

# STAFF EVALUATION

**Case No.:** Rezoning No. 24-0462 | Use Permit No. 24-0463

**Planning Commission Date:** November 21, 2024

**City Council Date:** December 11, 2024

**Prepared By:** Michael Hayes, Planning & Zoning Div. Manager

728-5244

**Reviewed By:** Jessica Kraus, Assistant City Attorney

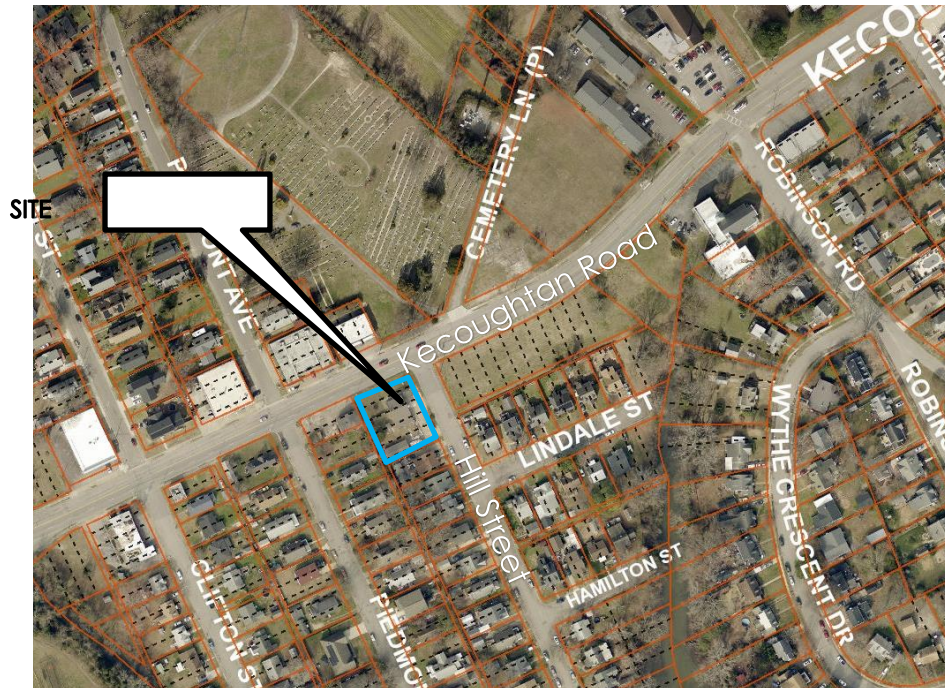
## General Information

*Property* Cavalier Homes, LLC

*Owner/Applicant*

*Site Location* 1814 Kecoughtan Road [LRSN 1005156]

### Aerial Map:



*Requested Action* Rezone +/-0.29 acres, from Neighborhood Commercial (C-1) and One Family Residential (R-11) Districts to Multifamily Residential (MD-4) District with proffered conditions.

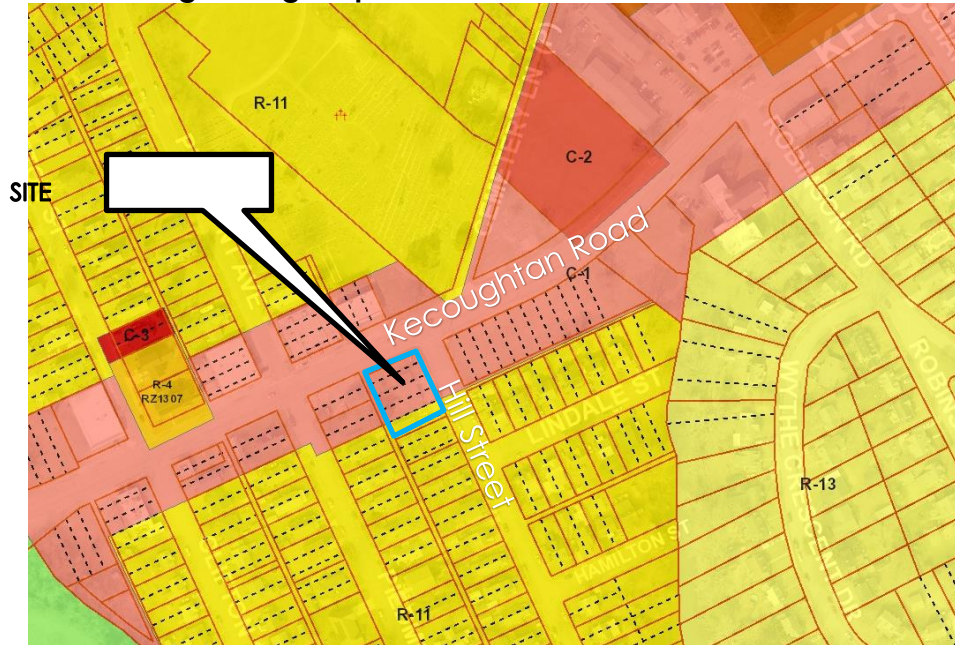
Use Permit to allow for multifamily within the Multifamily Residential (MD-4) District.

*Description of Proposal* The applicant proposes repurposing the existing main building for multifamily housing. The building was originally built as a single-family house but has been used for commercial uses for many years. The commercial sign would be removed and new landscaping would be installed to add to the residential feel. The

garage would be available for resident use but would not be converted to dwelling units.

Existing Land Use	Vacant commercial use
Zoning	Neighborhood Commercial (C-1) and One Family Residential (R-11) Districts
Surrounding Land Use and Zoning	<p><b>North:</b> Neighborhood Commercial (C-1) District; contractor storage and vacant parcel</p> <p><b>South:</b> One Family Residential (R-11) District; single-family residential</p> <p><b>East:</b> Neighborhood Commercial (C-1) and One Family Residential (R-11) Districts; vacant land and single-family residential</p> <p><b>West:</b> Neighborhood Commercial (C-1) and One Family Residential (R-11) Districts; commercial building and single family residential</p>

**Surrounding Zoning Map:**



*Public Policy* The Hampton Community Plan (2006, as amended) is adopted as the guiding policy document for the City of Hampton. The Plan includes the following policy recommendations pertinent to this case:

**Land Use and Community Design Policies:**

**LU-CD Policy 3:** Encourage and maintain a diverse mix of housing types and values

**LU-CD Policy 4:** Evaluate land use proposals from a regional, city-wide, and neighborhood perspective.

**LU-CD Policy 11:** Promote high quality design and site planning that is compatible with surrounding development.

**LU-CD Policy 12:** Encourage building design and site planning that enhances community interaction and personal safety.

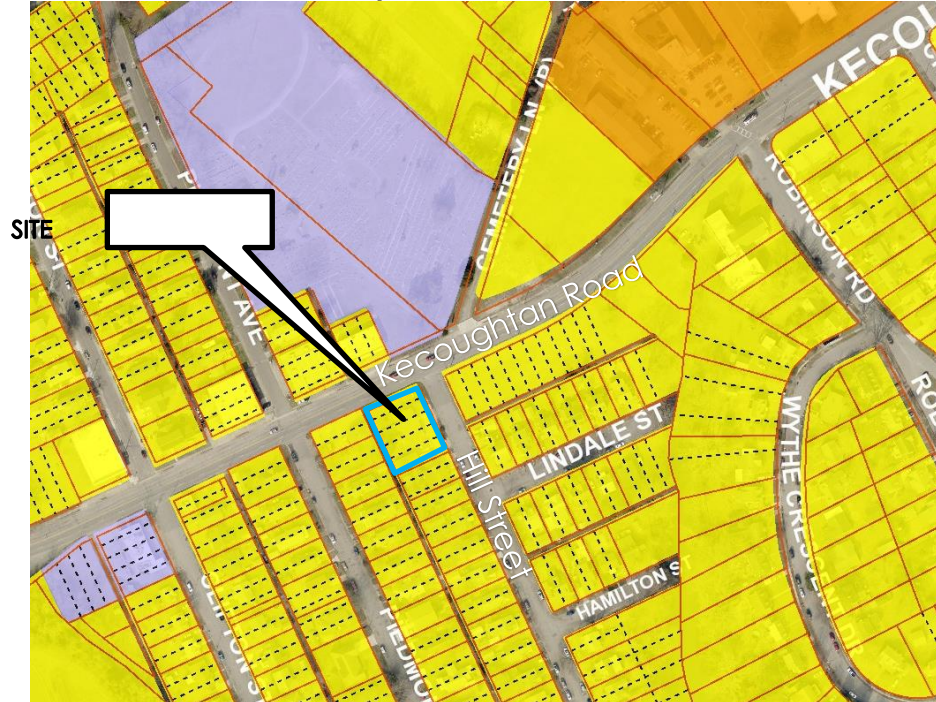
**LU-CD Policy 17:** Promote and enhance the identity and scenic qualities of city corridors and gateways

**LU-CD Policy 31:** Encourage a mix of land uses that is appropriate for each district. Promote the efficient use of land and high-quality urban design.

**Future Land Use:**

The Hampton Community Plan (2006, as amended) designates this area as low density residential.

**Future Land Use Plan Map:**



Low Density Residential is defined in the Community Plan as at least 3.5 units per acre and fewer than 9 units per acre.

***Land Use and Community Design Policies:***

**HN Policy 4:** Support zoning requirements and other strategies that allow for increased housing mix and density in appropriate locations.

**Kecoughtan Road Corridor Master Plan Recommendations:**

- Move Kecoughtan Road toward a residential boulevard with key intersections supported as commercial nodes

- Improve Kecoughtan Road as the front door to the surrounding residential neighborhoods
- West Kecoughtan Gateway: Redevelop underutilized commercial properties for new residences

*Traffic Impacts* The number of proposed dwellings would result in low traffic volumes; thus, a Traffic Impact Analysis (TIA) was not required. Negative impacts are not expected.

Parking access will remain off of Hill Street with no driveway on Kecoughtan Road.

*Environmental Impacts* The site is developed and no new impervious surface is proposed.

*Proffered Conditions* There are nine (9) proffered conditions. Key proffered conditions include:

1. Substantial conformance with the concept plan;
2. Improvements to the exterior materials of the building;
3. Substantial conformance with the elevations;
4. Substantial conformance with the landscape plan;
5. Vacation of interior property lines
6. Removal of the existing commercial sign

The complete proffer agreement is included in the application package.

*Use Permit Conditions* If approved, staff recommends seven (7) conditions. Key conditions include:

1. Issuance of permit;
2. Compliance with the proffers;
3. Dumpster location and screening
4. Certificate of occupancy;

The complete list of recommended conditions is included in the application package.

*Community Meeting* A community meeting is scheduled for November 15, 2024.

*Analysis*

Rezoning Application No. 24-0462 and Use Permit No. 24-0463 are a request to convert an underutilized commercial property, which was originally built as a single-family home, to a multifamily residence. The subject property is a +/- 0.29 acres in size and located at 1814 Kecoughtan Road. The property is currently split zoned with the majority of the property finding itself in the Neighborhood Commercial (C-1) District and a small portion at the rear of the property being in the One Family Residential (R-11) District. If approved, the property would be rezoned into the Multifamily Residential (MD-4) District. An approved Use Permit is required to allow multifamily within the MD-4 District.

The applicant has proffered conditions, and the proposed Use Permit conditions generally reference and support the proffered conditions. Through the proffered conditions, the applicant is offering to reuse the existing buildings and general layout with upgraded exterior materials to the main building, removal of the commercial sign, and new landscaping to improve the residential character of the property. The existing garage would be available to residents for use, but could not be converted into an additional dwelling unit.

The Hampton Community Plan (2006, as amended) designates the future land use of the subject site as low density residential, which is defined as 3.5 to less than 9 units per acre. This proposal would be 10 units per acre on this one lot, but the overall neighborhood would remain well below 9 units per acre. The Community Plan also supports increasing the mix and density of housing in appropriate locations while protecting the overall character of the City's neighborhoods. It also goes further in encouraging the enhancement of the identity and scenic qualities of city corridors and gateways.

The Kecoughtan Road Corridor Master Plan (2006, as amended) has the overarching theme of converting Kecoughtan Road into a residential boulevard with commercial uses focused at key intersections or commercial nodes. This is in recognition of the fact that spending patterns have changed over time, leading to limited demand along Kecoughtan Road, and, in turn, much of the commercially zoned property along the corridor is underutilized and deteriorating. Redeveloping or successfully improving deteriorating properties along the corridor not only improves that particular property but creates a better front door to surrounding neighborhoods and a better environment for residents. Additionally, adding residents to the area increases the local customer base for remaining commercial properties.

Staff finds that the proposed reuse of 1814 Kecoughtan Road for multifamily residences supports the vision of the Kecoughtan Road Corridor Master Plan and is in alignment with the policies found in the Hampton Community Plan. The proposal provides new housing opportunity along the corridor while revitalizing a building originally constructed as a single-family home.

Staff recommends **APPROVAL** of Rezoning Application No. 24-0462, subject to nine (9) proffered conditions.

Staff recommends **APPROVAL** of Use Permit Application No. 24-0463, subject to seven (7) conditions.