



## Legislation Text

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**File #:** 20-0015, **Version:** 1

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Rezoning Application by the City of Hampton to rezone 177± acres from Limited Manufacturing (M-1) Multiple Residential (RM) and Neighborhood Commercial (C-1) Districts to Langley Business Park (LBP) District including the following LRSNs: 6000759, 6000760, 6000762, 6000767, 6000769, 6000969, 6000851, 6000852, 6000854, 6000972, 6000973, 6000974, 6000976, 6000977, 6000978, 6000979, 6000981, 6000985, 6000986, 6000987, 6000988, 6000991, 6000992, 6000993, 6000994, 6000995, 6000998, 6001001, 6001004, 6001005, 6001006, 6001007, 6001008, 6001009, 6001303, 6001443, 6001444, 13000452, 13000943, 13000969, 13000970, 13003486, 13003976, 13003978, 13004073, and 13004304

### **Background Statement:**

This rezoning application, as well as the accompanying community plan amendment and zoning ordinance amendments, are the outcome of ongoing conversations with representatives from the Langley Research and Development Park Association, Planning Commission, and Economic Development Authority (Stakeholder Group) related to expanding 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 of 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. The Hampton Community Plan (2006, as amended) recommends business industrial for this area. This rezoning is a zoning map amendment that identifies the boundaries of the new Langley Business Park (LBP) zoning district.

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 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 from the 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 amendments 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 expands the number of retail sales and service uses within the subject expanded commercial nodes. Finally, with the new zoning district in place, the subject properties would be rezoned to the new special district, Langley Business Park.

This rezoning accompanies CPA 19-00001 and Zoning Ordinance Amendments: ZOA 19-00009, 19-00010, and 19-00011. The collective proposal of amendments and the subject comprehensive rezoning is endorsed by the Langley Park Stakeholder Group and the Economic Development Authority. 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