



Legislation Text

File #: 22-0290, Version: 1

Rezoning Application by Marc Gloyeske, Representing NP Hampton Commerce Center, LLC, to Rezone ± 63.43 Acres Located at 700 and 750 Shell Road [LRSN: 1004270,13004501], Commonly Known as the Former Site of the Virginia School for the Deaf, Blind, and Multi-Disabled, which Closed in 2008, and Including a Proposed Vacated Portion (± 1.45 acres) of Pine Avenue, from One Family Residential (R-13) District to Light Manufacturing (M-2) District with Twelve (12) Proffered Conditions

Background Statement:

700 and 750 Shell Road represent the property that made up the bulk of the former Virginia School for the Deaf, Blind, and Multi-disabled School. A portion of the Pine Avenue right-of-way is proposed to be vacated and is included as a part of the requested rezoning. An approximately 11 acre portion of the former school site is not included in the rezoning nor included in the proposed development.

The proposed development includes creating two (2) new lots: Lot A ± 33.68 acres and Lot B ± 29.75 acres. Each lot would contain a new multi-tenant industrial building: Building 1, $\pm 540,700$ square feet on Lot A and Building 2, $\pm 300,600$ square feet on Lot B. Proposed uses would focus on office, technology, research and development, light manufacturing/assembly, and warehouse storage uses as limited to those included in the proffer agreement. Approximately 5,600 SF of space in Building 1 would be dedicated towards Workforce Training and Development.

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. The Plan also recognizes Aberdeen Road and W. Pembroke as business corridors, which are mostly influenced by commercial and/or industrial land uses.

Located near the intersection of Aberdeen Road and W. Pembroke Avenue, the subject site is strategic in its proximity to Interstate 664, as well as, commercial and industrial land uses to the north and west. The location has relatively quick access to the Newport News Shipbuilding and marine terminals in Newport News and Portsmouth.

The subject site is also adjacent to residential land uses to the east and south. During various community meetings, residents have expressed their concern with the potential noise, traffic, and drainage/flooding impacts the proposed development would bring to their community.

The applicant offers proffers addressing:

- Limitation on the specific business/industrial uses permitted;
- Substantial conformance with the parcel, concept, and landscape plans;
- Landscape buffers to include a combination of preserved existing trees and landscaped berm, supplemented with additional landscaping along the full extent of the eastern and southern

- property boundaries;
- A sound wall, extending approximately 700 feet from Shell Road along the eastern boundary;
- Vehicular and truck access would be limited to the proposed new signalized entrance off Aberdeen Road;
- Trucks would be limited from idling more than 15 minutes during the hours of 10 pm to 6 am daily;
- A multi-use path replacing the vacated segment of Pine Avenue;
- Stormwater management facilities to appropriately collect and treat runoff onsite, with outfall on the west side of the site.

The Planning Commission discussed the proposed use, proximity to the existing neighborhood, potential impacts from the proposed use, land as a limited resource, and job creation.

Recommendations:

Staff Recommendation:

Approve with twelve (12) proffered conditions

Planning Commission Recommendation:

Disapprove