



Legislation Text

File #: 20-0009, **Version:** 1

Comprehensive Plan Amendment To The Hampton Community Plan (2006, As Amended) By The City Of Hampton To Update The Land Use Policies And Associated Map For Certain Magruder Boulevard Corridor Parcels Within Langley Research And Development Park [LRSNs 13000969, 6000986, 6000985, 6000987, 6000996, 6001303, And 6000977] Known As 17, 18, 21, 22, 36, And 104 Research Drive, And 3209 Commander Shepard Boulevard, Respectively Totaling 16.5+/- Acres

Background Statement:

Through in-depth conversations with representatives from the Langley Research and Development Park Association, Planning Commission, and the Economic Development Authority (collectively forming the "Stakeholder Group"), City staff has been exploring ideas to expand the list of permitted uses within the business park. All parties agreed on the basic premise that the list of permitted uses in the park should be expanded in order to enhance its competitiveness as a business/industrial/research park. Part of the analysis included investigating other business/industrial parks in the region (e.g. Oyster Point Business Park in Newport News and Harbour View Business Park in Suffolk) to compare their permitted land uses to what is currently permitted in Langley Research and Development Park. This research of other localities provided valuable information as to how to proceed with a broader spectrum of uses which would assist in making Langley R&D properties a more attractive investment and job creation location.

Staff's recommendation contains several companion components, all of which would accomplish the desired objectives expressed by the Stakeholder Group. The first component is an amendment to the Land Use section of the Hampton Community Plan (2006 as amended), which would designate specific parcels of land as appropriate for commercial uses that would serve the support and convenience needs of the occupants of the park. Specifically, such parcels, comprising approximately 16.5± acres, would be located entrances to the park at Magruder Boulevard and Floyd Thompson Drive and Research Drive and Commander Shepard Boulevard. The land use designation for these parcels would change from Business/Industrial to Commercial, which would pave the way for these properties to seek a use permit that would allow the desired support retail and/or service use. The second component includes an amendment to the Zoning Ordinance that would create a new special zoning district, Langley Business Park (LBP), which would expand the list of permitted uses within the subject area. While the new zoning district expands the number of permitted uses in the institutional and industrial categories, this Plan amendment further identifies sites where an expanded number of retail sales and service uses are potentially appropriate. Finally, with the new zoning district adopted, the subject properties would be rezoned to the new special district, Langley Business Park.

This proposed plan amendment is accompanied by proposed Zoning Ordinance Amendments: ZOA 19-00009, 19-00010, and 19-00011; and RZ 19-00005. All property owners have been notified of the draft proposal to include the subject Community Plan Amendment, Zoning Ordinance Amendments and Rezoning.

Recommendations:

Staff Recommendation:

Approve

Planning Commission Recommendation:

Approve

LU-CD Policy 35: Create a special zoning district to promote the development of a mix of office, distribution, light manufacturing, and support service uses within a modest campus setting for Langley Research and Development Park. The central location of this District should support the commercial and high-tech interests located in the surrounding Marguder Corridor area, including NASA Langley Research Center, Langley Speedway, and the business parks of Hampton Roads Center South, Central and North Campuses, along with long standing maritime interests in the area.

The attached Map, entitled, "Land Use Plan " is hereby declared to be a part of this Community Plan Amendment as if fully set forth herein.