

STAFF EVALUATION

To: City Council

Prepared By: Mike Hayes, AICP 728-5244
Reviewed By: Bonnie Brown, Deputy City Attorney

Case No.: Rezoning Application No. 20-00004 Date: June 10, 2020

General Information

Applicant Bluewater Yacht Sales, L.C.

Property Owner City of Hampton

Site Location 90 & 92 Marina Road [LRSN 2002669 & 2002670]



Requested Action	To rezone 90 & 92 Marina Road [LRSN 20002669 & 2002670] from One Family Residential (R-13) district to Light Manufacturing (M-2) District.
Description of Proposal	To facilitate the expansion of Bluewater Yacht Sales operation; boat sales, boat repair, and accessory storage. No new buildings are contemplated at this time. Additionally, operations on these properties would not include engine repair, exterior sanding, or spray painting.
Existing Land Use	Parking lot for the Sunset Creek boat ramp.

Zoning

One Family Residential (R-13) District.

A portion of the property closest to Marina Road falls within the boundaries of the AE 7 Flood Zone Overlay (O-FZ) District while much of the property falls within the Z shaded (also known as X-500) designation and a small portion in the southeast corner is unshaded. If new development is proposed at some point in the future, these designations could affect the design and construction of the improvements.

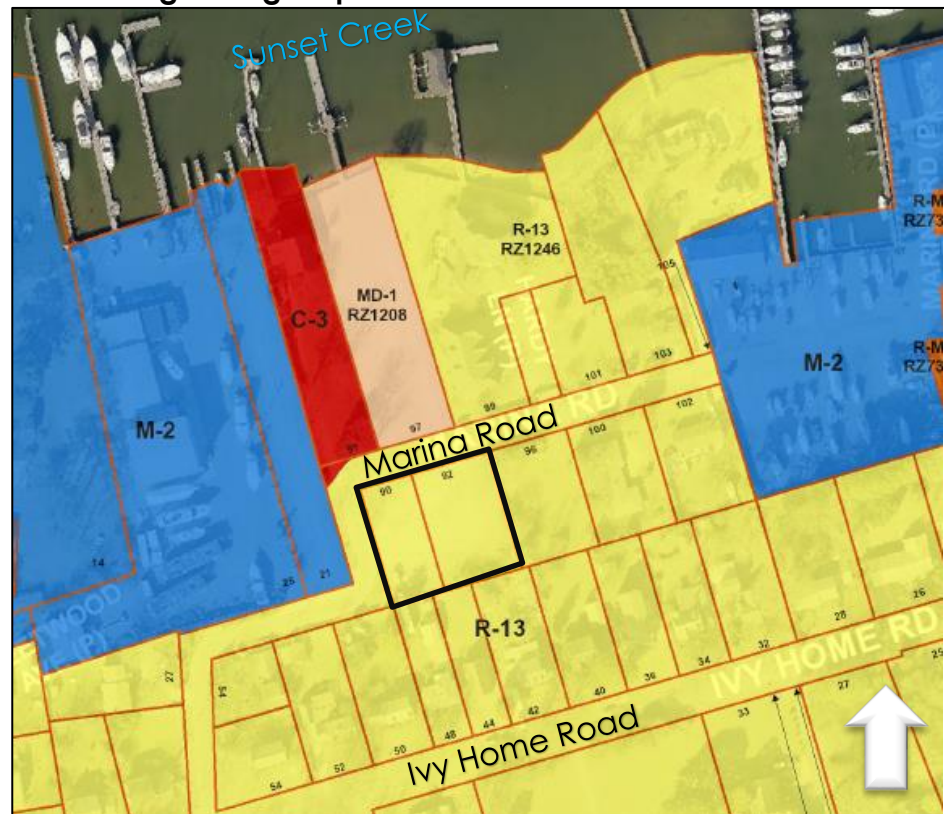
Surrounding Land Use and Zoning

North: General Commercial (C-3) District, Multiple Dwelling (MD-1) District, One Family Residential (R-13) District – a portion of Bluewater Yacht's facility, vacant land, and a single family residence

South: One Family Residential [R-13] District – single family residences

East: One Family Residential [R-13] District – vacant lot, single family residences

West: Light Manufacturing (M-2) District – Bluewater Yacht Sales' facility

Surrounding Zoning Map:*Public Policy*

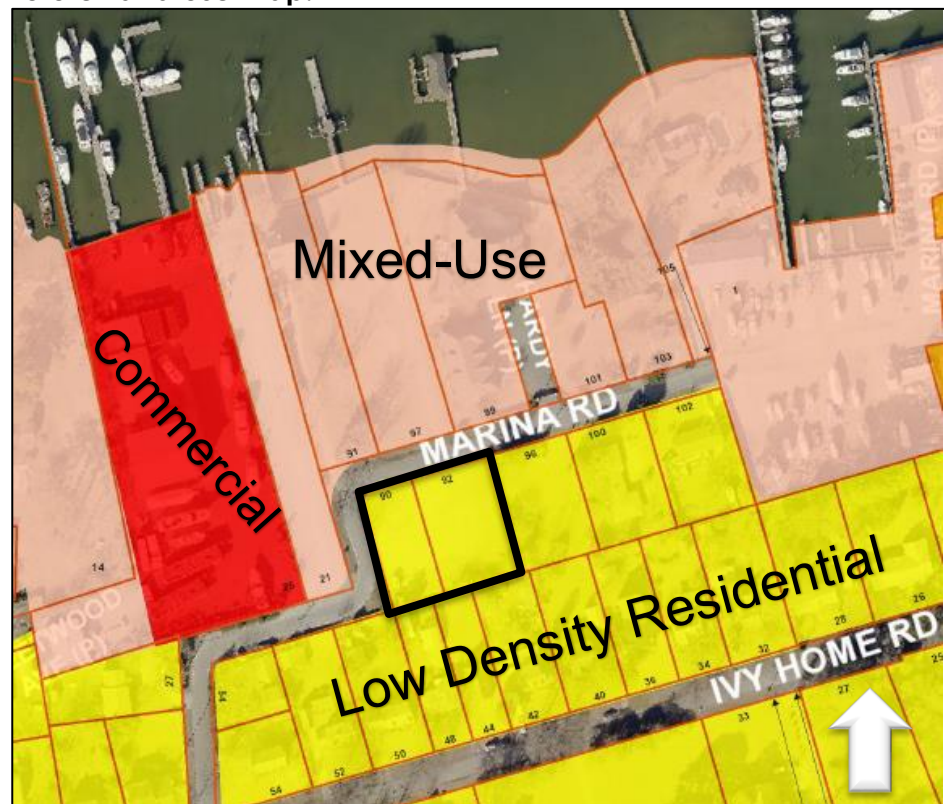
The Hampton Community Plan (2006, as amended) is adopted as the guiding policy document for the City of Hampton. The future land use map recommends low density residential land use for these lots. The Hampton Community Plan also includes the following policy recommendations pertinent to this case:

Land Use and Community Design:

LU Policy 4: Evaluate land use proposals from a regional, city-wide, and neighborhood perspective.

LU Policy 6: Support the City's economic development priorities: high wage jobs in targeted segments, etc.

LU Policy 7: Safeguard the integrity of existing residential neighborhoods.

Future Land Use Map:**Community Facilities**

The Community Facilities section of the Community Plan recognizes the Sunset Creek boat ramp as an important asset to the community and its access to the water.

CF Policy 32: Increase public/private partnerships within the community at the local and regional level for recreational programs and activities such as... boat ramps...

Economic Development:

ED Policy 1: Retain, expand, and attract businesses that provide jobs with family-supporting wages.

ED Policy 4: Nurture small and start-up businesses.

ED Policy 10: Foster the successful redevelopment of well-situated vacant and underutilized commercial and industrial properties within the city.

<i>Traffic Impacts</i>	The change in use is not expected to be detrimental to traffic patterns in the area.
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Analysis

Rezoning Application No.20-00004 is to rezone two lots currently serving as parking for the boat ramp across the street on Sunset Creek from the One Family (R-13) District to the Light Manufacturing (M-2) District to facilitate the expansion of applicant Bluewater Yacht Sales, L.C.'s operations. The City has identified the boat ramp at Fort Monroe as another option for boaters on the southern side of the city. The Fort Monroe boat ramp is more accessible than it has been since 9/11 with the property becoming civilian. Bluewater Yacht is an elite boat/yacht retailer providing customization and repair services not easily found in the region or East Coast.

The subject property is part of a larger expansion by Bluewater Yacht, which has acquired a number of surrounding properties to expand operations. On this site, no buildings are currently planned. However, the applicant has proffered a height limit on any future building of 35', which is equal to the maximum height of homes in the neighboring district. Furthermore, understanding that the property has single family neighbors, the applicant has proffered a limitation on use, limiting M-2 uses to their business and within their operations excluding sanding, spray painting, and engine repair, as well as providing a buffer that is a combination of vegetation and fencing.

The Hampton Community Plan (2006, as amended) future land use map recommends low density residential use for this property. The Plan also includes policies emphasizing the need to nurture small businesses and businesses that provide higher wages while safeguarding the integrity of residential neighborhoods.

Marina Road possesses an interesting development pattern coming off of Ivy Home Road. It has a number of residences, most of which are tucked within Bluewater's marina, which is also home to a local restaurant. There are a few single family homes. There are also a number of water dependent industrial sites including Bluewater Yacht. This rezoning and potential sale of the property helps support Hampton's tradition of having a working water front and facilitates the expansion of a local small business that provides elite service in the boating industry.

Staff recommends **APPROVAL** of Rezoning Application No. 20-00004 with ten (10) proffered conditions.