

## **PLN-COMP-2018-002**

Resolution to amend the 2035 Comprehensive Plan to designate a portion of the Frank T. Williams Farms property for commercial, industrial, or similar non-residential designation, such as light industrial/logistics.

## PLN-COMP-2018-002

### *2035 Comprehensive Plan Amendment for Williams Tract*

<b>Project Proposal:</b> Resolution to amend the 2035 Chesapeake Comprehensive Plan to identify a portion of the Frank T. Williams Farms properties for commercial, industrial, or similar non-residential designation, such as light industrial/logistics.	
<b>Applicant:</b> City of Chesapeake	<b>Public Hearing Date:</b> November 14, 2018 <b>Staff Report Date:</b> November 5, 2018
<b>Department:</b> Planning	<b>Project Planner:</b> Alexis Baker, AICP, Senior Planner
<b>STAFF RECOMMENDATION</b> <input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> CONTINUED <input type="checkbox"/> DENIED	

**FINDING(S):**

1. Staff finds that a land use designation of Gateway Virginia Innovation District is consistent with goals contained in the 2035 Comprehensive Plan and for the Williams Tract UEDO (Coastal Virginia Commerce Park, Phase I). This finding is further based on the following considerations:
  - a. Any future rezonings or subsequent development on the 1,420 acre Williams Tract UEDO must adhere to the UEDO Policy as outlined in the 2035 Comprehensive Plan.
  - b. Any future rezoning of the Williams Tract UEDO shall follow the Chesapeake Zoning Ordinance guidance for a Planned Unit Development-Industrial Park (PUD-IP) or M-1 and O&I Zoning Districts as determined to be appropriate in satisfying the intent of the UEDO Policy. The rezoning shall include development criteria and a master development plan. The property should be developed using a cohesive design and comprehensive master plan that respects the history of the immediate area and creates a sense of place while protecting natural resources. The plan should accommodate development without causing sprawl and must minimize the development's impact on existing services.

- c. During any future rezonings brought before the Planning Commission, input shall be received, particularly on development criteria and master development plans, by representatives of the U.S. Fish and Wildlife Service, Virginia Department of Game and Inland Fisheries, U.S. Army Corps of Engineers, the U.S. Navy (NSA Hampton Roads Northwest Annex), Hampton Roads Sanitation District, the Chesapeake Health Department, Virginia Department of Environmental Quality, the Virginia Department of Conservation and Recreation, the Nature Conservancy, and any other stakeholders as determined by the City.
- d. Due to the Williams Tract UEDO's designation as a Transportation Corridor Overlay District Target Area and Gateway, all building and site design should adhere to the guidance in the Transportation Corridor Overlay District Policy and the 2007 Design Guidelines Manual. Energy efficient architecture should also be considered in site and building design.
- e. Consideration should be given for one or more significant wildlife corridors, potentially on the Williams Tract UEDO. Wildlife corridors may be situated on other parts of the Williams Tract, as appropriate, to facilitate safe movement of wildlife between the Great Dismal Swamp National Wildlife Refuge and the Cavalier Wildlife Management Area (Cavalier WMA). Additional research should be conducted as part of any rezoning request to determine the need and location of such corridors to minimize potential hazardous wildlife and human interactions.
- f. Vegetated buffering shall be incorporated on or adjacent to the Williams Tract UEDO to create a natural buffer from human activity and to reduce electromagnetic interference (EMI) to the NSA Northwest Annex's ROTHRA antenna.
- g. Consideration should be given to the hydrology and ecology of surrounding conservation areas, especially as related to the recent restoration project for the Cavalier WMA, when planning for commercial/industrial development.
- h. Future development should create a strong sense of place and incorporate permanent trails, parks, open space corridors and water features on the UEDO and the remaining portion of the Williams Tract property.
- i. The landowner should rely upon an experienced and well-capitalized master developer who will provide an adequate level of leadership, financial backing and expertise in relevant land use and global development issues. The master developer should provide the management needed to take advantages of the unique opportunities and create solutions to the infrastructure challenges, such as current lack of municipal water and sewer facilities within close proximity to the property.

- j. Short-term and long-term strategies to identify and efficiently access dependable water source(s) must be approved by the City of Chesapeake, Health Department and the Department of Environmental Quality, where applicable, prior to the submittal of a rezoning application for development. The short- and long-term strategies should be approved by City Council as part of the rezoning application. Impact on the Northwest River watershed should be minimized.
- k. Various funding mechanisms should be explored that will ensure the project will “pay its own way” so that the cost of providing necessary public facilities and services are borne internally and not by the city at large.

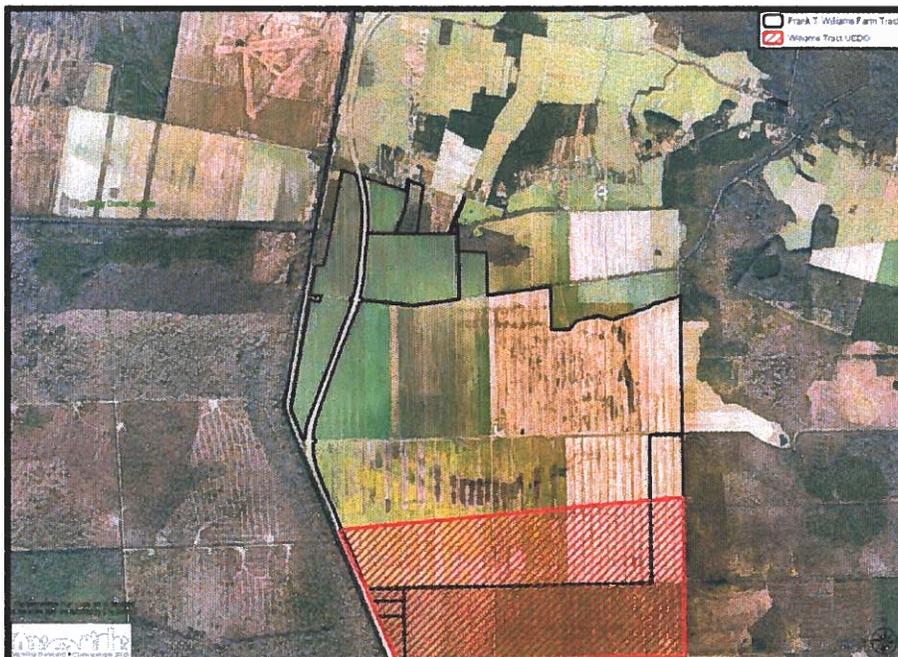
**STAFF RECOMMENDATION:**

Based on the findings and recommendations contained in this staff report, staff recommends that **PLN-COMP-2018-002, version dated November 5, 2018 be APPROVED.**

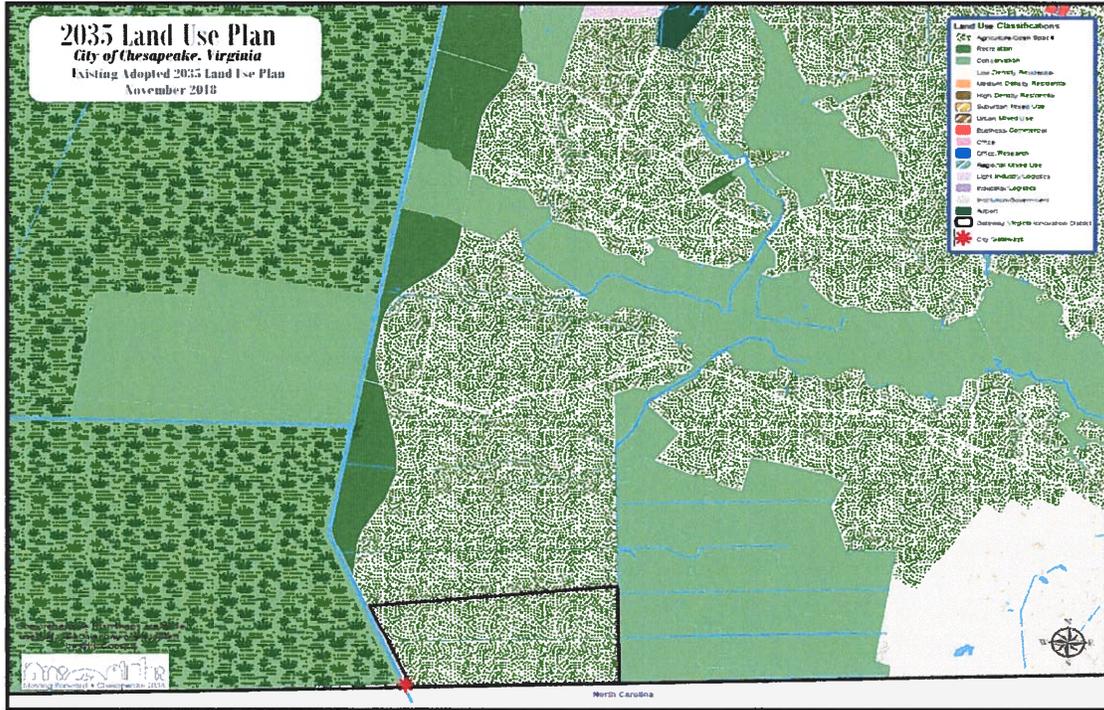
**COMPREHENSIVE PLAN AMENDMENT DESCRIPTION:**

The proposed amendment to the 2035 Comprehensive Plan will amend the 2035 Comprehensive Plan and Land Use Plan for the Frank T. Williams Unique Economic Development Opportunity (UEDO) site from agricultural/open space to commercial, industrial or similar non-residential designation, such as light industrial/logistics as depicted below.

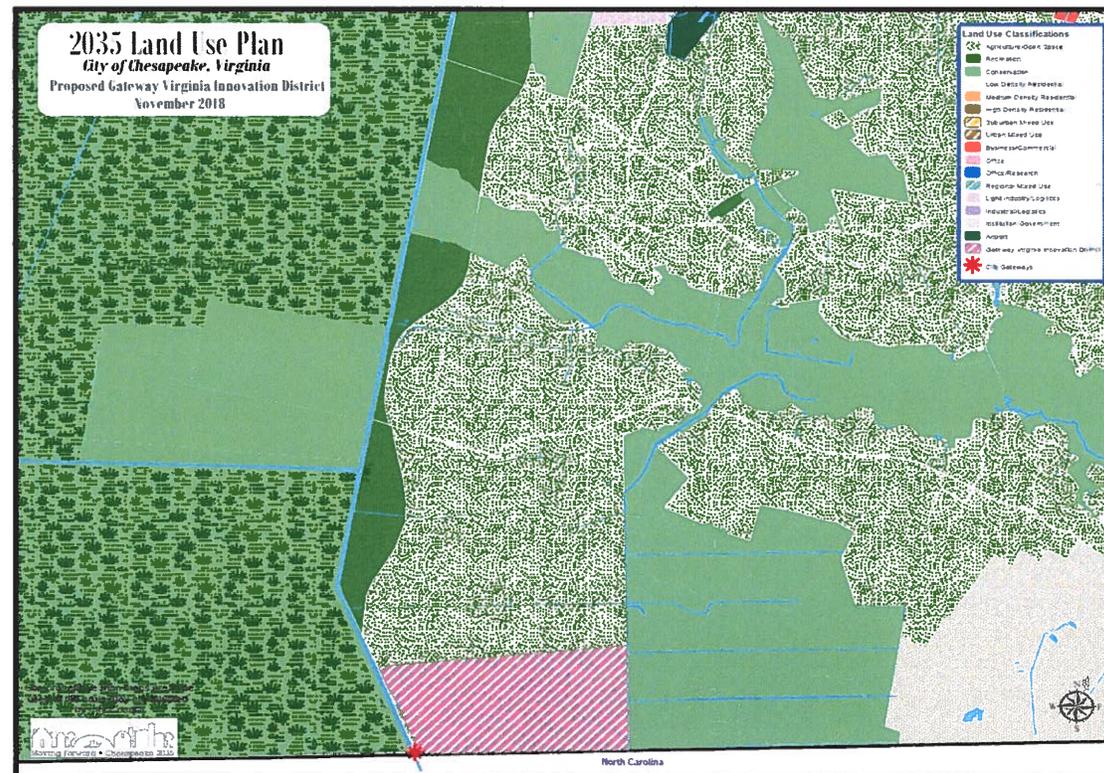
Williams Tract (Coastal Virginia Commerce Park, Phase 1) UEDO



## EXISTING 2035 LAND USE PLAN



## PROPOSED 2035 LAND USE PLAN



## **BACKGROUND:**

The proposed amendment was initiated by City Council who adopted a resolution on July 10, 2018, requesting the Planning Commission to consider and make recommendations concerning the proposed amendment. After taking public comment on the proposed amendment at its August 8, 2018 Public Hearing, Planning Commission continued PLN-COMP-2018-002 to October 10, 2018, to allow Planning Staff additional time to gather information. At the October 10, 2018 Public Hearing, Planning Commission further continued PLN-COMP-2018-002 to November 14, 2018, to study alternative non-residential land use classifications for the Williams Tract UEDO.

Previously, on November 15, 2016, City Council approved a resolution to designate 1,420 acres of the Frank T. Williams Farm Tract as a Unique Economic Development Opportunity (UEDO). As part of the resolution, City Council also directed the Planning Commission to consider and make recommendations concerning an amendment to the 2035 Comprehensive Plan to designate such property for commercial, industrial, or similar non-residential designation, such as light industrial/logistics. On January 11, 2017, the Planning Commission considered an amendment to identify a portion of the Frank T. Williams Farm as Light Industrial/Logistics and recommended approval to City Council. After considering the Planning Commission's recommendation at the February 21, 2017, public hearing, City Council continued the amendment for six months. It was then withdrawn without objection on July 18, 2017.

The Williams Farm Tract has been studied for more than a decade. The site has been considered for uses ranging from residential and mixed-use development to a potential landfill site. The City first commissioned an Urban Land Institute study of the Williams Farm Tract in 2003. For more information on the ULI Study and additional research and analysis, see the previous staff report, dated October 1, 2018, for the October 10, 2018 Planning Commission Public Hearing.

The previous staff report also contains a summary of recent stakeholder feedback. During the October 10<sup>th</sup> Public Hearing, twelve (12) speakers addressed Planning Commission, with ten (10) being strongly in support of the proposed amendment, one (1) neutral, and one (1) opposed.

### **Update**

Subsequent to Planning Commission's continuance of PLN-COMP-2018-002 on October 10, 2018, Chairman Perry appointed Commissioners Gerloff and Sweeney to further evaluate proposed development criteria for the Williams Tract UEDO, including alternative non-residential land use designations. Upon the Commissioners further analysis, it is recommended to create a new land use designation that would be more consistent with the intent of the UEDO Policy as it relates to the Williams Tract. This new land use needs

to be non-residential, focus on technology and research uses, and thoroughly define allowable and restricted uses. Based on research by Planning staff into research, technology, and advanced manufacturing related to land use designations such as those used in other communities, including Raleigh and Durham, NC, the following new land use designation is recommended:

### Gateway Virginia Innovation District

The District is intended to support the development of unique economic development opportunities. These opportunities will consist of large scale employment centers organized in a campus-like master planned development style. Master plans must incorporate environmentally sensitive and aesthetically pleasing site design, energy efficient architecture, green spaces, and walking trails. Master plans must include appropriate infrastructure including internal circulation, stormwater retention facilities, and environmental protection and containment infrastructure. Land uses may include a variety of employment types and opportunities, including research and development, office-industrial hybrids, flex parks, e-commerce and distribution facilities, environmentally appropriate manufacturing, corporate headquarters and offices, medical campuses, and higher learning centers. The district contemplates the inclusion of light fabrication and assembly ancillary to a research and development use, as well as data centers. Warehousing and on-site storage are permissible as an accessory use to another primary use and if integrated in a manner that minimizes negative impacts to the surrounding uses. Ancillary service businesses and retail uses that support the employment center economy are also permissible and may include hotels and banks. Residential uses are not considered appropriate, nor are cargo container storage and repair, automobile auctions, salvage yards, solid waste facilities, or landfills. Zoning districts most appropriate for this classification include PUD-IP, M-1 and O&I, although other non-residential zoning districts may be used if incompatible uses are restricted.

### **RECOMMENDED 2035 COMPREHENSIVE PLAN UPDATES:**

The UEDO Policy in the 2035 Comprehensive Plan takes into account U.S. Navy activities, the natural environment, and stormwater management. The Policy specifically defines a UEDO as “a commercial or industrial use that has not typically occurred in Chesapeake, preferably a high-technology enterprise operated by a single entity that would not include residential uses (p.28).” Additionally, “the criteria contained in the Zoning Ordinance for locating planned unit industrial park districts (PUD-IP) [should] be used as a comparable benchmark (p.28)” for the UEDO.

The Chesapeake Zoning Ordinance also states that “the PUD-IP district may be located within any areas designated by the adopted land use plan for the City of Chesapeake for water-related industry, general manufacturing, warehousing, office-research-light industry, and airport development or other areas deemed by the planning director to be consistent with the policies and intent of the City’s Comprehensive Plan (§11-1102).” The PUD-IP district is intended for comprehensively designed and managed

developments. Developments should be built to respect the natural environment, contribute positively to the City’s appearance, include open space and best management practices, and may require additional landscaping and screening structures, such as walls and berms, to protect sensitive natural areas. The M-1 and O&I Zoning Districts may also be appropriate as long as flexibility of design and development intended by the UEDO Policy is maintained.

Because a rezoning for the Williams Tract UEDO from an A-1, Agricultural District, to PUD-IP is a future consideration, the land use most consistent with the UEDO Policy and a potential rezoning to PUD-IP appears to be the proposed land use designation, Gateway Virginia Innovation District. While staff previously recommended the Light Industrial/Logistics land use designation for the Williams Tract UEDO, the proposed Gateway Virginia Innovation District land use designation allows the same flexibility for a future rezoning that supports a campus-like master planned development, such as a PUD-IP. In addition to specifically recommending a PUD-IP for a future rezoning, the Gateway Virginia Innovation District designation recommends M-1 and O&I as also being appropriate. Unlike the Light Industrial/Logistics land use, the Gateway Virginia Innovation District specifically deems several uses such as residential, cargo container storage and repair, automobile auctions, salvage yards, solid waste facilities, or landfills as inappropriate. Additionally, the Gateway Virginia Innovation District also specifies appropriate uses such as research and development, office-industrial hybrids, flex parks, e-commerce and distribution facilities, environmentally appropriate manufacturing, corporate headquarters and offices, medical campuses, and higher learning centers. This recommended land use emphasizes environmentally sensitive and aesthetically pleasing site design while still being consistent with the 2035 Comprehensive Plan designation of the Williams Tract as an Auto Oriented Major Activity Center, a Gateway, and a Transportation Corridor Overlay District (TCOD) target area.

If the Williams Tract UEDO is approved for a Gateway Virginia Innovation District land use designation on the Land Use Plan, the following list of supporting changes to the main policy document is recommended for inclusion in the approved Comprehensive Plan amendment.

1. Update the 2035 Land Use Plan Map, reflecting the Williams Tract UEDO as a Gateway Virginia Innovation District land use designation
2. Update the 2035 Land Use Designations (pages 33-35) to include the “Gateway Virginia Innovation District” land use plan designation with the following description:

The District is intended to support the development of unique economic development opportunities. These opportunities will consist of large scale employment centers organized in a campus-like master planned development style. Master plans must incorporate environmentally sensitive and aesthetically pleasing site design, energy efficient architecture, green spaces, and walking trails. Master plans must include appropriate infrastructure including internal circulation, stormwater retention facilities, and environmental protection and

containment infrastructure. Land uses may include a variety of employment types and opportunities, including research and development, office-industrial hybrids, flex parks, e-commerce and distribution facilities, environmentally appropriate manufacturing, corporate headquarters and offices, medical campuses, and higher learning centers. The district contemplates the inclusion of light fabrication and assembly ancillary to a research and development use, as well as data centers. Warehousing and on-site storage are permissible as an accessory use to another primary use and if integrated in a manner that minimizes negative impacts to the surrounding uses. Ancillary service businesses and retail uses that support the employment center economy are also permissible and may include hotels and banks. Residential uses are not considered appropriate, nor are cargo container storage and repair, automobile auctions, salvage yards, solid waste facilities, or landfills. Zoning districts most appropriate for this classification include PUD-IP, M-1 and O&I, although other non-residential zoning districts may be used if incompatible uses are restricted.

3. Language change to *Summary of Key Comprehensive Plan Studies and Policies*, Page 5, Last Paragraph

City Council has not yet deemed it appropriate to amend the property's UEDO portion of the Williams Tract as a Gateway Virginia Innovation District designation on the 2035 Land Use Plan, which remains as Agriculture/Open Space. The November 5, 2018, staff report for PLN-COMP-2018-002 offers findings and considerations for future development of the UEDO and the remainder of the Williams Farm Properties.

4. Language change to Appendix D, Page 5, Last Paragraph, Last Sentence

Proposed revisions to the Plan were presented to both bodies as they were developed, particularly the modified Vision Statement, Goals and key policy issues such as modifications to the Suburban Overlay District boundary and the appropriate future land use designation for the Williams Tract. A portion of the Williams Tract was approved as a Unique Economic Development Opportunity (UEDO) by City Council in 2016. A Comprehensive Plan amendment in 2018 revised the 2035 Land Use Plan, designating the UEDO on the Land Use Plan as Gateway Virginia Innovation District.

5. Language change to 2035 Comprehensive Plan, Chapter 4- Quality of Life, Page 136, Industrial Development subsection

Future development of the Williams Tract UEDO shall adhere to the "Recommended Considerations and Policies for Future Development" contained in the November 5, 2018, staff report for PLN-COMP-2018-002.

6. Language change to the *Transportation Corridor Overlay District Policy*, Page 18, First Paragraph, 3<sup>rd</sup> Sentence

The site has also been recognized as a ~~candidate~~ Unique Economic Development

Opportunity (UEDO) Area as provided for in the Comprehensive Plan and as a potential certified mega-industrial site under the Virginia Economic Development Partnership's Virginia Scan database.

*Recommended Considerations and Policies for Future Development*

Staff analyzed comments from the public, stakeholders, and departmental staff, as well as recommendations from the 2026 Comprehensive Plan Advisory Team to recommend several conditions and policies for the development of the Williams Tract UEDO.

1. Any future rezonings or subsequent development on the 1,420 acre Williams Tract UEDO must adhere to the UEDO Policy as outlined in the 2035 Comprehensive Plan.
2. Any future rezoning of the Williams Tract UEDO shall follow the Chesapeake Zoning Ordinance guidance for a Planned Unit Development-Industrial Park (PUD-IP) or M-1 and O&I Zoning Districts as determined to be appropriate in satisfying the intent of the UEDO Policy. The rezoning shall include development criteria and a master development plan. The property should be developed using a cohesive design and comprehensive master plan that respects the history of the immediate area and creates a sense of place while protecting natural resources. The plan should accommodate development without causing sprawl and must minimize the development's impact on existing services.
3. During any future rezonings brought before the Planning Commission, input shall be received, particularly on development criteria and master development plans, by representatives of the U.S. Fish and Wildlife Service, Virginia Department of Game and Inland Fisheries, U.S. Army Corps of Engineers, the U.S. Navy (NSA Hampton Roads Northwest Annex), Hampton Roads Sanitation District, the Chesapeake Health Department, Virginia Department of Environmental Quality, the Virginia Department of Conservation and Recreation, the Nature Conservancy, and any other stakeholders as determined by the City.
4. Due to the Williams Tract UEDO's designation as a Transportation Corridor Overlay District Target Area and Gateway, all building and site design should adhere to the guidance in the Transportation Corridor Overlay District Policy and the 2007 Design Guidelines Manual. Energy efficient architecture should also be considered in site and building design.
5. Consideration should be given for one or more significant wildlife corridors, potentially on the Williams Tract UEDO. Wildlife corridors may be situated on other parts of the Williams Tract, as appropriate, to facilitate safe movement of wildlife between the Great Dismal Swamp National Wildlife Refuge and the Cavalier Wildlife Management Area (Cavalier WMA). Additional research should be conducted as part of any rezoning request to determine the need and location of such corridors to minimize potential hazardous wildlife and human interactions.

6. Vegetated buffering shall be incorporated on or adjacent to the Williams Tract UEDO to create a natural buffer from human activity and to reduce electromagnetic interference (EMI) to the NSA Northwest Annex's ROTHR antenna.
7. Consideration should be given to the hydrology and ecology of surrounding conservation areas, especially as related to the recent restoration project for the Cavalier WMA, when planning for commercial/industrial development.
8. Future development should create a strong sense of place and incorporate permanent trails, parks, open space corridors and water features on the UEDO and the remaining portion of the Williams Tract property.
9. The landowner should rely upon an experienced and well-capitalized master developer who will provide an adequate level of leadership, financial backing and expertise in relevant land use and global development issues. The master developer should provide the management needed to take advantages of the unique opportunities and create solutions to the infrastructure challenges, such as current lack of municipal water and sewer facilities within close proximity to the property.
10. Short-term and long-term strategies to identify and efficiently access dependable water source(s) must be approved by the City of Chesapeake, Health Department and the Department of Environmental Quality, where applicable, prior to the submittal of a rezoning application for development. The short- and long-term strategies should be approved by City Council as part of the rezoning application. Impact on the Northwest River watershed should be minimized.
11. Various funding mechanisms should be explored that will ensure the project will "pay its own way" so that the cost of providing necessary public facilities and services are borne internally and not by the city at large.

AB:jj

**ATTACHMENTS:**

1. Resolution, dated November 5, 2018

**RESOLUTION TO AMEND THE 2035 COMPREHENSIVE PLAN TO DESIGNATE A PORTION OF THE FRANK T. WILLIAMS FARMS PROPERTY FOR COMMERCIAL, INDUSTRIAL, OR SIMILAR NON-RESIDENTIAL DESIGNATION, SUCH AS LIGHT INDUSTRIAL/LOGISTICS.**

**WHEREAS**, Section 15.2-2229 of the Code of Virginia, 1950 as amended, authorizes amendments to an adopted comprehensive plan, with the purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the territory, which will best promote the health, safety, morals, order, convenience, prosperity and general welfare of Chesapeake's inhabitants; and

**WHEREAS**, the Council of the City of Chesapeake, Virginia has determined that a portion of the Frank T. Williams Farms Properties, consisting of 1,420 acres of undeveloped property in the City of Chesapeake, tax parcel identification nos. 1140000000013, 1140000000012, 1140000000011, and portions of tax parcels 1030000000001 and 1140000000020, also known as the Coastal Virginia Commerce Park (Phase I), as shown on the attached "Exhibit A," ("the Property") has designated the Property as a Transportation Corridor Overlay District (TCOD") target area and a unique economic development opportunity as defined by the City's 2035 Comprehensive Plan; and

**WHEREAS**, the Property is designated as an auto-oriented major activity center in the City's 2050 Preferred Development Pattern Map; and

**WHEREAS**, the Property is identified as a designated city gateway in the City's 2035 Land Use Plan; and

**WHEREAS**, the Planning Department has studied and reviewed the Property and provided a report to the City Council dated November 2, 2016, which was presented in a work session to the City Council on November 9, 2016 and presented to City Council on November 15, 2016 and further studied and reviewed the Property and provided additional reports to the Planning Commission dated October 1, 2018 and November 5, 2018; and

**WHEREAS**, in its report, one of the Planning Department's recommendations was that the Planning Commission consider and make recommendations to amend the 2035 Comprehensive Plan to modify the land use designation for the Property from its current designation of Agriculture/Open Space to commercial, industrial or a similar non-residential designation and to update any necessary and correlating technical documents; and

**WHEREAS**, the public necessity, convenience, general welfare and good zoning practice require that such an amendment to the Comprehensive Plan be considered by the Chesapeake Planning Commission and the City Council;

**NOW, THEREFORE, BE IT RESOLVED** by the Chesapeake Planning Commission for the City of Chesapeake, Virginia, that it recommends to the City Council for the City of Chesapeake, Virginia, approval of the proposed revisions to the 2035 Land Use Plan (Map), attached as Exhibit "A," to identify that the land use designation for the UEDO portion of the Frank T. Williams Farms Properties, consisting of 1,420 acres of undeveloped property in the City of Chesapeake, also known as the Coastal Virginia Commerce Park (Phase I), is a Gateway Virginia Innovation District, to make the supporting changes to the main policy document of the Comprehensive Plan as detailed below and any correlating amendments thereto:

1. Update the 2035 Land Use Plan Map, reflecting the Williams Tract UEDO as a Gateway Virginia Innovation District land use designation.
2. Update the 2035 Land Use Designations (pages 33-35) to include the "Gateway Virginia Innovation District" land use plan designation with the following description:

The District is intended to support the development of unique economic development opportunities. These opportunities will consist of large scale employment centers organized in a campus-like master planned development style. Master plans must incorporate environmentally sensitive and aesthetically pleasing site design, energy efficient architecture, green spaces, and walking trails. Master plans must include appropriate infrastructure including internal circulation,

stormwater retention facilities, and environmental protection and containment infrastructure. Land uses may include a variety of employment types and opportunities, including research and development, office-industrial hybrids, flex parks, e-commerce and distribution facilities, environmentally appropriate manufacturing, corporate headquarters and offices, medical campuses, and higher learning centers. The district contemplates the inclusion of light fabrication and assembly ancillary to a research and development use, as well as data centers. Warehousing and on-site storage are permissible as an accessory use to another primary use and if integrated in a manner that minimizes negative impacts to the surrounding uses. Ancillary service businesses and retail uses that support the employment center economy are also permissible and may include hotels and banks. Residential uses are not considered appropriate, nor are cargo container storage and repair, automobile auctions, salvage yards, solid waste facilities, or landfills. Zoning districts most appropriate for this classification include PUD-IP, M-1 and O&I, although other non-residential zoning districts may be used if incompatible uses are restricted.

3. Language change to *Summary of Key Comprehensive Plan Studies and Policies*, Page 5, Last Paragraph

City Council has not yet deemed it appropriate to amend the property's UEDO portion of the Williams Tract as a Gateway Virginia Innovation District designation on the 2035 Land Use Plan, which remains as Agriculture/Open Space. The November 5, 2018, staff report for PLN-COMP-2018-002 offers findings and considerations for future development of the UEDO and the remainder of the Williams Farm Properties.

4. Language change to Appendix D, Page 5, Last Paragraph, Last Sentence

Proposed revisions to the Plan were presented to both bodies as they were developed, particularly the modified Vision Statement, Goals and key policy issues such as modifications to the Suburban Overlay District boundary and the appropriate future land use designation for the Williams Tract. A portion of the Williams Tract was approved as a Unique Economic Development Opportunity (UEDO) by City Council in 2016. A Comprehensive Plan amendment in 2018 revised the 2035 Land Use Plan, designating the UEDO on the Land Use Plan as Gateway Virginia Innovation District.

5. Language change to 2035 Comprehensive Plan, Chapter 4- Quality of Life, Page 136, Industrial Development subsection

Future development of the Williams Tract UEDO shall adhere to the "Recommended Considerations and Policies for Future Development" contained in the November 5, 2018, staff report for PLN-COMP-2018-002.

6. Language change to the *Transportation Corridor Overlay District Policy*, Page 18,

*First Paragraph, 3<sup>rd</sup> Sentence*

The site has also been recognized as a ~~candidate~~ Unique Economic Development Opportunity (UEDO) Area as provided for in the Comprehensive Plan and as a potential certified mega-industrial site under the Virginia Economic Development Partnership's Virginia Scan database.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** by the Chesapeake Planning Commission for the City of Chesapeake, Virginia, that its approval of the Comprehensive Plan amendments referenced above is conditioned upon the future development of the Williams Tract UEDO adhering to the "Recommended Considerations and Policies for Future Development" contained in the November 5, 2018 staff report for PLN-COMP-2018-002, as detailed in the attached "Exhibit B."

**CERTIFIED** by the Planning Commission of the City of Chesapeake, Virginia on this 14<sup>th</sup> day of November, 2018.

**APPROVED:**

\_\_\_\_\_  
Chairman, Chesapeake Planning Commission

**ATTEST:**

\_\_\_\_\_  
Recording Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
City Attorney's Office

**STATE OF VIRGINIA  
CITY OF CHESAPEAKE, to wit:**

The foregoing instrument bearing the date of \_\_\_\_ was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018, by Adam Perry and Karen Shaffer, Chairman and Recording Secretary, respectively, of the Planning Commission for the City of Chesapeake, Virginia. They are personally known to me.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

Notary ID#: \_\_\_\_\_

# 2035 Land Use Plan

City of Chesapeake, Virginia

Proposed Gateway Virginia Innovation District

November 2018

## EXHIBIT A

Great District Strategy

**Land Use Classifications**

- Agriculture/Open Space
- Recreation
- Conservation
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Suburban Mixed Use
- Urban Mixed Use
- Business/Commercial
- Office
- Office/Research
- Regional Mixed Use
- Light Industry/Logistics
- Industrial/Logistics
- Institution/Government
- Airport
- Gateway Virginia Innovation District
- City Gateways



Conceptual Plan maps are to be used at the scale they are adopted by City Council



North Carolina

# Exhibit B

*Excerpted from the November 5, 2018, Staff Report for PLN-COMP-2018-002*

## **Recommended Considerations and Policies for Future Development**

1. Staff finds that a land use designation of Gateway Virginia Innovation District is consistent with goals contained in the 2035 Comprehensive Plan and for the Williams Tract UEDO (Coastal Virginia Commerce Park, Phase I). This finding is further based on the following considerations:
  - a. Any future rezonings or subsequent development on the 1,420 acre Williams Tract UEDO must adhere to the UEDO Policy as outlined in the 2035 Comprehensive Plan.
  - b. Any future rezoning of the Williams Tract UEDO shall follow the Chesapeake Zoning Ordinance guidance for a Planned Unit Development-Industrial Park (PUD-IP) or M-1 and O&I Zoning Districts as determined to be appropriate in satisfying the intent of the UEDO Policy. The rezoning shall include development criteria and a master development plan. The property should be developed using a cohesive design and comprehensive master plan that respects the history of the immediate area and creates a sense of place while protecting natural resources. The plan should accommodate development without causing sprawl and must minimize the development's impact on existing services.
  - c. During any future rezonings brought before the Planning Commission, input shall be received, particularly on development criteria and master development plans, by representatives of the U.S. Fish and Wildlife Service, Virginia Department of Game and Inland Fisheries, U.S. Army Corps of Engineers, the U.S. Navy (NSA Hampton Roads Northwest Annex), Hampton Roads Sanitation District, the Chesapeake Health Department, Virginia Department of Environmental Quality, the Virginia Department of Conservation and Recreation, the Nature Conservancy, and any other stakeholders as determined by the City.
  - d. Due to the Williams Tract UEDO's designation as a Transportation Corridor Overlay District Target Area and Gateway, all building and site design should adhere to the guidance in the Transportation Corridor Overlay District Policy

and the 2007 Design Guidelines Manual. Energy efficient architecture should also be considered in site and building design.

- e. Consideration should be given for one or more significant wildlife corridors, potentially on the Williams Tract UEDO. Wildlife corridors may be situated on other parts of the Williams Tract, as appropriate, to facilitate safe movement of wildlife between the Great Dismal Swamp National Wildlife Refuge and the Cavalier Wildlife Management Area (Cavalier WMA). Additional research should be conducted as part of any rezoning request to determine the need and location of such corridors to minimize potential hazardous wildlife and human interactions.
- f. Vegetated buffering shall be incorporated on or adjacent to the Williams Tract UEDO to create a natural buffer from human activity and to reduce electromagnetic interference (EMI) to the NSA Northwest Annex's ROTHR antenna.
- g. Consideration should be given to the hydrology and ecology of surrounding conservation areas, especially as related to the recent restoration project for the Cavalier WMA, when planning for commercial/industrial development.
- h. Future development should create a strong sense of place and incorporate permanent trails, parks, open space corridors and water features on the UEDO and the remaining portion of the Williams Tract property.
- i. The landowner should rely upon an experienced and well-capitalized master developer who will provide an adequate level of leadership, financial backing and expertise in relevant land use and global development issues. The master developer should provide the management needed to take advantages of the unique opportunities and create solutions to the infrastructure challenges, such as current lack of municipal water and sewer facilities within close proximity to the property.
- j. Short-term and long-term strategies to identify and efficiently access dependable water source(s) must be approved by the City of Chesapeake, Health Department and the Department of Environmental Quality, where applicable, prior to the submittal of a rezoning application for development. The short- and long-term strategies should be approved by City Council as part of the rezoning application. Impact on the Northwest River watershed should be minimized.
- k. Various funding mechanisms should be explored that will ensure the project will "pay its own way" so that the cost of providing necessary public facilities and services are borne internally and not by the city at large.