



CHESAPEAKE BAY REVIEW COMMITTEE
City of Hampton, Virginia

COMMITTEE MEMBERS: Billy Wood, Phillip Russell, Sharon Surita, Hannah Sabo, Lucy Stoll

MEETING AGENDA
April 11, 2017

REGULAR MEETING
9:00 AM – CDD Conference Room, 5th Floor City Hall

I. Public Hearing Items:

ZP17-00112: Ryan Shrader (MSA P.C.), 1414 N. Mallory St., LRSN 12006101,
a request to encroach into a portion of the one hundred (100) foot
Resource Protection Area buffer to construct a driveway.

As a courtesy to others during the meeting, please turn off cellular telephones or set them to vibrate.

Community Development Department, Planning & Zoning Administration Division

22 Lincoln Street | Hampton, Virginia 23669
www.hampton.gov | Hampton's 311: 757.727.8311 | O.757.727.6140

CITY OF HAMPTON · CHESAPEAKE BAY REVIEW COMMITTEE

STAFF EVALUATION

Meeting Date
April 11, 2017

Prepared By: Matt Smith, Senior Zoning Official

727-6077

Case: Chesapeake Bay Review (ZP17-00112)
Owner: Hampton University
Applicant: Ryan Shrader (MSA, P.C.)

Location: 1414 N. Mallory St. (LRSN 12006101)
Zoning District(s): R-M District – Multiple Residential

Request

Authorization by the Chesapeake Bay Review Committee pertaining to Section 9-14(2)(b)(iv)(bb), roads and driveways not exempt, to permit the construction of a driveway across the RPA buffer.

Existing Site Conditions

The site was developed in the late 1950s and is currently used by Hampton University. There is an approximately 28,000 SF building on the site and associated parking.

Site Considerations

- The parcel is 11 acres.
- Wetlands and the RPA buffer are located on the eastern and southern sections of the property. Portions of the existing building and parking area are located in the RPA buffer.
- The RPA buffer primarily consists of managed turf (grass).
- Stormwater runoff from impervious area on the site is not currently being managed.
- The proposed driveway will add +/- 1,880 SF of impervious area in the RPA buffer.

Evaluation

Staff has reviewed the application as it relates to the Hampton Zoning Ordinance. Specifically, this application is subject to review under Section 9-14(2)(b)(iv)(bb):

Roads and driveways not exempt and which, therefore, must comply with the provisions of this article, may be constructed in or across RPAs if each of the following criteria are met:

1. The review committee makes a finding that there are no reasonable alternatives to aligning the road or drive in or across the RPA; and,
2. The alignment and design of the road or driveway is optimized, consistent with other applicable requirements, to minimize encroachment in the RPA and minimize adverse effects on water quality; and,
3. The design and construction of the road or driveway satisfy all applicable criteria of this article; and,
4. The review committee reviews the plan for the road or driveway proposed in or across the RPA in coordination with the plan of development pursuant to [section 9-15](#).

Additional Considerations:

1414 N. Mallory St. was formerly used as a religious retreat facility. Hampton University acquired the property in 2014. Since that time, the University has pursued conversion of the facility for use as educational space and dormitories. In August 2016, the City Council approved a Use Permit (UP16-00006) enabling the use of the property by Hampton University for these functions. Conversion of the use required building renovations as well as site improvements, many of which are required by city codes and ordinances.

The existing driveways providing access to the site are 10' wide and are inadequate for emergency vehicle access. The need for adequate emergency vehicle access was anticipated during the use

permit application process, and the City Council attached a condition to UP16-00006 limiting driveway improvements to those required by the Director of Public Works or the Hampton Fire Marshall. The Hampton Fire Department requires a minimum driveway width of the 20' for these types of uses. A portion of the eastern driveway is currently located in the RPA buffer. The applicant is proposing to widen the existing driveways to the minimum required width of 20'.

These driveway improvements, along with other site improvements, are currently being evaluated by the City's Site Plan Review Committee. Other site improvements include the installation of BMPs to treat stormwater runoff, including runoff from the widened driveway in the RPA buffer. The treatment of runoff from new impervious area will meet city and state stormwater requirements.

Recommendation

Staff recommends that the committee authorize the widening of the driveway in the RPA buffer with one condition.

1. Driveway area in the RPA buffer shall be limited to the amount required by the Director of Public Works or Hampton Fire Marshall, or their designees.

Aerial Map



O-CBP District – Chesapeake Bay Preservation Overlay

See Site Layout Plan for Chesapeake Bay Preservation District Boundaries

~~2P16~~ 2P17-0012 M1700158



Application for Chesapeake Bay Review Committee

OFFICE USE ONLY
Date Received:

RECEIVED

MAR 16 2017

BY: HMS

Complete this application in its entirety and submit along with the required materials (listed in Step 2 below) to the following address:

City of Hampton, Community Development Department
22 Lincoln Street, 3rd Floor
Hampton, Virginia 23669

Application for (check one):

- Resolution of O-CBD boundary dispute
- Request authorization to encroach into the RPA buffer for:
 - Non-exempt road or driveway with or crossing the RPA
 - Development on lot/parcel recorded prior to October 1, 1989
 - Development on lot/parcel recorded October 1, 1989 – May 12, 2004
- Exception to the requirements of:
 - Section 9-14 2a, General Performance Criteria
 - Section 9-14 2b, Restrictions applicable to the RPA

1. PROPERTY INFORMATION

Address or Location 1414 North Mallory Street, Hampton, VA 23663

LRSN 12006101 Zoning District R-M

2. SUBMITTAL REQUIREMENTS & DETAILS

All applications must include:

- (1) A recent, to scale physical survey of the property, prepared by licensed surveyor, that must include:
- a. Environmental Site Assessment: RPA, RMA, IDA buffer areas, RPA features, and wetlands drawn and clearly labeled
 - b. Erosion and Sediment Control Plan; Silt Fences, Construction Entrances, etc.
 - c. All proposed improvements to the property; new buildings, new roads/infrastructure, etc.

; (2) Water Quality Impact Assessment (see attached); (3) Background Information (property deeds, recorded plats, date stamped photos, prior approvals, etc.); (4) application fee of \$75 for single-family residential uses, \$200 for all other uses, payable to the City of Hampton; (3) a brief written description of hardship or dispute (use following space or submit as a separate document);

Description of request:

In order to comply with the requirements of the Planning Department and Hampton Fire Department, Hampton University is required to provide a widened entrance for emergency vehicle access, which will encroach into the RPA. This entrance widening is shown in the attached documents and must be a minimum of 20' in width to allow for emergency vehicle ingress/egress. Any increase in runoff from the entrance widening will be converted to sheet flow through the use of vegetated lip level spreaders in order to mitigate any risks of erosion. There exist two (2) entrances for the site, however only the eastern of the proposed widened entrances encroaches into the RPA.

Additional information may be required at the Zoning Administrator's discretion

Development of any property is subject to compliance with all applicable codes, regulations and ordinances, regardless of whether such is specified in a Chesapeake Bay Review Committee approval

3. PROPERTY OWNER INFORMATION

An individual or a legal entity may be listed

Owner's Name <See Step 5>

Address 100 E. Queen Street

City Hampton State VA Zip 23668

Phone 757-727-5213

Email doretha.spells@hamptonu.edu

4. APPLICANT INFORMATION

(if different from owner)

Applicant's Name Ryan Shrader (MSA, P.C.)

Address 5033 Rouse Drive

City Virginia Beach State VA Zip 23462

Phone 757-490-9264

Email Ryan.Shrader@MSAonline.com

5. APPLICANT AGENT INFORMATION

(if different from applicant)

Agent's Name _____

Address _____

City _____ State _____ Zip _____

Phone _____

Email _____

5. CERTIFICATION FOR LEGAL ENTITY PROPERTY OWNERS

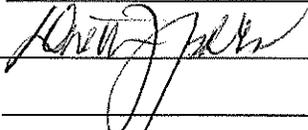
Complete this section only if the property owner is not an individual but rather a legal entity such as a corporation, trust, LLC, partnership, diocese, etc. as specified in Step 3 above.

"I hereby submit that I am legally authorized to execute this application on behalf of the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), title(s), signature(s), and date(s) of authorized representative(s) of entity (attach additional page if necessary):

Name of Legal Entity Hampton University

Signed by: Name (printed) Doretha J. Spells, Its (title) Vice President for Business Affairs and Treasurer

Signature  Date 3.7.17

Name (printed) _____, Its (title) _____

Signature _____ Date _____

6. CERTIFICATION FOR INDIVIDUAL PROPERTY OWNERS

Complete this section only if the property owner is an individual or individuals.

"I hereby submit that I am the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), signature(s), and date(s) of owner(s) (attach additional page if necessary):

Signed by: Name (printed) _____

Signature _____ Date _____

Name (printed) _____

Signature _____ Date _____

