



Legislation Text

File #: 17-0255, **Version:** 1

Rezoning Application No. 17-00001: by the City of Hampton at 3101 Nasa Dr, 3105 Commander Shepard Blvd, an unaddressed property on Tidewater Dr, 2972 N Armistead Ave, 2935 N Armistead Ave, 2927 N Armistead Ave, 2921 N Armistead Ave, 2917 N Armistead Ave, and 2909 N Armistead Ave [LRSNs: 13004064, 6000853, 6000759, 6000758, 6000757, 6000756, 6000824, 6000822, 6001304, 6000802, 6000803, 6000804, 6000805] to rezone 39.34+ acres from General Commercial (C-3), Langley Flight Approach Mixed Business and Manufacturing (LFA-2), and Light Manufacturing (M-2) District to Langley Flight Approach Manufacturing (LFA-1)

Background Statement:

Rezoning Application No. 17-00001 is a request to rezone 39.24+ acres located at 3101 Nasa Dr, 3105 Commander Shepard Blvd, an unaddressed property on Tidewater Dr, 2972 N Armistead Ave, 2935 N Armistead Ave, 2927 N Armistead Ave, 2921 N Armistead Ave, 2917 N Armistead Ave, and 2909 N Armistead Ave [LRSN 13004064, 6000853, 6000759, 6000758, 6000757, 6000756, 6000824, 6000822, 6001304, 6000802, 6000803, 6000804, 6000805] to the Langley Flight Approach LFA-1 special district.

The purpose of this rezoning is to support the Hampton-Langley Joint Land Use Study (JLUS), which encourages adjacent land uses that are compatible with base operations at Langley Air Force Base. This cooperative effort especially focuses on an area marked by the JLUS as the Accident Potential Zone. The APZ is a marked zone extending from the western end of Langley's main runway; the purpose of this zone is to demarcate the area that has the highest probability for an aircraft crash. Therefore, in order to protect flight operations at Langley Air Force Base and the safety of the general public, the City of Hampton has worked to acquire property in or near the APZ zone and regulate land use in a manner that minimizes development and population density.

Specifically, this request is to rezone to Langley Flight Approach Manufacturing (LFA-1) zoning district, a special district designed to regulate land use and development in property adjacent to Langley Air Force Base, property acquired by the City of Hampton for this purpose. LFA-1 is the most use restrictive of the six Langley Flight Approach districts, and is designed for properties that lie within the APZ.

Currently, the properties included in this rezoning are zoned C-3 General Commercial (LRSN 13004064, 6000853), LFA-2 Langley Flight Approach Mixed Business and Manufacturing (LRSN 6000756, 6000757, 6000758, 6000759, 6001304, 6000802, 6000803, 6000804, 6000805), and M-2 Light Manufacturing (LRSN 6000822, 6000824). These properties also fall within the 70, 75, and 80 dbz F-22 Noise Contours.

The Hampton Community Plan emphasizes the importance of promoting compatible land uses in the vicinity of Langley Air Force Base, especially within high accident potential areas and high noise areas. This rezoning helps to significantly advance that goal, and is generally in compliance with the City's adopted policies.

Recommendations:

Staff Recommendation:

Approve

Planning Commission Recommendation:

Approve