

STAFF EVALUATION

To: Planning Commission

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728-5229

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728-5231

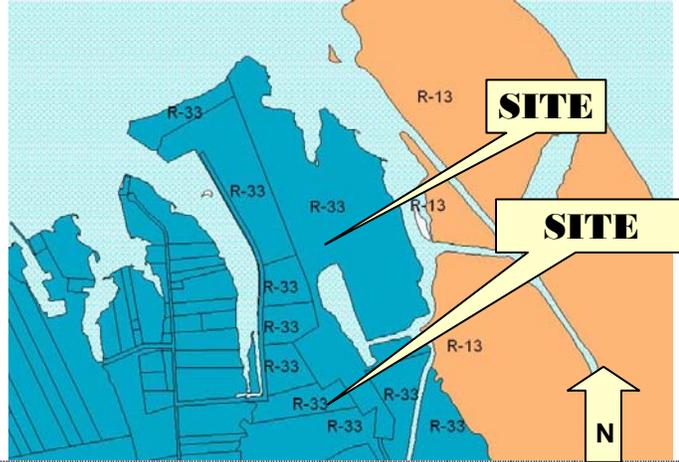
Case No.: Rezoning 1240

Date: April 9, 2007

General Information

<i>Applicant</i>	Mike Deibler (City of Hampton Parks and Recreation)
<i>Owner</i>	City of Hampton
<i>Location</i>	100 Grundland Drive, includes 84.01± acres.

	Water
	R-13 (One Family Residence)
	R-15
	R-22
	R-33 (One Family Residence)



Requested Zoning Special Public Interest-Public Land- SPI-PL. This zoning category is reserved for areas of 25+ acres that are owned by the City and used for public use such as parks, schools, libraries and other public facilities. Parks are permitted by right in this district.

Existing Zoning One Family Residence-R-33. This zoning category provides the opportunity for the development of quality housing products as a very low density that protects environmentally sensitive areas.

Background Information The property was owned by the Federal Government and was used as a Nike Missile Launch site. The city of Hampton purchased the property in 1967 and is required by the government to use the site as a park. The Parks and Recreation Department are proposing improvements on the property. Improvements include the addition of three (3) platform tents (a picture of an example of a platform tent is attached), which will be situated on top of each missile launch position areas, over 3,500 linear feet of hiking trail, and landscaping. The park will be controlled access; only groups who call in advance and reserve the facilities may take advantage of the park's amenities.

Existing Land Use The site is being developed as a city-wide park facility. Activities on site include stargazing, canoeing and kayaking. Currently, on the site are two (2) buildings, (3) missile launch position areas, two (2) rope climbing towers, a steep donut shaped bunker, and a dock.

Surrounding Land Use and Zoning

North: Water Body (Back River)

South: One Family Residence-R-33: Single Family Residence

East: One Family Residence-R-13: Grandview Nature Preserve

West: One Family Residence-R-33: Bell Isle Marina

Public Policy

Hampton Community Plan
Land Use Map

COMMUNITY PLAN:

- Rural Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Business/Industrial
- Commercial
- Military
- Mixed Use
- Open Space
- Public/Semipublic



The Hampton Community Plan (2006, as amended) recommends the land use for the property as Open Space. Open Space includes large wetlands and other natural areas where development is limited by local, State, and Federal regulations. This category also includes protected and enhanced natural areas that may be appropriate for educational and recreational uses. (Pg. LU-14)

The Hampton Community Plan (2006, as amended), states that the Grundland Creek Park will serve as a waterfront or feature park that will offer a variety of opportunities for passive outdoor recreational activities such as canoeing, kayaking and hiking. (Pg. CF-10)

The Hampton Parks and Recreation 2020 Master Plan (1998, as amended), recommends the park to be upgraded to a city-wide facility. (Part 5 Page 11)

The Fox Hill Neighborhood Plan (1992, as amended) states that Grundland Creek Park is utilized for recreational pursuits. (Pg. 16)

Currently, the Grundland Park Master Plan is under staff review and will be implemented once it is adopted by the City Council.

Zoning History

During comprehensive rezoning to implement the Harris Creek Master Plan in 1995, the site was zoned from One Family Residence (R-13) District, which requires a minimum lot size of 12,000 square feet to One Family Residence (R-33) District, which requires a minimum lot size of 33,000 square feet.

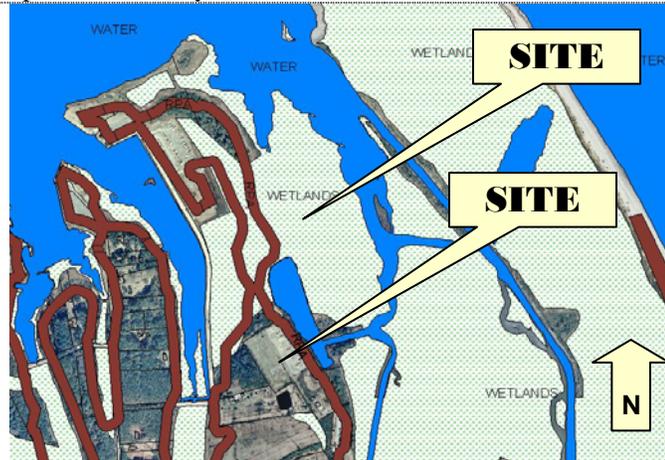
Traffic/Parking

The Level of Service (LOS) is currently a grade “B” or better on Grundland Drive. A rezoning of the property will not result in a change of this grade because the increase in traffic is not significant enough to influence the LOS.

Schools

Parking will be provided as required in the Zoning Ordinance. The requested rezoning does not create any additional impact upon the school system.

Environmental



The parcel is environmentally sensitive. A wetlands delineation was prepared for the property; it indicates that majority of the site has tidal wetlands. Most of the site is surrounded by water. The site is impacted by over 3,000 linear feet of Resource Protection Area (RPA) buffer.

Utilities

Currently, public water and sewer serve this site.

Analysis

The subject property is an 84.01± acres parcel located at 100 Grundland Drive. It is adjacent to Grandview Nature Preserve. This property is an environmentally sensitive area and only 11± acres could be impacted.

This parcel was originally used as a missile launch site for the Federal Government and the city purchased the property in 1967. There is a covenant in the deed, which states that the City of Hampton has to use this property as a public park and public recreational area. If the city does not adhere to the agreement, the government could reverse the Quit Deed at anytime and take the property. The current zoning (R-33) allows parks with an approved Use Permit; however, to formally acknowledge the intent to keep the park open to public recreational use, the Parks and Recreation Department requests to rezone this property to the Special Public Interest-Public Land (SPI-PL) District.

A city-wide scale park is consistent with the recommendations of the Hampton Community Plan (2006, as amended), the *Fox Hill Neighborhood Plan* and the *Parks and Recreation 2020 Master Plan*.

In conclusion, the Parks and Recreation Department rezoning request was proposed primarily for “house keeping” measures. The rezoning will allow the current use to be in compliance to the Zoning Ordinance, zoning requirements, which will preserve the park in perpetuity. If the rezoning is approved, it will be consistent with the city’s goals and policies.

Staff recommends approval of this application.