



Legislation Text

File #: 17-0256, **Version:** 1

Rezoning Application No. 17-00002: by the City of Hampton at an unaddressed property N Armistead Ave [LRSN 6000831] to rezone 22.03+ acres from Neighborhood Commercial (C-1) with proffers and General Commercial (C-3) with proffers to Langley Flight Approach Mixed Business and Manufacturing (LFA-2)

Background Statement:

Rezoning Application No. 17-00002 is a request to rezone 22.03+ acres located at an unaddressed property on N Armistead Ave [LRSN 6000831] to the Langley Flight Approach LFA-2 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.

The primary land use mechanism utilized by the city to achieve this goal are the six Langley Flight Approach (LFA) zoning districts. Specifically, this request is to rezone property acquired by the City of Hampton to Langley Flight Approach Mixed Business and Manufacturing (LFA-2) zoning district; LFA-2 is the second most use restrictive of the six Langley Flight Approach districts, and is designed for properties that are directly adjacent to the APZ.

Currently, the property included in this rezoning is split zoned C-1 Neighborhood Commercial and C-3 General Commercial. This property also falls within the 70 and 75 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