



Legislation Text

File #: 17-0257, **Version:** 1

Rezoning Application No. 17-00003: by the City of Hampton at 199 Santa Barbara Dr and an unaddressed property on Diggs Dr [LRNs: 6000003, 6000005] to rezone 50.1+ acres from Single Family Residential (R-9, R-11) to Parks and Open Space General (PO-1)

Background Statement:

Rezoning Application No. 17-00003 is a request to rezone 50.1± acres located at 199 Santa Barbara Dr, and an unaddressed property on Diggs Dr [LRN 6000003, 6000005] to the Parks and Open Space General (PO-1) 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 property acquired by the City of Hampton for this purpose to the Parks and Open Space (PO-1) zoning district. These two city owned parcels are too far from the flight approach area to be considered for one of the LFA zones. However, keeping two large undeveloped properties within the general vicinity of Langley AFB zoned residential would be incompatible with the goals of the Joint Land Use Study. Therefore it is proposed that these two properties should be included in this series of comprehensive rezonings (along with RZ17-00001 and RZ 17-00002), but be rezoned to a different, more appropriate, zoning district. The properties also happen to be largely made of wetland and water features.

Currently, the properties included in this rezoning are zoned R-9 and R-11 Single Family Residential. These properties also fall within the 65 and 70 dbz F-22 Noise Contours.

The Hampton Community Plan (2006, as amended) 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. Rezoning to the PO-1 district would significantly help to advance that goal.

Recommendations:

Staff Recommendation:

Approve

Planning Commission Recommendation:

Approve

