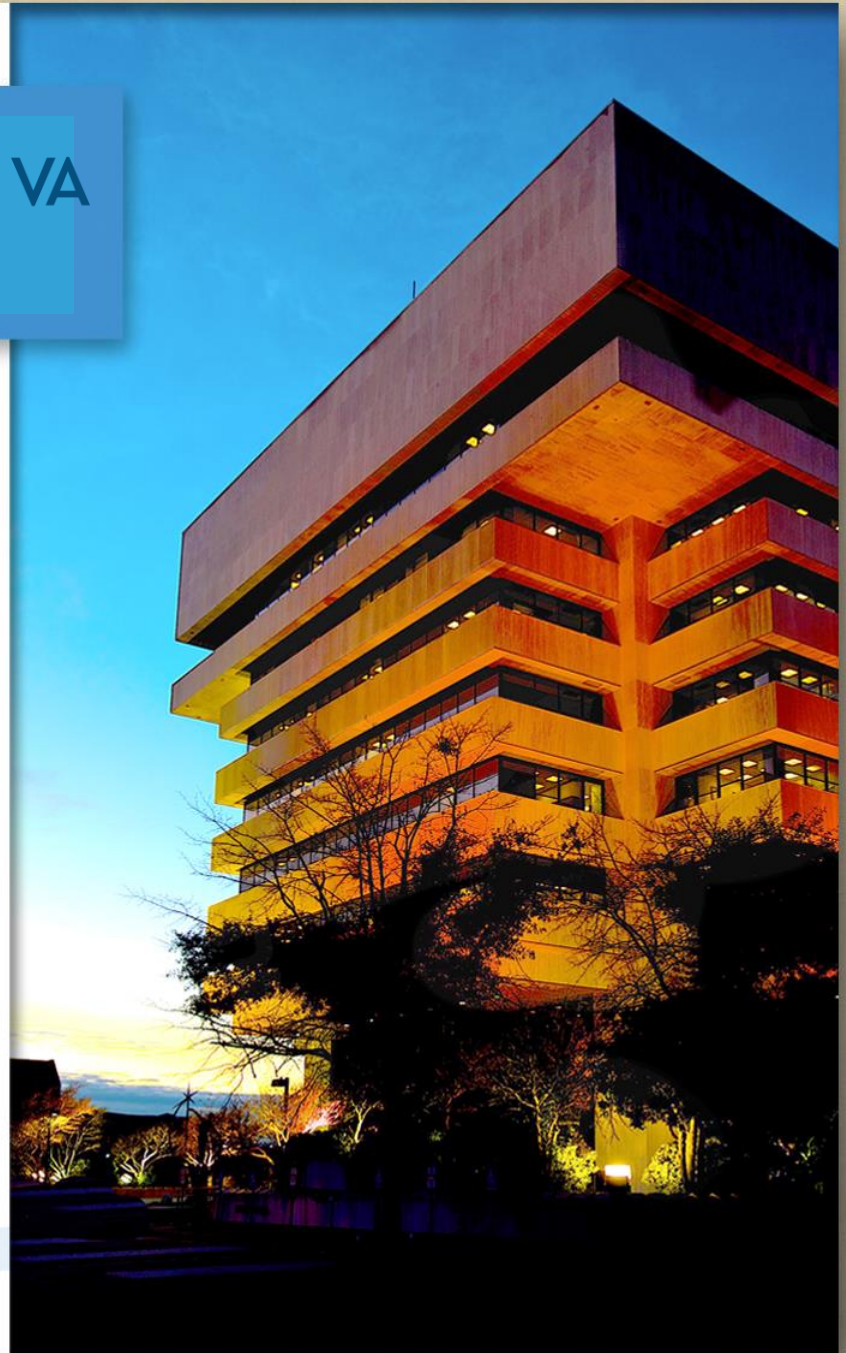




Rezoning Application No. 24-0399

***67 W Little Back River Rd
Cornerstone Custom Homes,
LLC.***

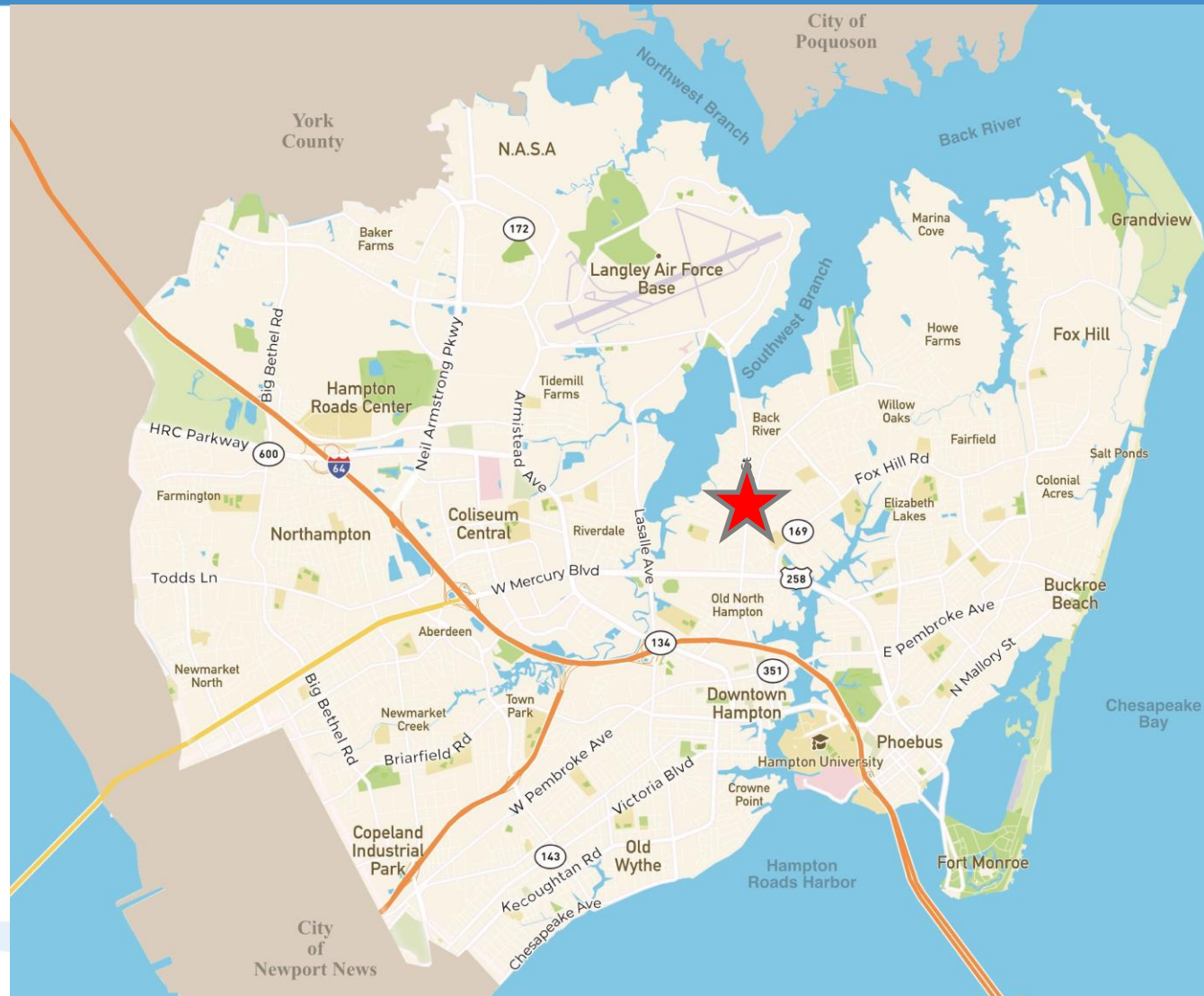
**City Council
October 9, 2024**



Application

Rezone the parcel located at 67 W Little Back River Road, totaling +/- 0.35 acres, from One-Family Residential (R-9) district to One-Family Residential (R-4) district with conditions in order to construct two (2) 1-family detached dwellings

Location Map

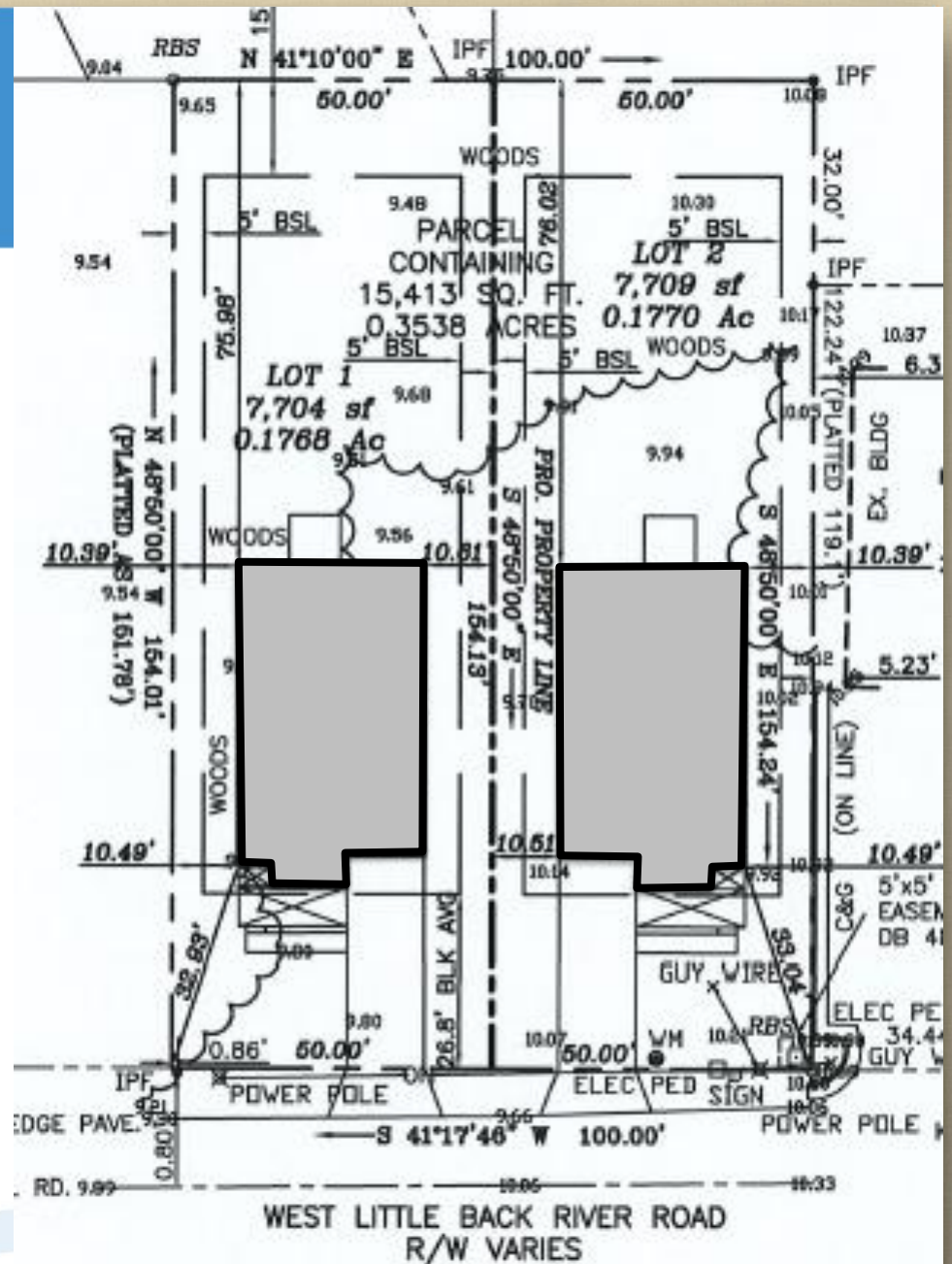


Location Map



Proposal

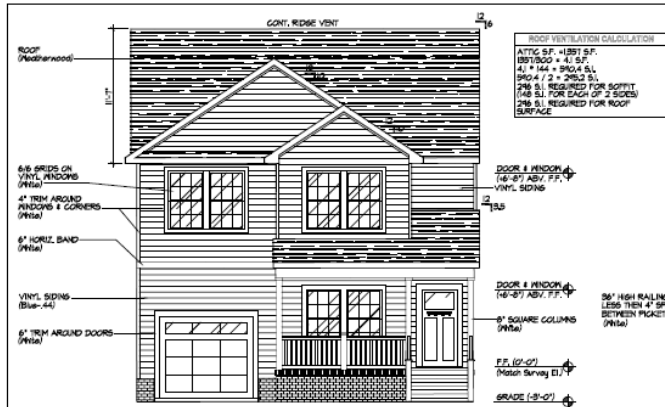
- Two new 1-family detached dwellings of approximately 2,452 square feet
- Each parcel will be +/- 0.175 acres, or 7,623 square feet
- 50' frontage for both parcels along W Little Back River Rd.
- Build in accordance with the Hampton Pattern Book



Proposal



Proposal



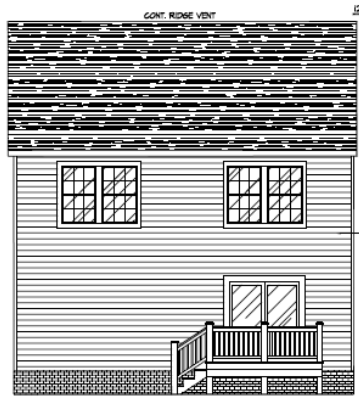
ROOF VENTILATION CALCULATION
 ATWG S.F. = 1187 S.F.
 187(250 + 4) S.F.
 4) * 144 = 576 S.F.
 576(4) * 2 = 2304 S.F.
 2304 S.F. REQUIRED FOR SOFFIT
 2304 S.F. FOR EACH OF 2 SIDES
 2304 S.F. REQUIRED FOR ROOF SURFACE



FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

GARAGE	285 S.F.
FIRST FLOOR	1,045 S.F.
SECOND FLOOR	1,351 S.F.
TOTAL	2,452 S.F.




REAR ELEVATION
 SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

* GEOMETRIC DESIGN PLANS
 * ARCHITECTS
 12345 WILSON BLVD. #100
 GREENSBORO, N.C. 27409
 PHONE: 336-853-1111
 FAX: 336-853-1112
 WWW: www.geometricdesign.com

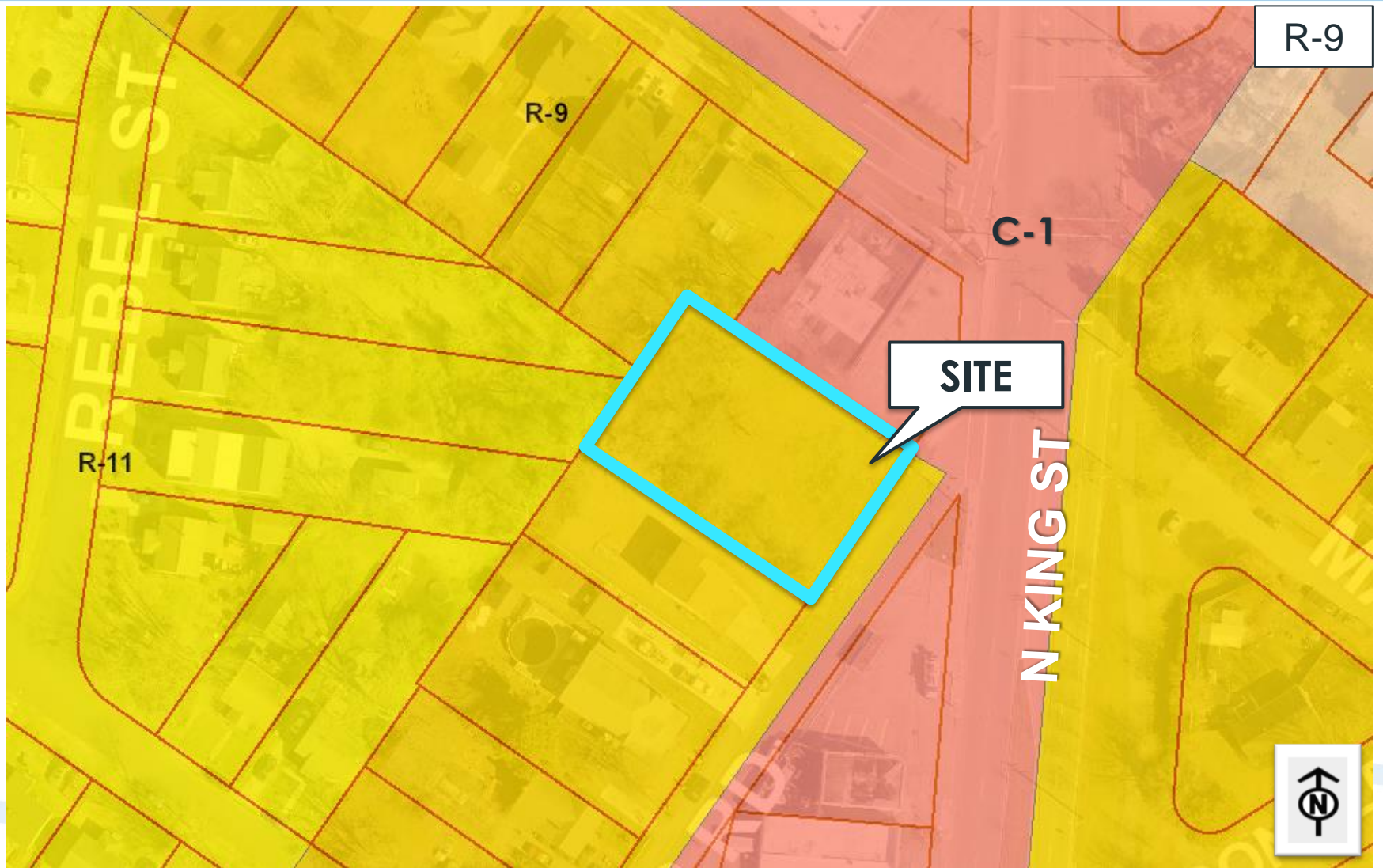


ELEVATIONS
 SINGLE FAMILY RESIDENCE AT
 SPRINGFIELD LH MODEL - CRAWL
 HAMPTON, VIRGINIA

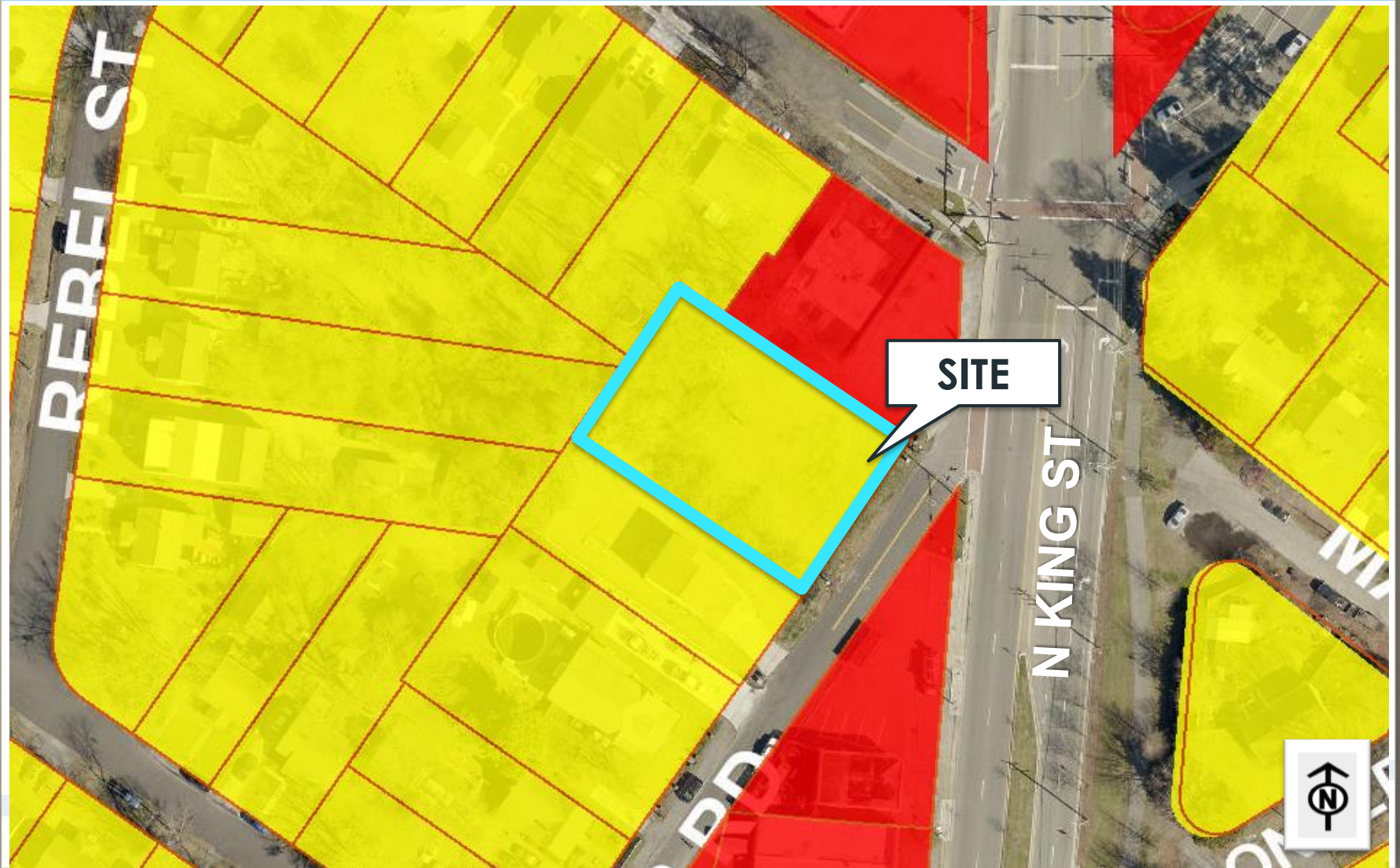
DATE:
 07.20.22

SHEET:
 A2
 OF 5

Zoning Map



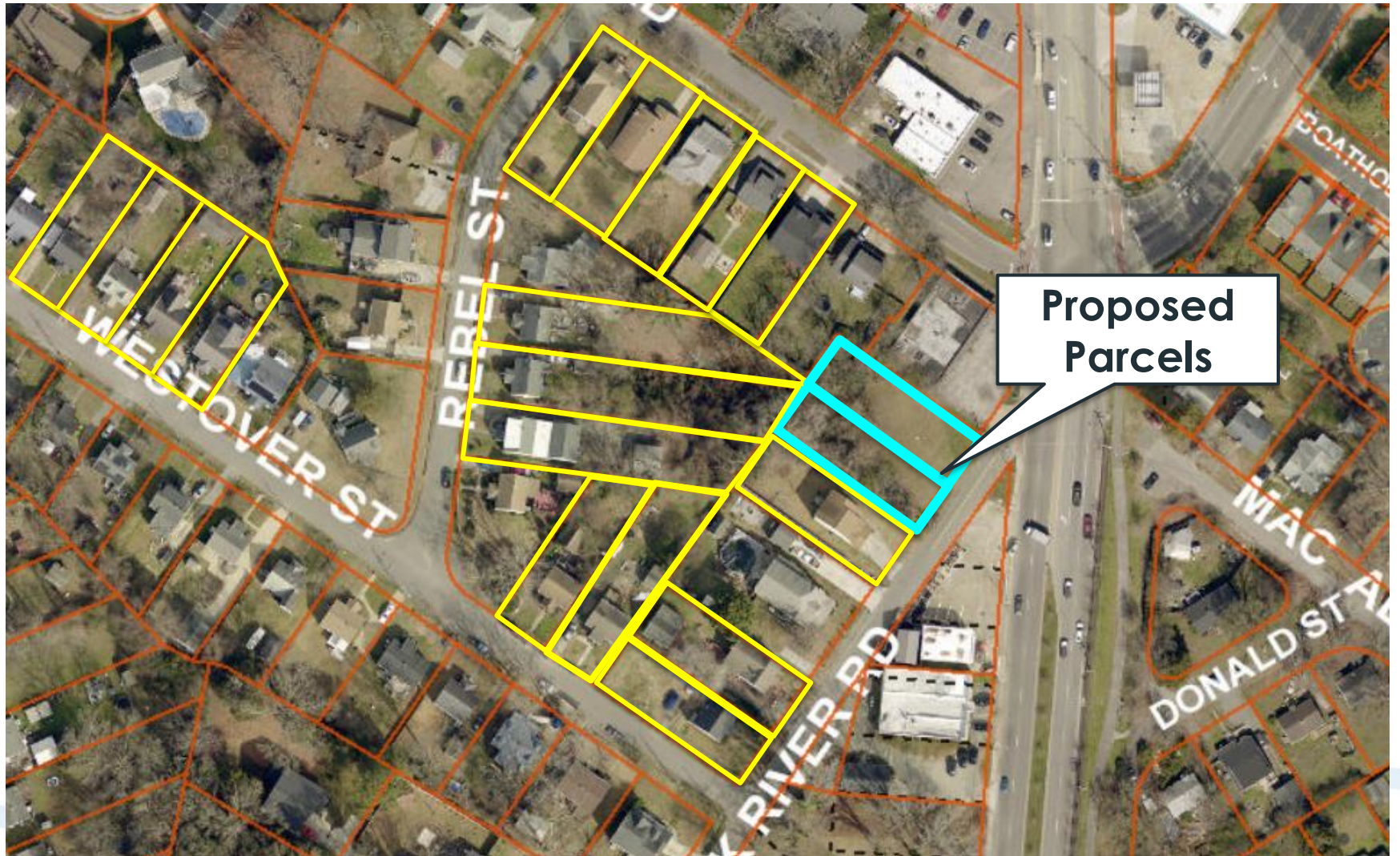
Land Use Map



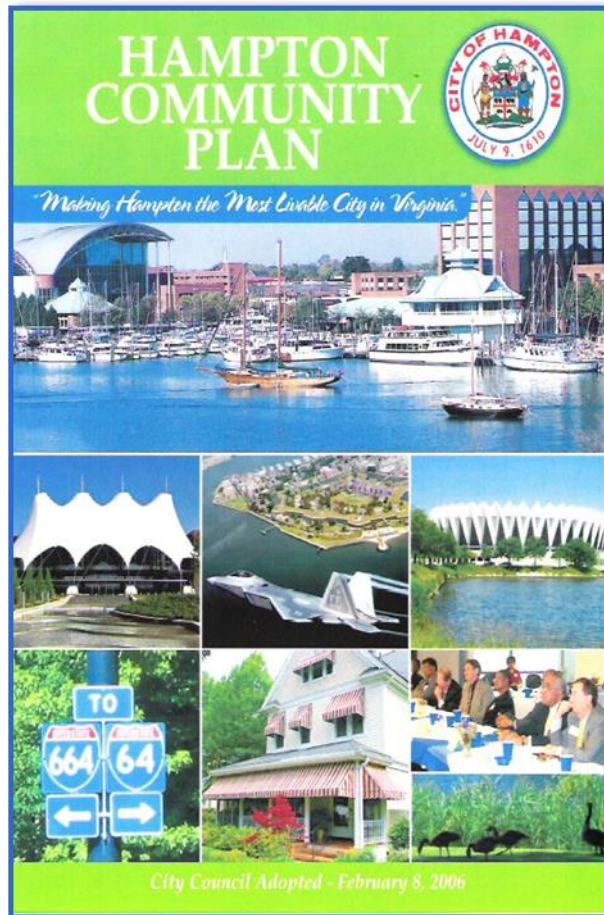
Surrounding Parcels



Surrounding Parcels



Public Policy



Hampton Community Plan (2006, as amended)

- **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 7:** Safeguard the integrity of existing residential neighborhoods.
- **LU-CD Policy 11:** Promote high quality design and site planning that is compatible with surrounding development.
- **LU-CD Policy 29:** Encourage high quality new development's that are compatible with surrounding neighborhood's

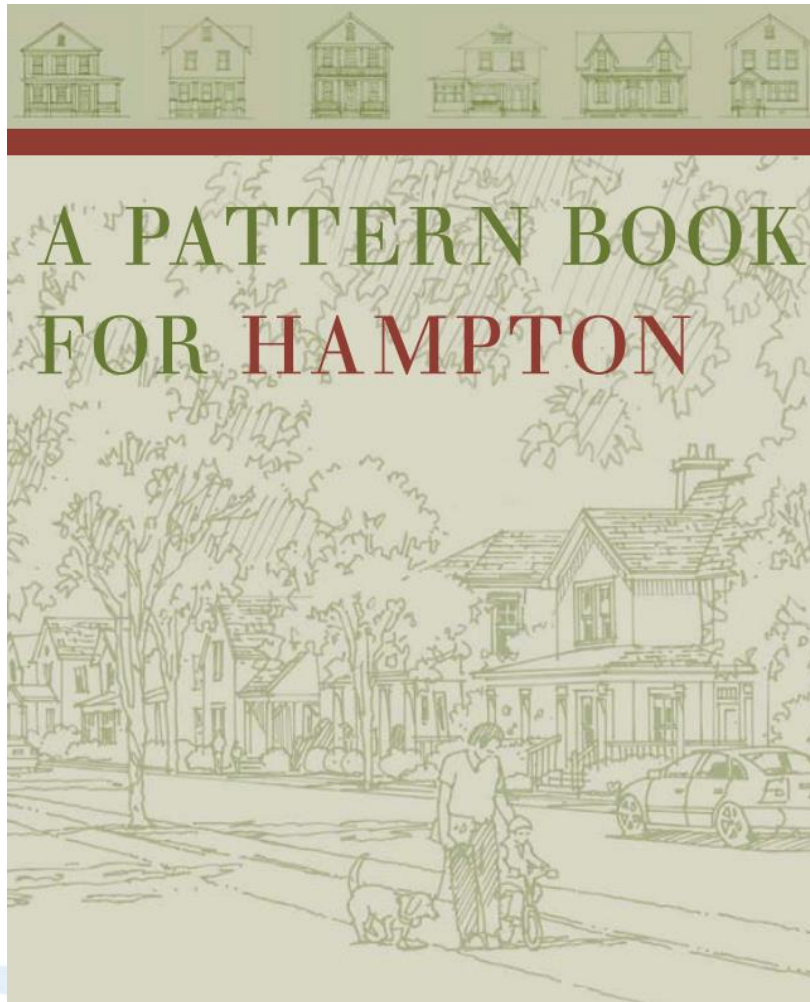
Public Policy



North King Street Master Plan (2007, as amended)

- Located in the SixPoints Initiative area
- Primary objective is to set a course for North King Street which supports and enhances the overall health of its adjacent neighborhoods
- Highlights one of the largest obstacles to achieving the potential housing market is the lack of available land and the lack of new private investment

Hampton Pattern Book



Proffers

- Attached garage will be located a minimum of 18” behind the main front façade of the house
- Design will be compliant with the “Hampton Pattern Book for Colonial Model”
- All phases of development shall comply with all ordinance of the City of Hampton

* The complete proffer agreement can be found in the rezoning application package

Analysis

- The proposed structures will adhere to the building requirements of the Hampton Pattern Book
- Supported by the Community Plan and North King Street Master Plan
 - Utilizes available land
 - Supports the development of new housing and the improvement of adjacent neighborhoods

Conclusion

- Applicant opportunity to present
- Public hearing
- Action
 - Staff and Planning Commission recommends **APPROVAL** of Rezoning Application No. 24-0399 with seven (7) proffered conditions