



Legislation Text

File #: 23-0250, **Version:** 1

Rezoning Application by Langley Storage Associates LLC to Rezone +/-15.17 Acres Located at 16, 18, & 20 Potter Lane [LRSN 6000829, 6000830, 6000828] from One Family Residential (R-9) District and General Commercial (C-3) District with Conditions to Langley Flight Approach Mixed Use & Manufacturing (LFA-2) District with Conditions for a Storage Facility 3 Use

Background Statement:

Langley Storage Associates, LLC proposes to develop and operate an outdoor storage area, including a paved parking area for motorhomes and recreational vehicles, such as campers, boats, jet skis, and trailers. Approval of this application would permit the proposed use: storage facility 3, but limited to outdoor storage of motorhomes and recreational vehicles at 16 & 18 Potter Lane. The applicant currently operates a self-storage facility at 20 Potter Lane, which would remain. The proposed outdoor storage area would be integrated operationally with the existing self-storage facility. Access to the site would be via Potter Lane, an existing private road that connects to N. Armistead Avenue. Per the City's Zoning Ordinance, both the existing self-storage facility and the proposed storage area for recreational vehicles are defined as storage facility 3. The Langley Flight Approach Mixed Use & Manufacturing (LFA-2) District would permit the storage facility 3 use by right. Vehicle storage beyond motorhomes and recreational vehicles would request a Use Permit, which the applicant is not requesting at this time.

The Hampton Community Plan (2006, as amended) recommends business/industrial land use for this property. The Plan defines business/industrial as existing and future areas appropriate for employment centers, business parks, research and development, and manufacturing.

Joint Base Langley-Eustis (JBLE) - Langley staff are in general agreement with the proposal and proffered conditions as submitted and find that there appears to be no negative impact to the JBLE - Langley installation/mission.

Recommendations:

Conduct Public Hearing.

Staff Recommendation:

Approve with 5 conditions.

Planning Commission Recommendation:

Approve 5 conditions.