



## Legislation Text

---

**File #:** 17-0006, **Version:** 1

---

Comprehensive Plan Amendment to change the future land use designation for the former site of the Virginia School for the Deaf, Blind, and Multi-disabled

### **Background Statement:**

The Hampton Community Plan was adopted in 2006, and the Land Use Plan reflects the use of the Virginia School for the Deaf, Blind and Multi-Disabled at that time, public/semi-public. In 2010, the Commonwealth of Virginia declared the Virginia School for the Deaf, Blind, and Multi-disabled property surplus after consolidating school operations in the western part of the state. In the following years, a number of issues arose, including a long process of determining which portion of the property reverted to the heirs of the original owner of the property and who constitutes the heirs. During that time, buildings were vandalized and deteriorated to the point of making them unusable. Therefore, demolition of the existing structures and redevelopment is the future of the property.

The City of Hampton worked with the Hampton Redevelopment and Housing Authority as well as representatives for the privately owned portion of the old Virginia School site. Given the size of the site, lack of property appropriate for large scale light industrial development, access to I-664, and proximity to Copeland Industrial Park, it has been determined that business/industrial land use is the most appropriate future land use of the majority of the property, approximately 62 acres. This portion of the site specifically includes lots identified by LSRNs 1004270, 13002595, and 13002596.

A relatively small portion of the property, approximately 14+ acres, specifically the lots identified by LSRNs 1004270, 13002597, 13002598, 13002599, 13002600, 13002602, 13002603, 13002604, 13002605, 13002601, 13002606, and 13002608, extends into the adjacent neighborhood. This property is recommended to be categorized as low density residential use, which is in keeping with the land use identified for the neighborhood. Low density residential use includes residential development between 3.5 and 9 units per acres and can also include neighborhood amenities such as a park.

A map is attached showing which area is proposed for business/industrial and which is proposed for low density residential. Note that a change to the Hampton Community Plan is a formal policy change, which does not change the zoning of the property.

### **Recommendations:**

Staff Recommendation:

Approve

Planning Commission Recommendation:

Approve

