

# FORT MONROE

## Comprehensive Plan and Zoning Amendments

City of Hampton  
Community Development Department



Legal Authority for Planning and Zoning

Comprehensive Plan Goals and Objectives

Fort Monroe Zoning Districts

Schedule for Adoption

Outline

Code of Virginia (Title 15.2, Chapter 22)

Role of the Fort Monroe Authority

Zoning for Private Property

Legal Authority

Current Land Use Plan & Zoning Designation

Broad Land Use and Zoning Goals

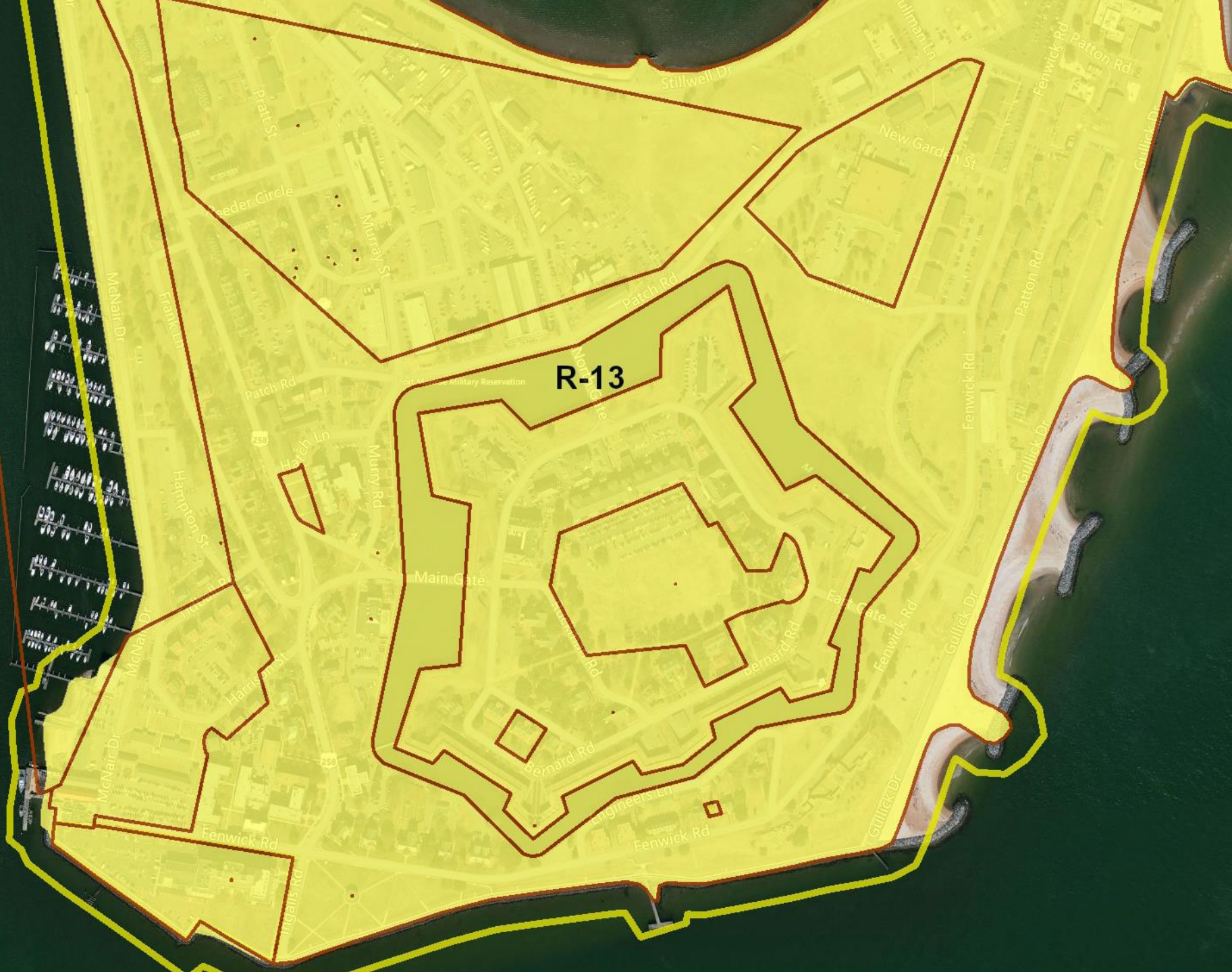
Specific Objectives for Fort Monroe

Comprehensive Plan Goals & Objectives

Military

Commercial





R-13

Main Gate

Military Reservation

Stillwell Dr

Patch Rd

New Garden St

Fenwick Rd

Patton Rd

Gulliver Dr

Gulliver Dr

Gulliver Dr

Bernard Rd

Fenwick Rd

Engineers Ln

Bernard Rd

Murray Rd

Leach Ln

Patch Rd

Hampton St

McNair Dr

Fenwick Rd

Ingalls Rd

McNair Dr

Harris St

Priest St

Bedder Circle

Murray St

Fenwick Rd

Patton Rd

Gulliver Dr

Willman Ln

Promote the efficient use of land. Recognize land as a limited resource.

Promote compatibility and synergy among different land uses.

Protect real property values.

Broad Land Use & Zoning Goals

Encourage a compatible mix of uses for Fort Monroe within an overall “live, work, play” environment.

Promote long term predictability and flexibility for future property owners and investors.

Promote the City’s economic development goals to increase high wage jobs in target industries.

## Specific Objectives for Fort Monroe



Promote the City's higher value housing goals and City policies for a regional fair share distribution of housing values.

Promote the City's goals to increase tourism. Promote land uses that attract and serve visitors to the Fort Monroe National Monument.

## Specific Objectives for Fort Monroe

New and Existing Zoning Districts

Zoning Overlays: Chesapeake Bay and Flood Zone

FMA Master Plan and the Programmatic Agreement

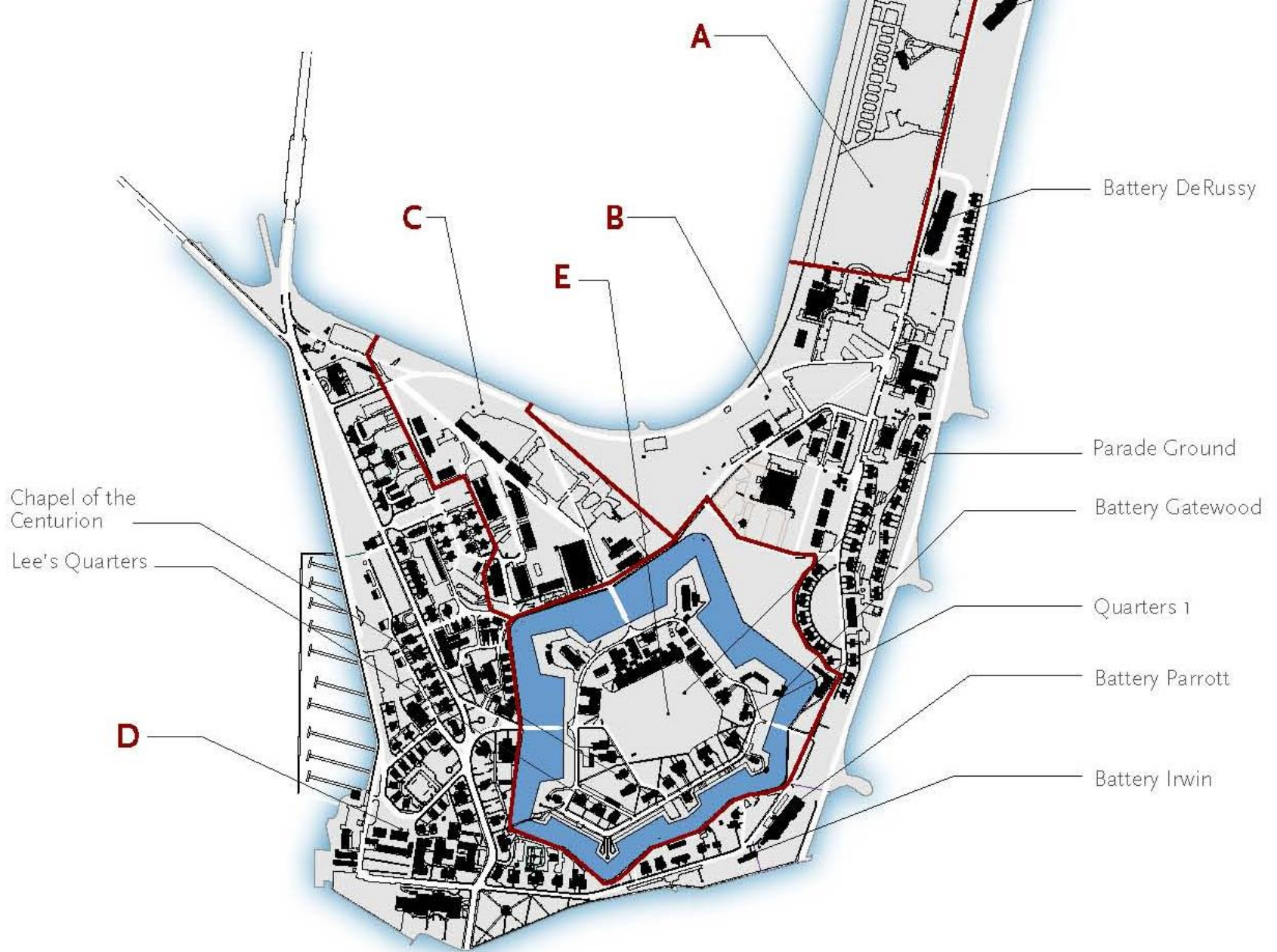
Fort Monroe Zoning Districts

# 2013 LAND USE MASTER PLAN

Mill Creek

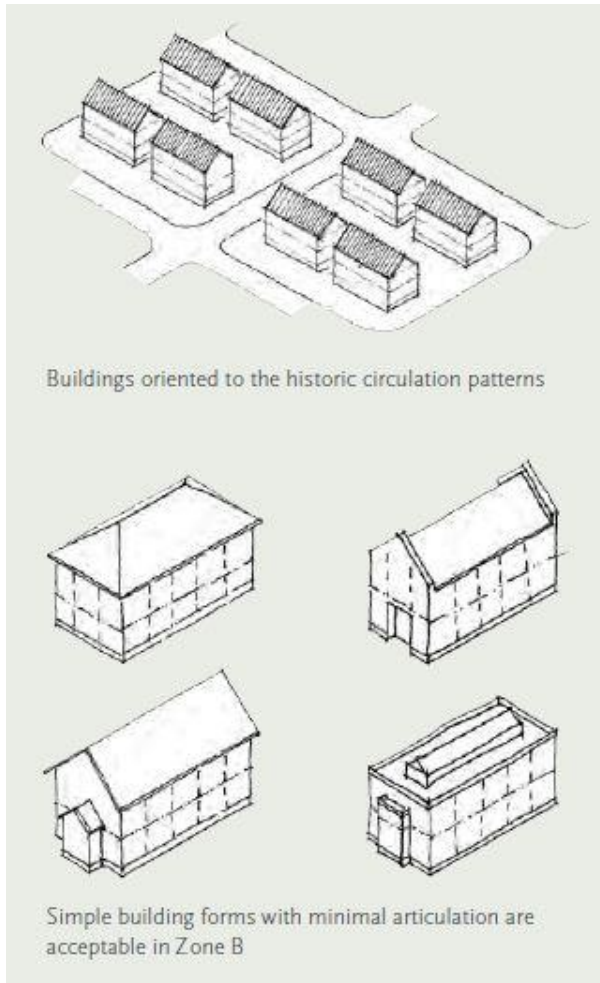


- LEGEND**
- MIXED USE - RESIDENTIAL FOCUS
  - MIXED USE - EMPLOYMENT FOCUS
  - MIXED USE - RETAIL/DINING FOCUS
  - MIXED USE - INSTITUTIONAL FOCUS
  - MIXED USE - HOSPITALITY FOCUS
  - COMMUNITY FACILITIES
  - INFRASTRUCTURE BLDGS
  - NPS BLDGs
  - NPS LAND
  - ACTIVE OPEN SPACE
  - PUBLIC BEACH
  - ACTIVE OPEN SPACE - WHERRY RESERVE
  - NOT IN LONG TERM PLAN

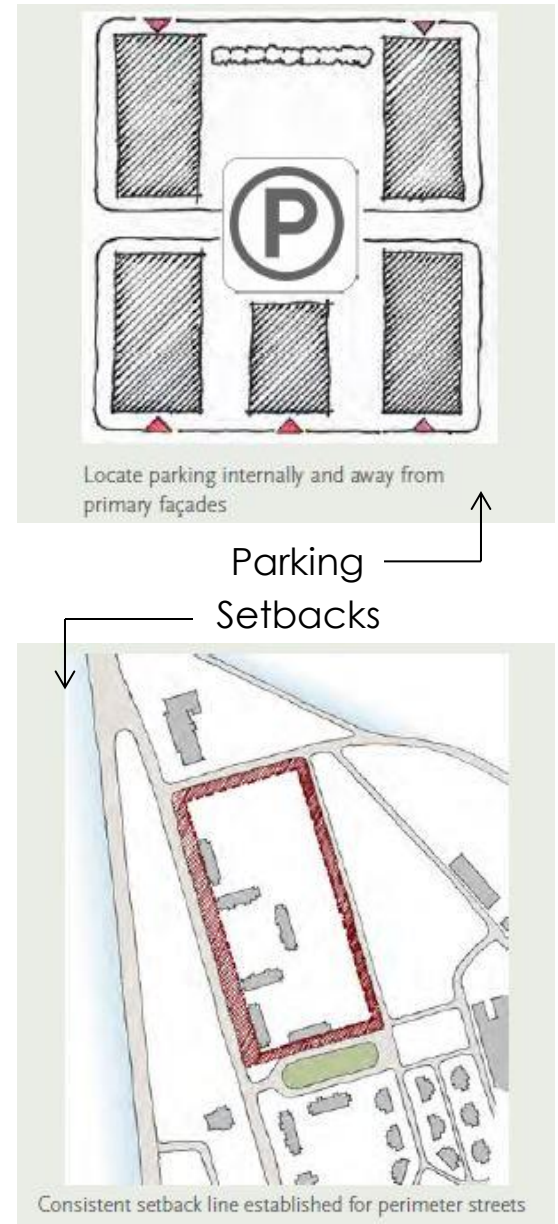


# PROGRAMMATIC AGREEMENT – MANAGEMENT ZONES

SITE DESIGN	
BUILDING ORIENTATION	
SETBACKS	
LANDSCAPE	
STREETS SIDEWALKS	
PARKING	
BUILDING DESIGN	
BUILDING FORM	
BUILDING SCALE	
BUILDING MASS	
SOLID/VOID RELATION	
BUILDING ELEMENTS	
PORCHES	
WINDOWS	
ROOFS	
ENTRY	



Building Orientation & Form



PO-1 Parks and Open Space General

FM-1 Inner Fort

FM-2 Historic Village

FM-3 North Gate

FM-4 Wherry Quarter

Fort Monroe Zoning Districts



**Fort Monroe Zoning Districts**

- FM-1 Inner Fort
- FM-2 Historic Village
- FM-3 North Gate
- FM-4 Wherry Quarter
- PO-1 Parks and Open Space General



**Fort Monroe Zoning Districts**

- FM-1 Inner Fort
- FM-2 Historic Village
- FM-3 North Gate
- FM-4 Wherry Quarter
- PO-1 Parks and Open Space General





**Fort Monroe Zoning Districts**

- FM-1 Inner Fort
- FM-2 Historic Village
- FM-3 North Gate
- FM-4 Wherry Quarter
- PO-1 Parks and Open Space General



**Fort Monroe Zoning Districts**

- FM-1 Inner Fort
- FM-2 Historic Village
- FM-3 North Gate
- FM-4 Wherry Quarter
- PO-1 Parks and Open Space General



**Fort Monroe Zoning Districts**

- FM-1 Inner Fort
- FM-2 Historic Village
- FM-3 North Gate
- FM-4 Wherry Quarter
- PO-1 Parks and Open Space General



**Fort Monroe Zoning Districts**

- FM-1 Inner Fort
- FM-2 Historic Village
- FM-3 North Gate
- FM-4 Wherry Quarter
- PO-1 Parks and Open Space General

FMA Board Update: December 18<sup>th</sup>

Steering Committee Update: January

Planning Commission/City Council Updates: February

Planning Commission Public Hearing: March

City Council Public Hearing: April

Schedule for Adoption