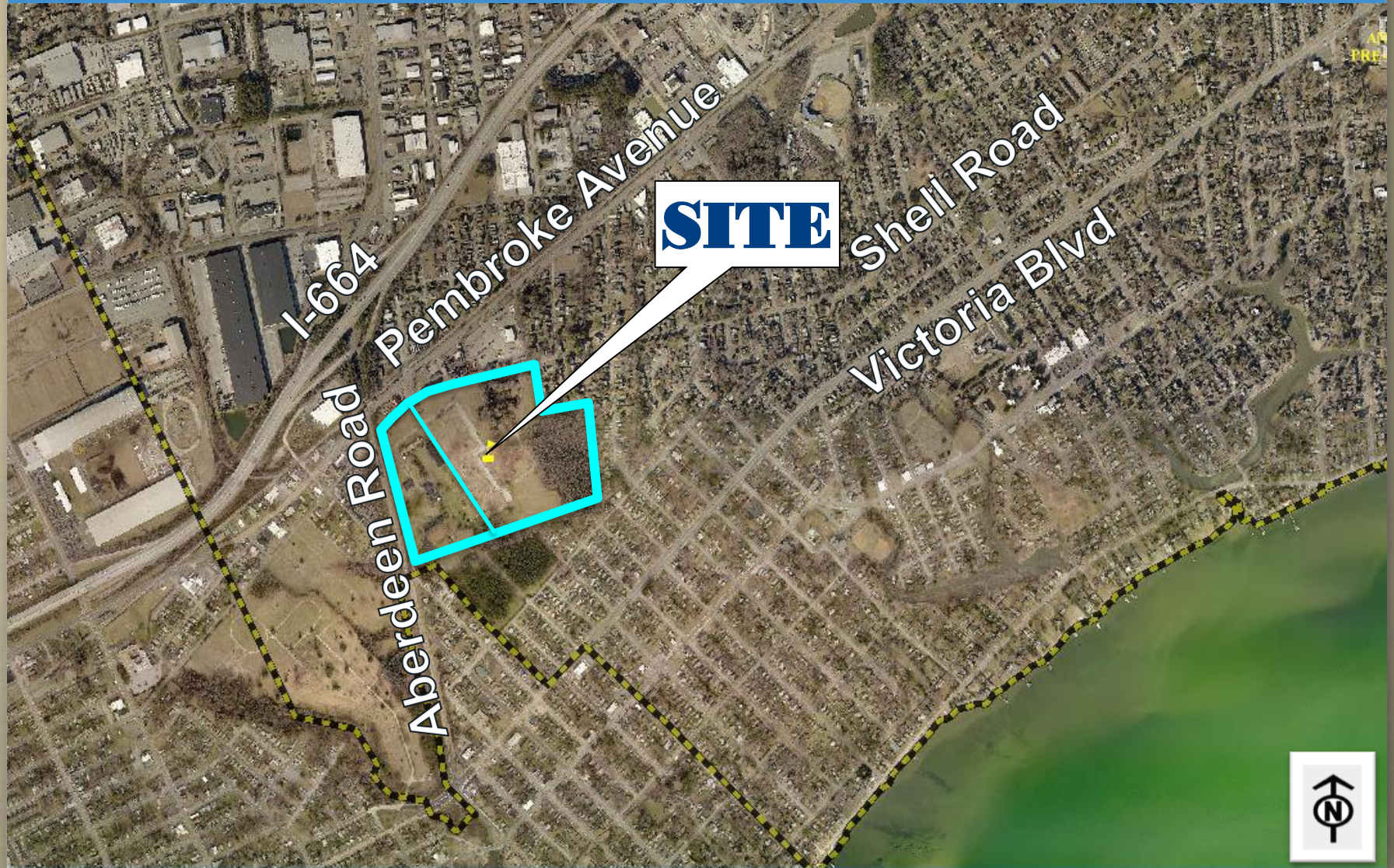


Application

Rezoning ± 63.43 acres
from
R-13 to M-2



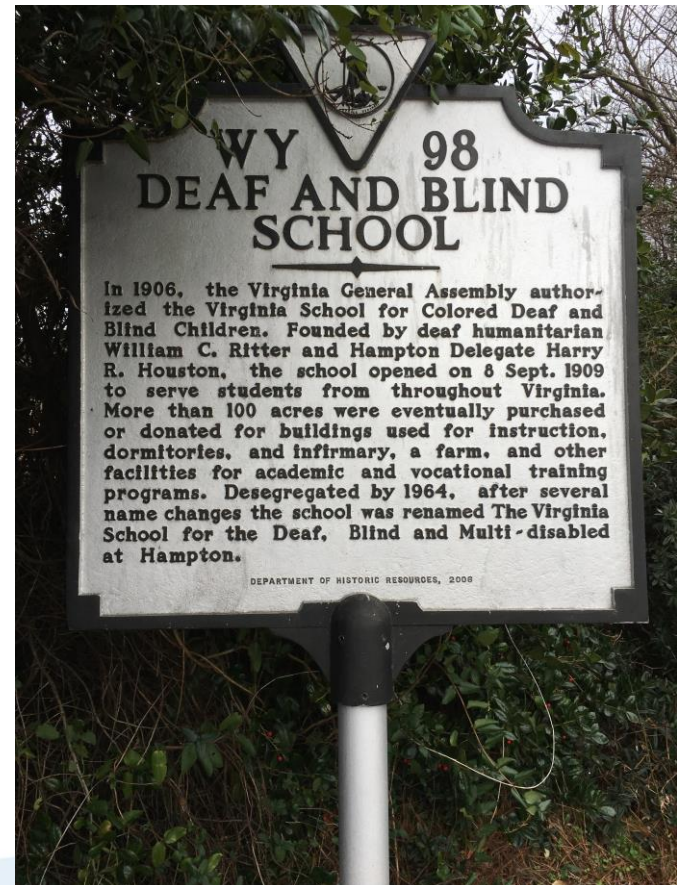
Site Location



Site History

Virginia School

- The “Virginia State School for Colored Deaf and Blind Children” was established by the General Assembly in 1906 and officially opened in 1909
 - The name was changed multiple times, and was ultimately named in the 1980's the “Virginia School for the Deaf, Blind, and Multi-Disabled at Hampton”
- The school was operated by the state
- The Virginia School closed in 2008 when it was consolidated with the Virginia School for the Deaf and Blind in Staunton



Site History

Phenix Industrial Parcel

- In 1908, 20.09 acres were conveyed from the Old Dominion Land Company (ODLC) to the state for the specific purpose of establishing and operating the school
 - Deed included a reverter clause
- In 1947, ODLC dissolved
- On June 30, 2008 the school permanently closed
 - This activated the reverter
- In 2012, the General Assembly quitclaimed any interest it had to substitute trustees of ODLC
 - Trustees were legally permitted to sell the property
- In 2019, the property was purchased by Phenix Industrial LLC



Site History

Economic Development Authority Parcel

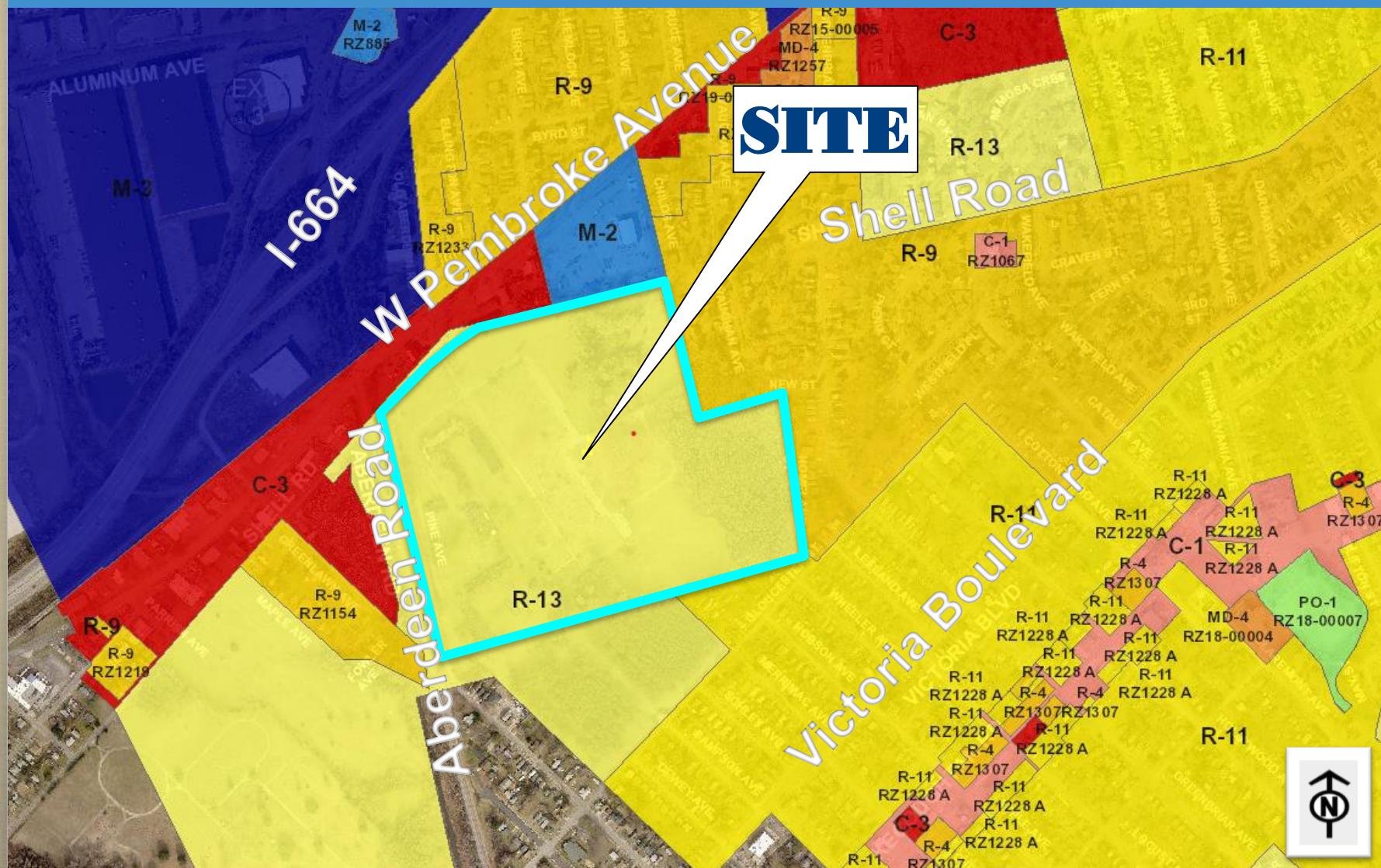
- Property acquired over time by the Commonwealth of Virginia without a reverter clause
- On December 22, 2010, the Commonwealth of Virginia conveyed the 42.21 acres to the City of Hampton for \$2.5M
- In 2016, the City conveyed the property to the Economic Development Authority (EDA)



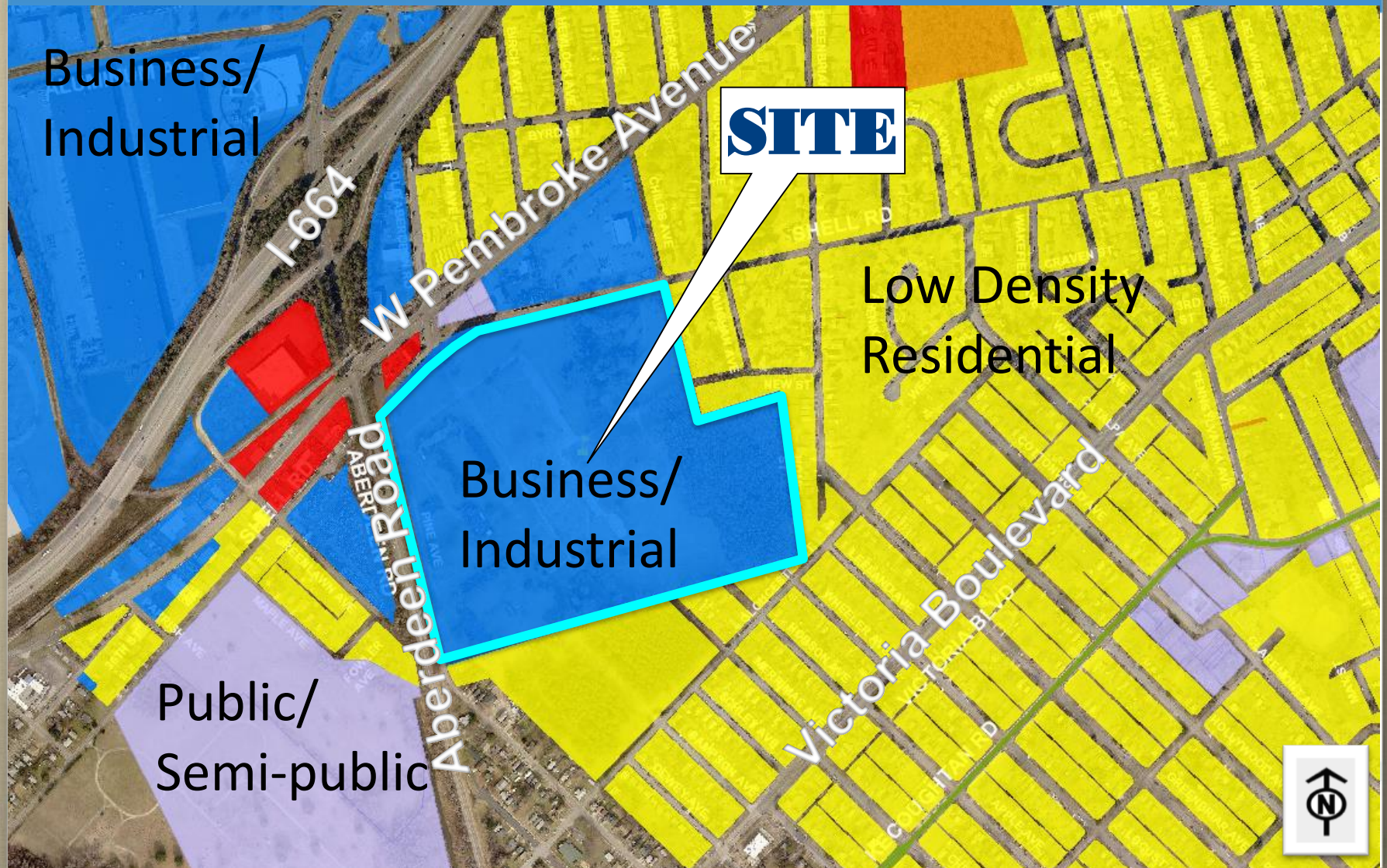
Site History



Zoning



Future Land Use Plan



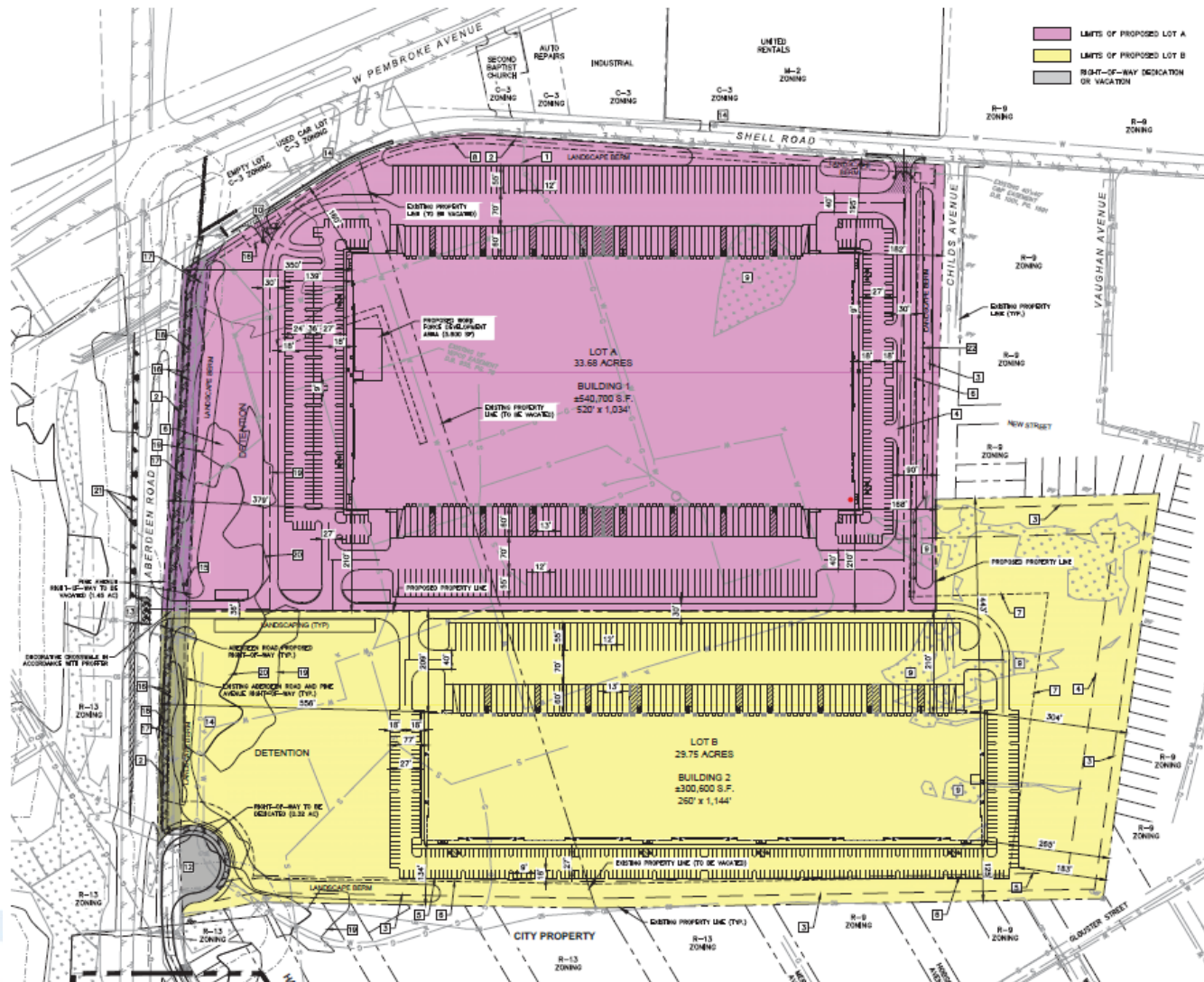
Community Meetings

- **March 8, 2022** - small group meetings with local faith community leaders & neighborhood group leaders
- **March 8, 2022** – at-large community meeting held at Third Baptist Church
- **April 11 and 12, 2022** - small group meetings held with different neighborhood leaders
- **May 12, 2022** - Individual meeting with homeowners on Childs Ave.
- **June 27, 2022** – at-large community meeting held at the Boys and Girls Club

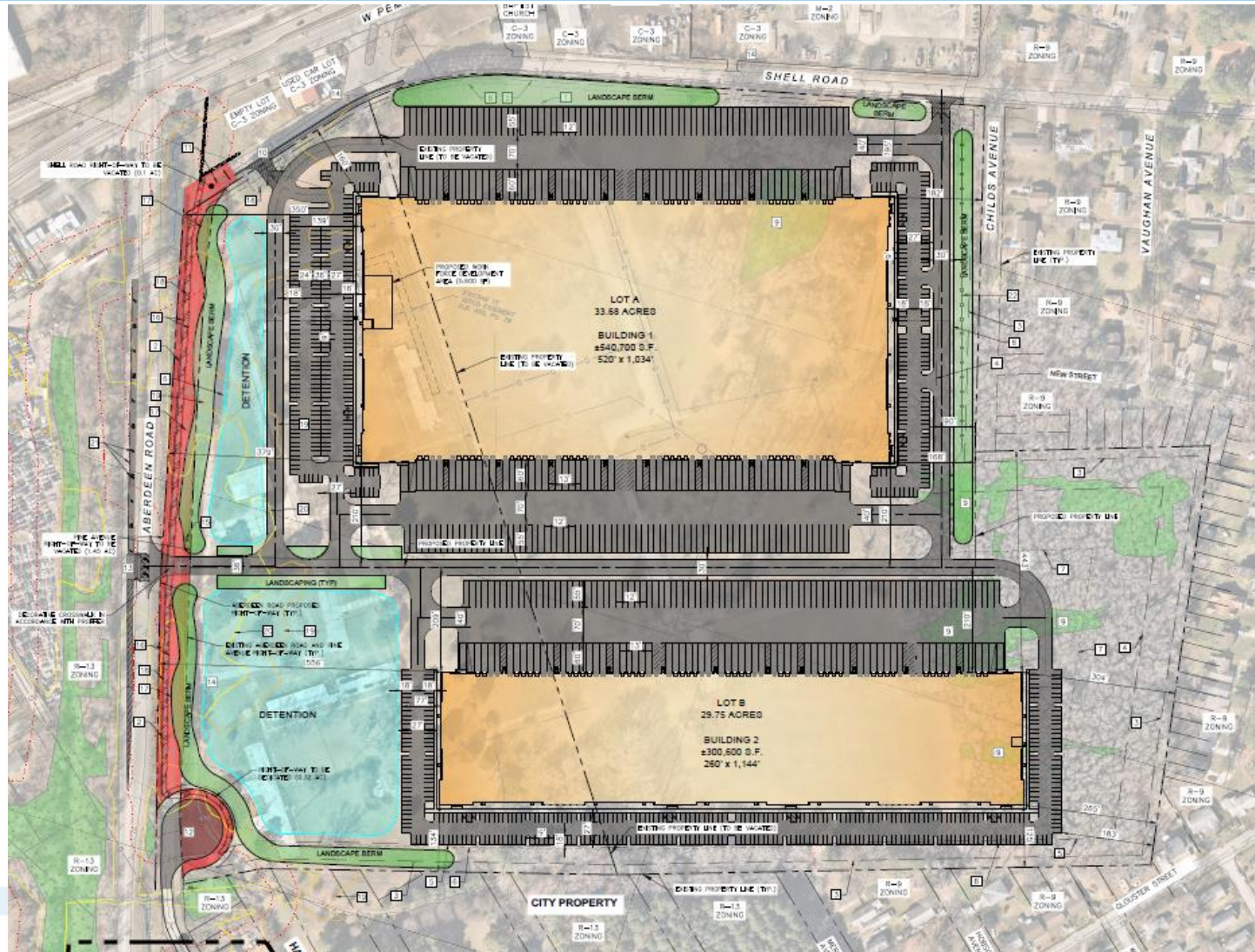
Existing Parcel Plan



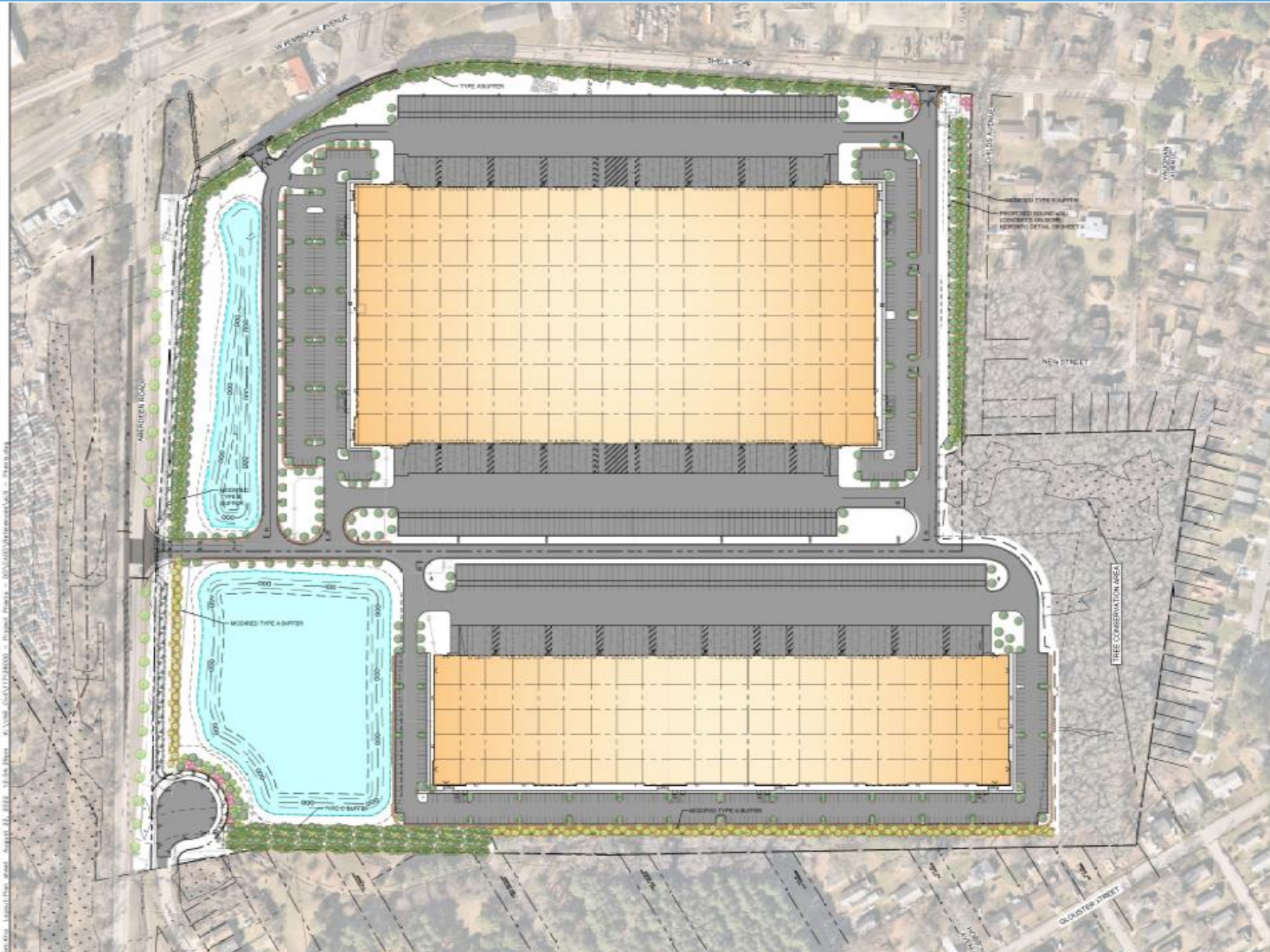
Proposed Parcel Plan



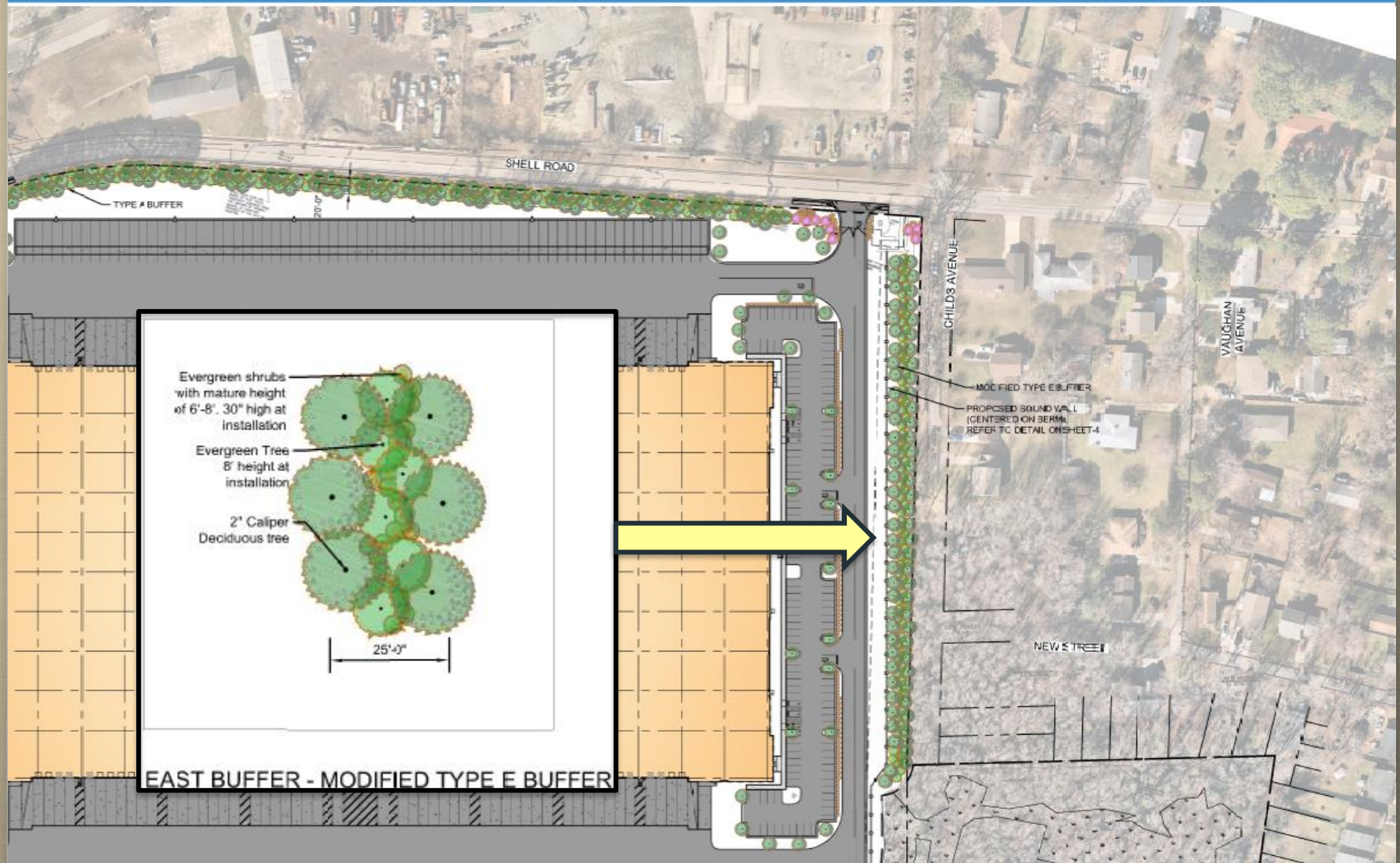
Proposed Concept Plan



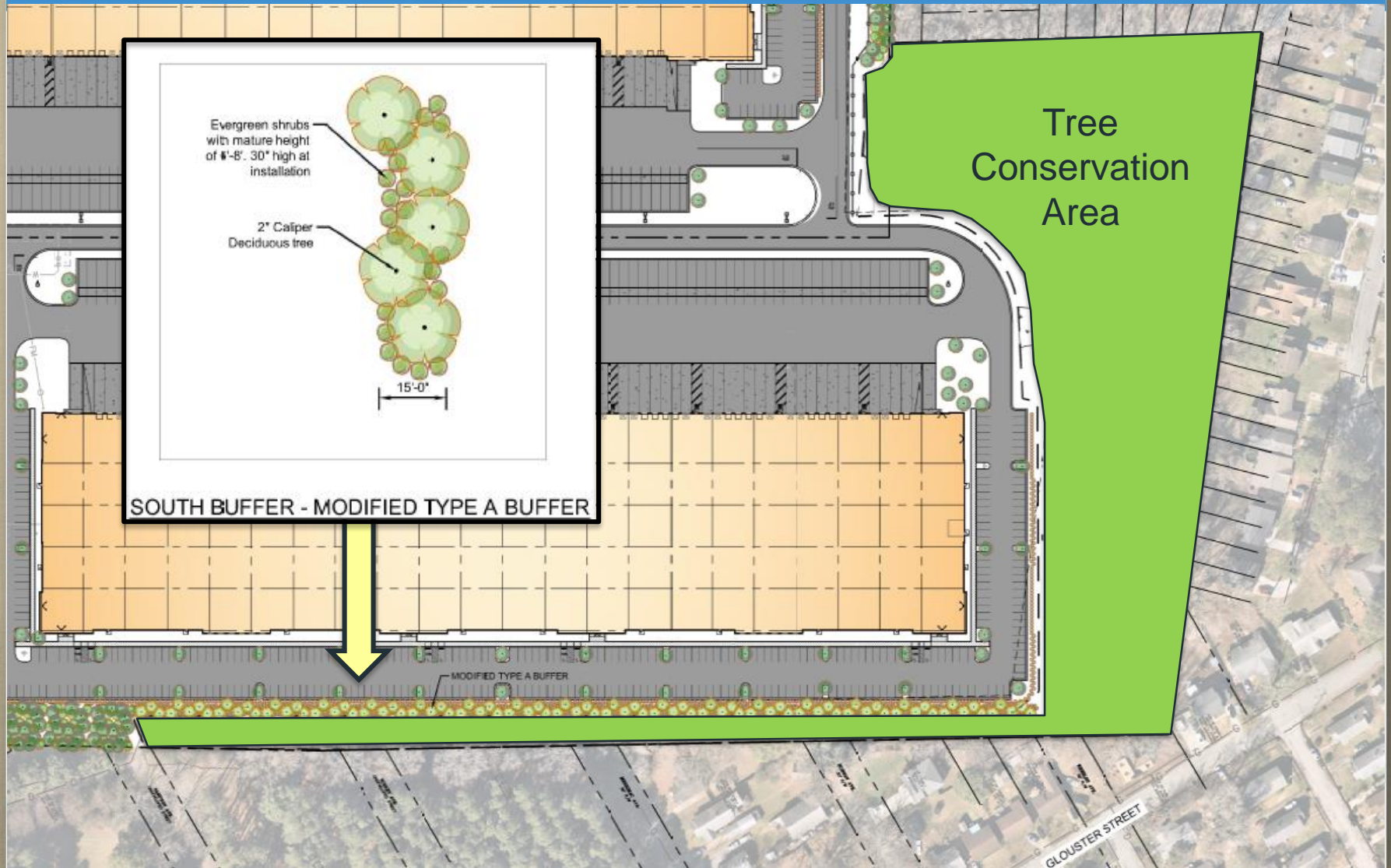
Proposed Landscape Plan



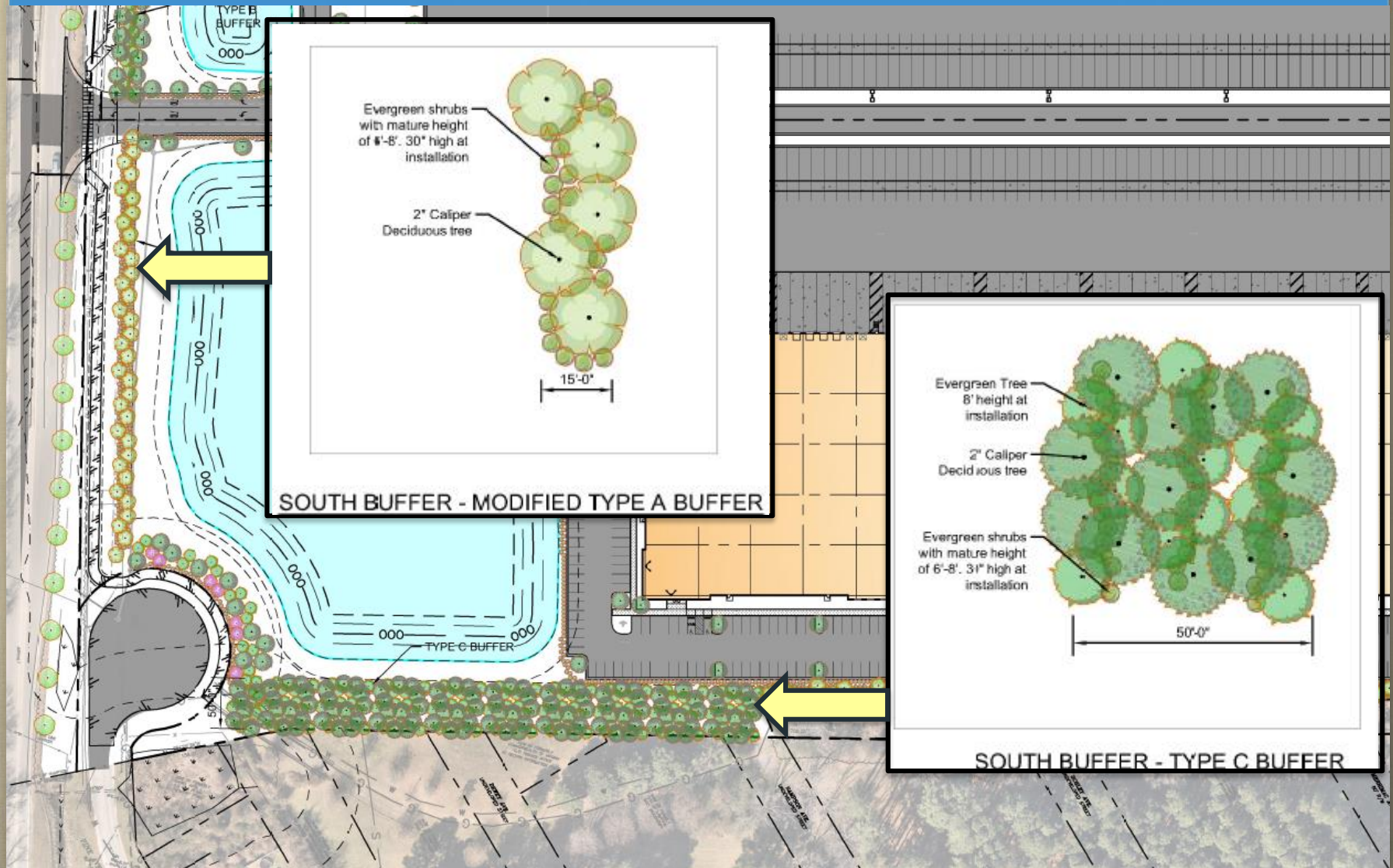
Proposed Northeast Buffer



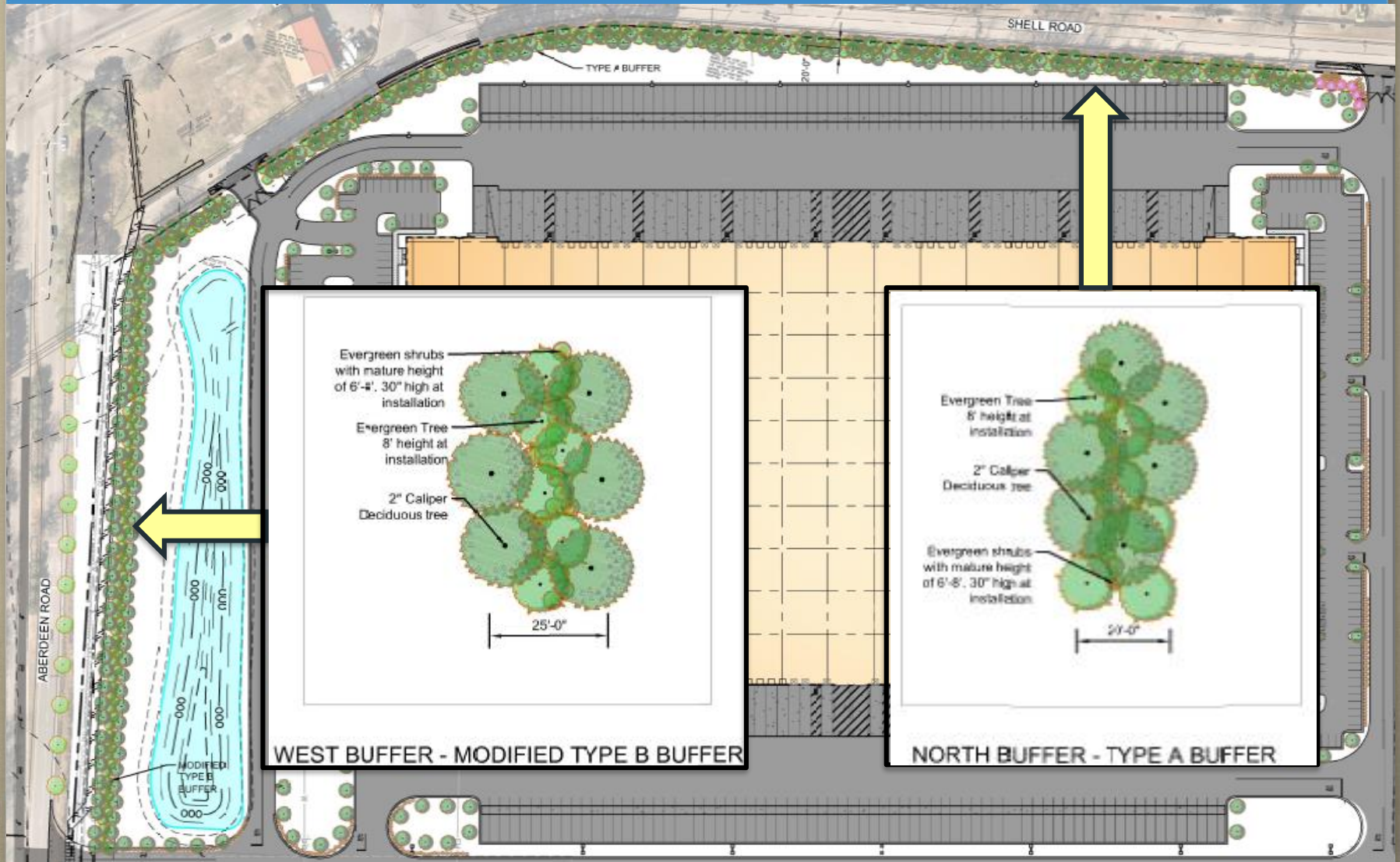
Proposed Southeast Buffer



Proposed Southwest Buffer



Proposed Northwest Buffer

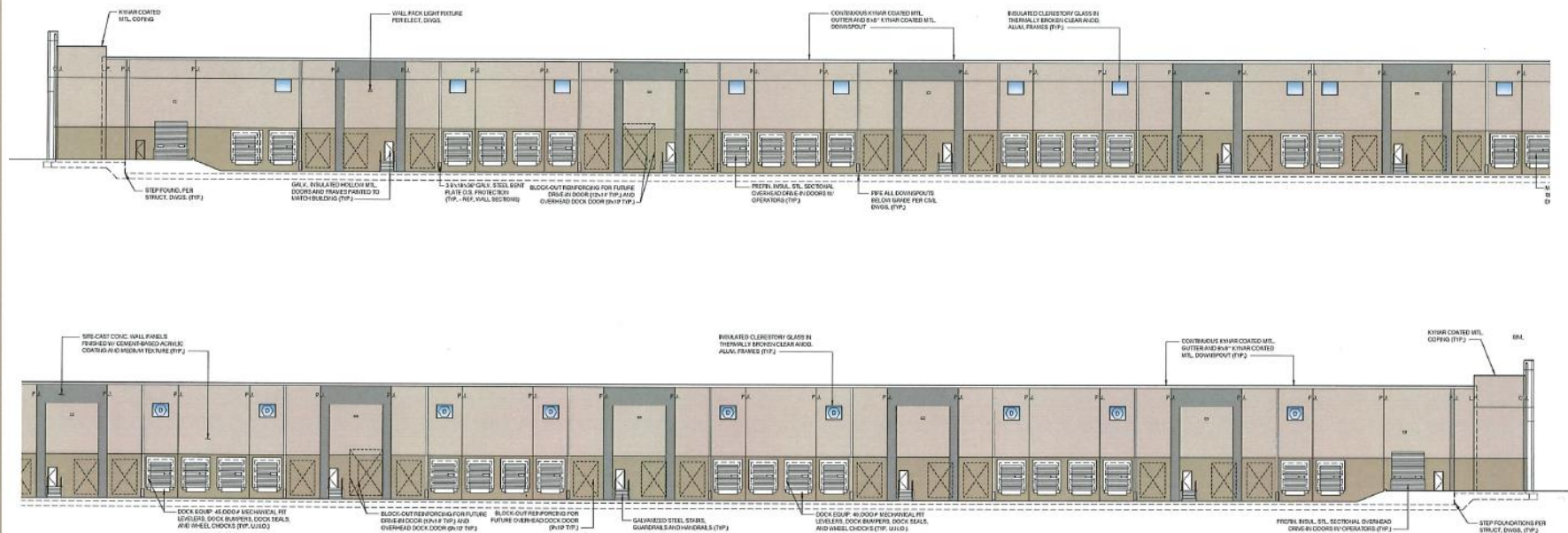


Building 1 Front/Rear Elevation

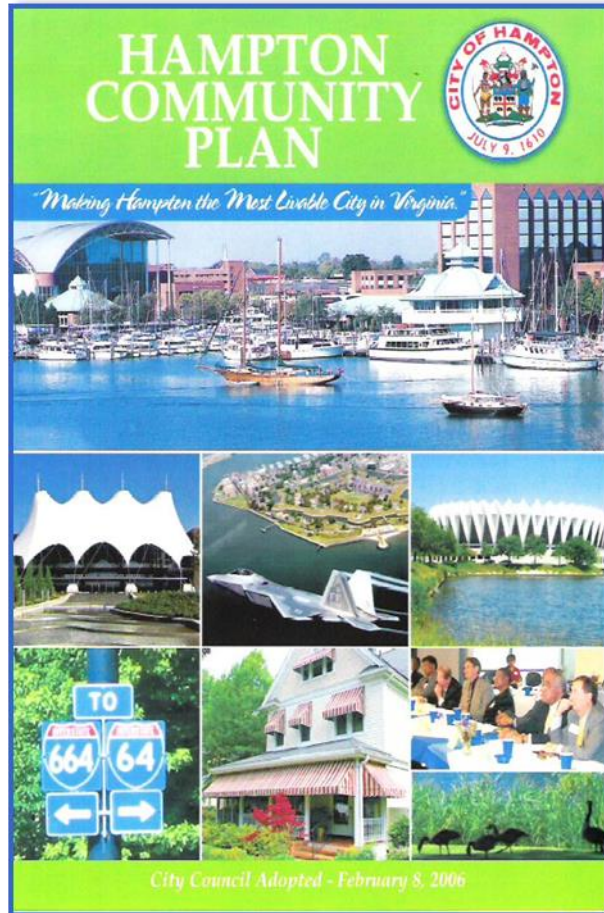


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Building 2 Rear Elevations



Public Policy



Hampton Community Plan (2006, as amended)

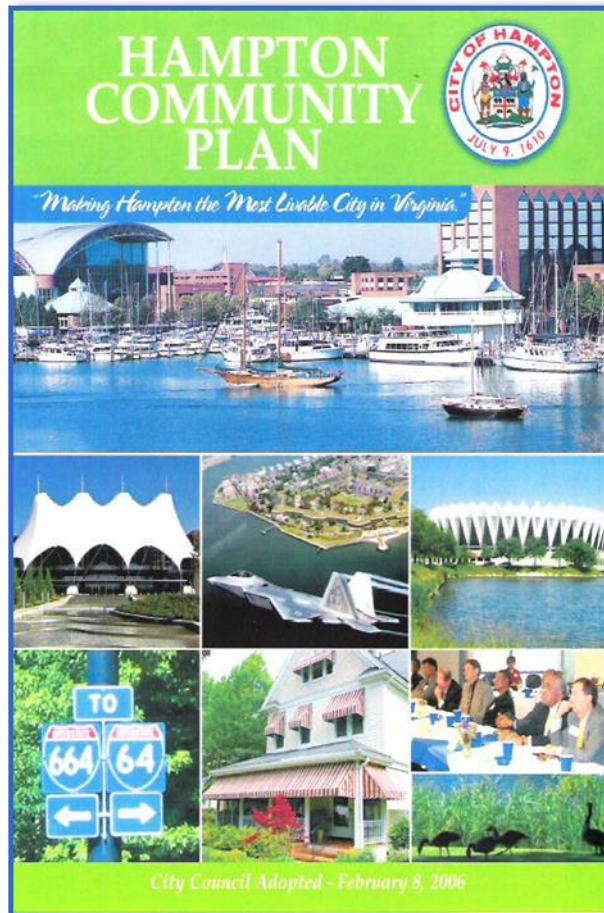
Evaluate land use proposals from a regional, city-wide, & neighborhood perspective.

Retain, expand, and attract businesses that provide jobs with family supporting wages.

Foster the successful redevelopment of well-situated vacant and underutilized commercial and industrial properties within the city.

Safeguard the integrity of existing residential neighborhoods.

Public Policy



Promote high quality design & site planning that is compatible with surrounding development.

Preserve and protect existing mature trees in new development and redevelopment.

Create connecting paths for pedestrians and bicyclists in new developments and existing neighborhoods.

Proffered Conditions

- Permitted uses:
 - Office: general, government, laboratory or research;
 - Machine shop or light metal fabrication;
 - Manufacturing/processing/treatment 1, excluding firearms, tools, dies, meat and poultry products, furniture and light wood products
 - Manufacturing/processing/treatment 4;
 - Warehouse/distribution center
 - Wholesaler

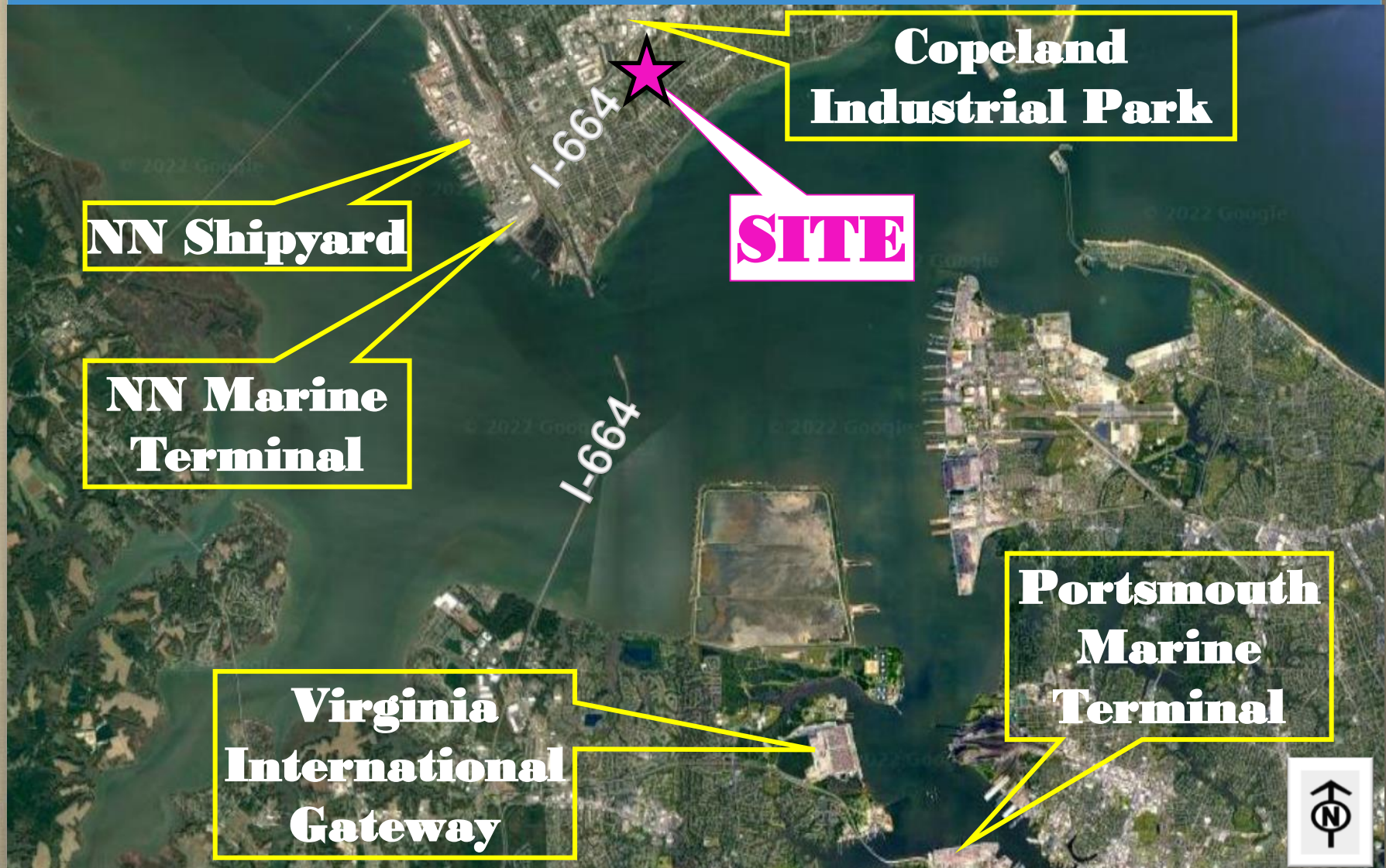
Proffered Conditions

- Limitations on permitted uses:
 - Vehicle repair, sales, storage
 - Blacksmith
 - Freezing plant
 - Ice storage
 - Manufacturing/processing/treatment of baked goods, dairy products, seafood
 - Storage/distribution of flammable liquids
 - Equipment rental, contractor's storage
 - Manufacturing/processing/treatment of batteries, metal, leather, paint, tobacco

Proffered Conditions

- Concept Plan
- Landscape Plan:
 - Buffers
 - Sound wall
- Access limited to Aberdeen Road (signalized intersection)
- Shared use path
- Building Elevations (Building Materials)
- Idling of vehicles

Regional Map



Staff Analysis

Consistent with Community Plan policies

Meet regional need for Class A
warehousing & distribution

Job creation & workforce development

Provisions to safeguard the residential
community:

- Landscape Buffers
- Sound Wall
- Traffic limited to Aberdeen Road
- Storm water runoff contained on-site

Natural systems protected

Rezoning Recommendation

Staff recommends approval of
#22-0290 with 12 conditions

Planning Commission recommends
denial of #22-0290

Vacation Recommendation

Staff recommends approval of
#22-0316