

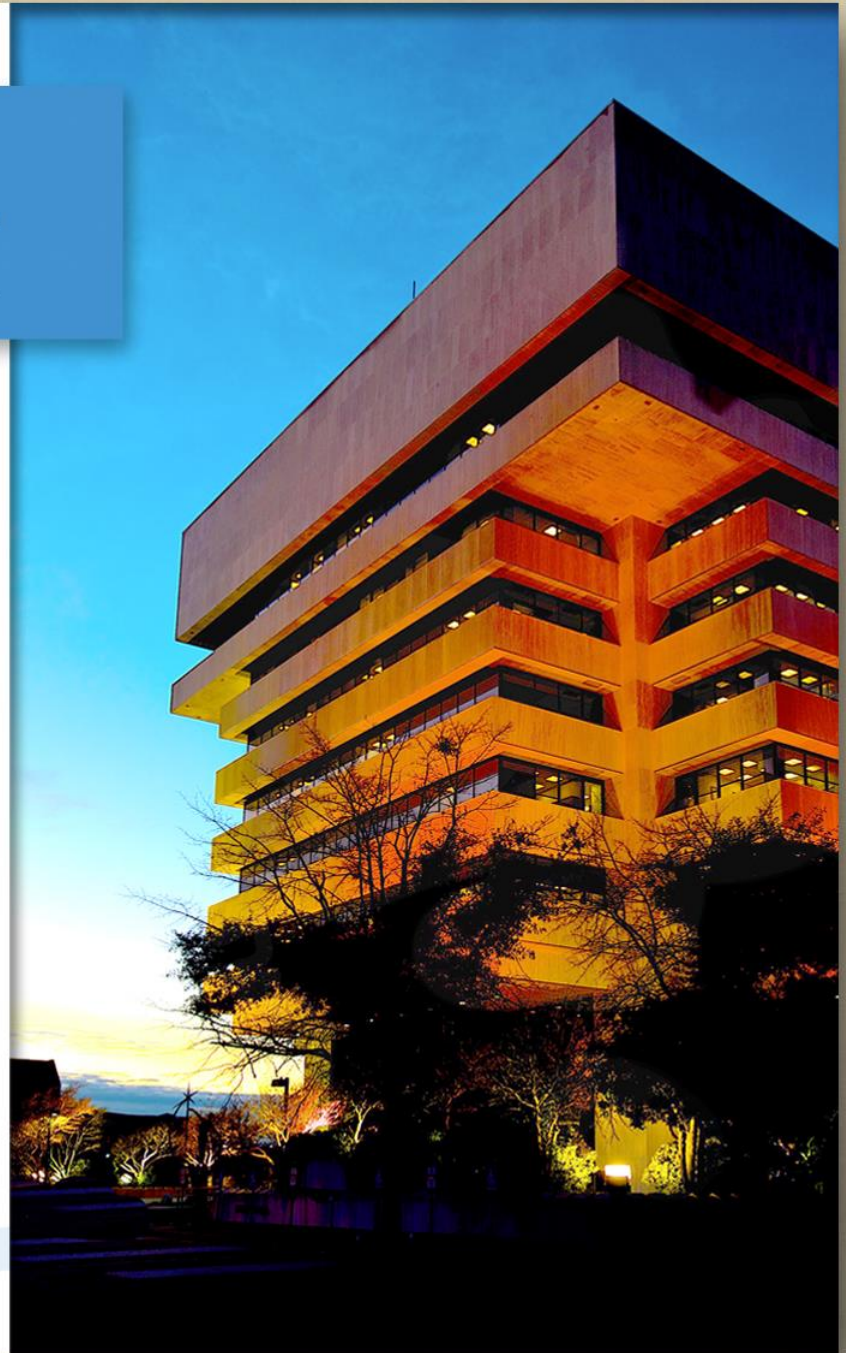
HAMPTON VA

Public Hearing Item No.22-0077

603 Washington Street

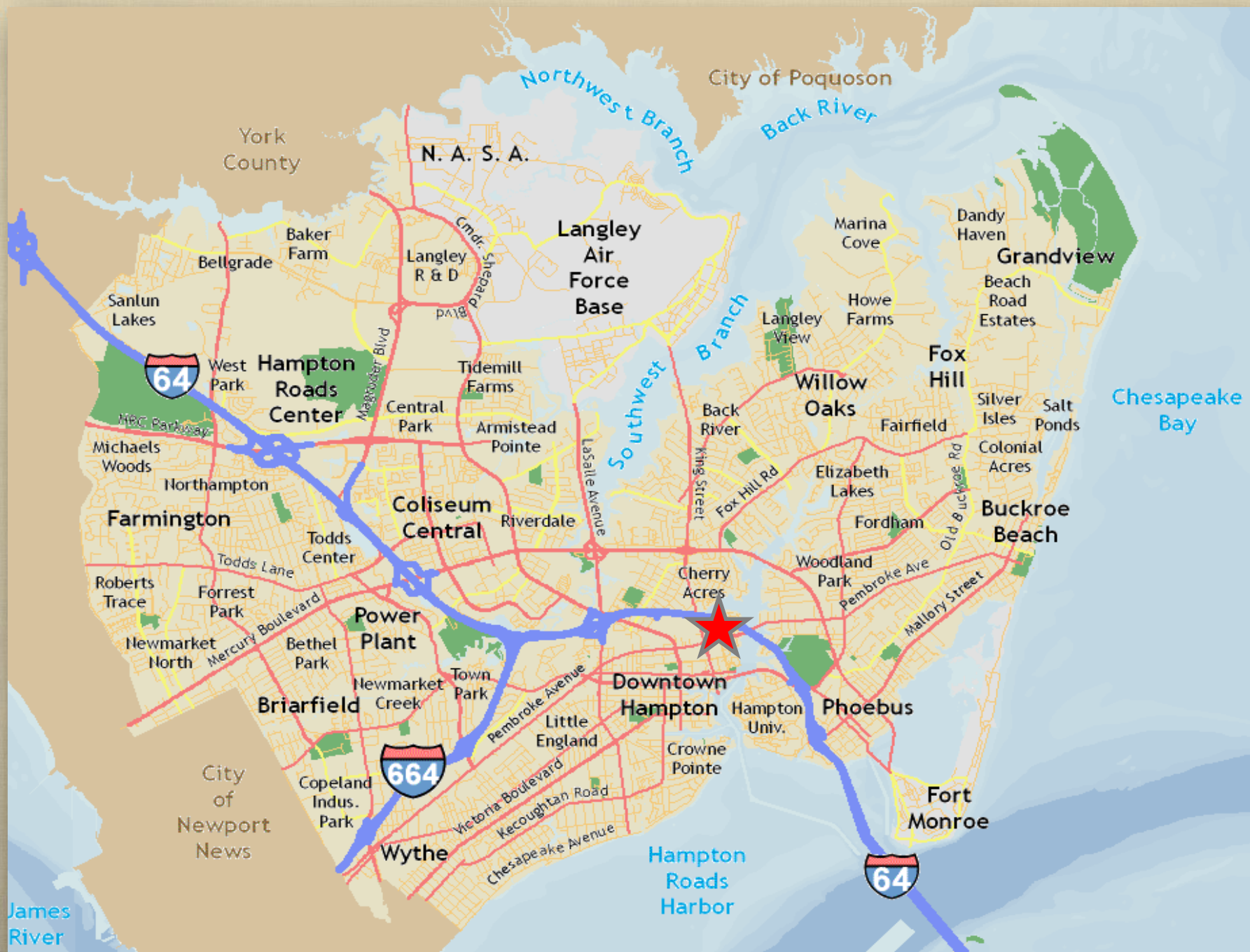
Eagle Landing Investment Co.

**City Council
February 9, 2022**



Application

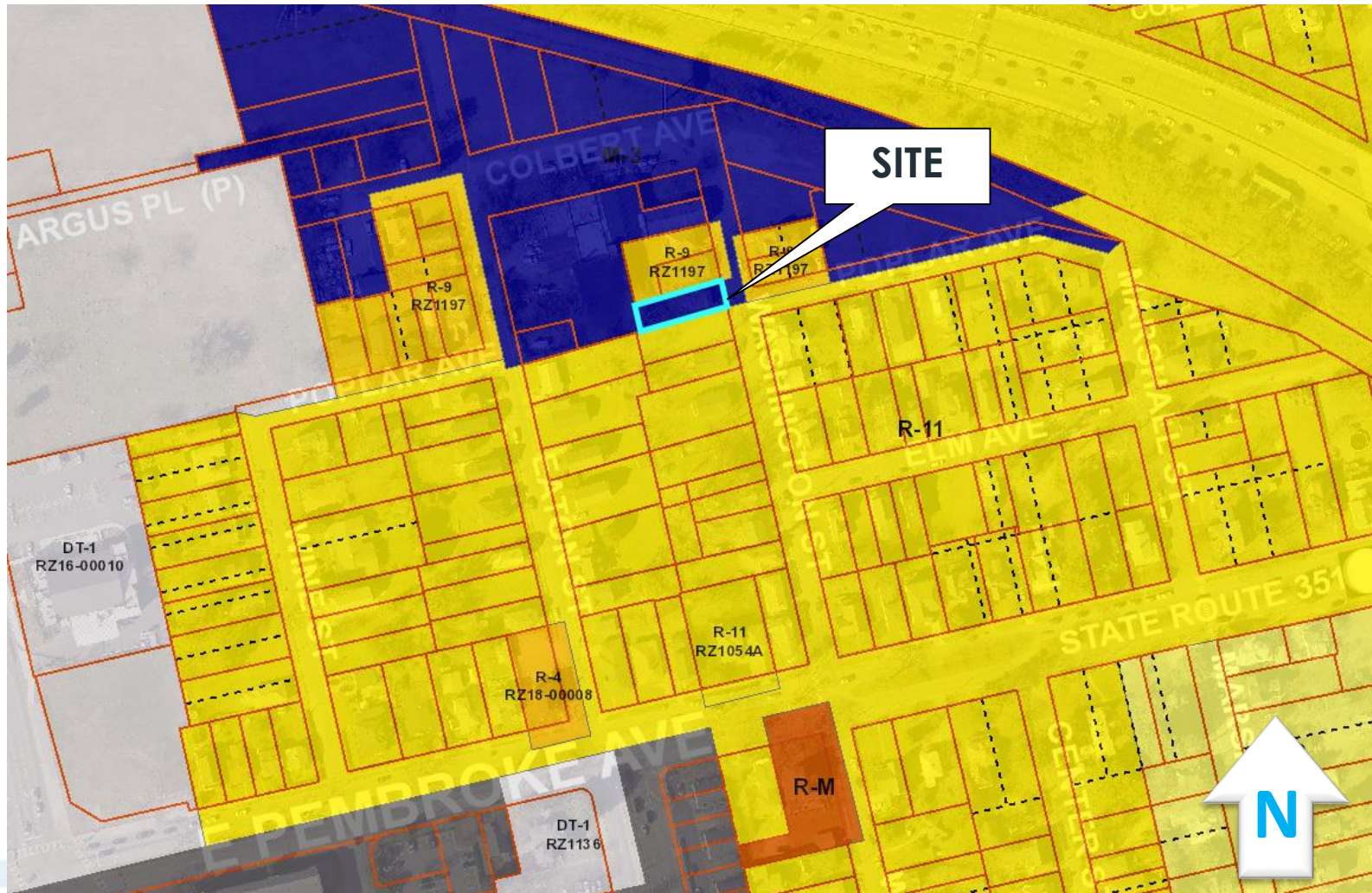
Rezone ± 0.0963 acres from Heavy Manufacturing (M-3) District to One Family Residential (R-9) District without proffered conditions.



Location



Current Zoning



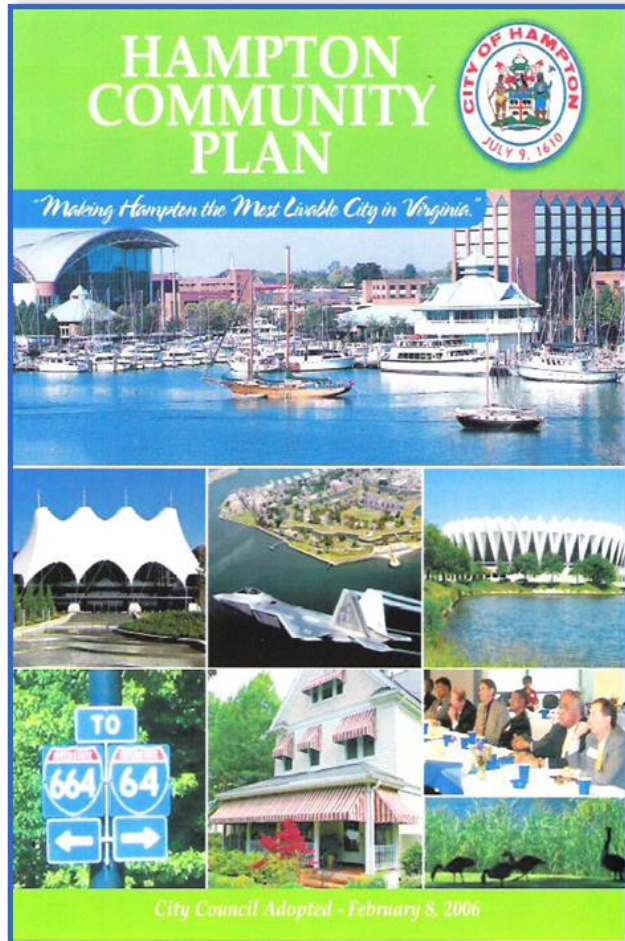
Rezoning History

- Rezoning No. 1197
 - 2005, Comprehensive Rezoning of Pasture Point
 - Proposed: Rezone 15 residentially used, M-3 properties to R-9.
 - Approved: 13 properties rezoned
 - 603 Washington St was requested to not be rezoned by the owner

Future Land Use Plan



Public Policy: Hampton Community Plan



Hampton Community Plan (2006, as amended)

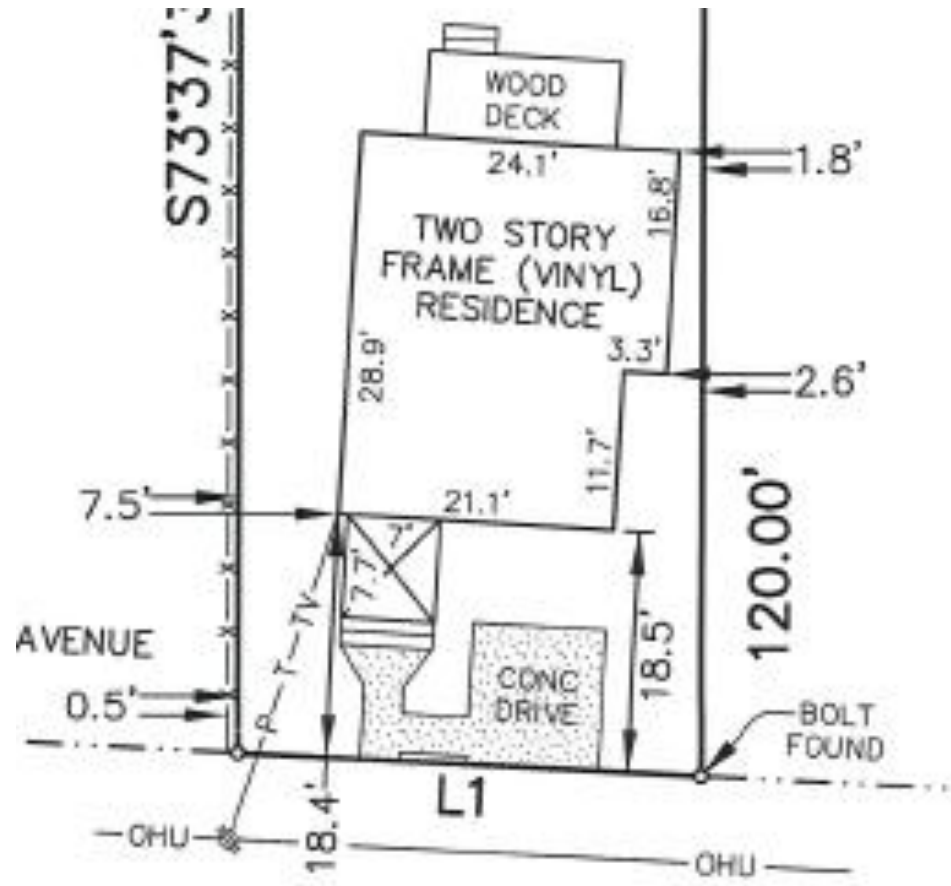
- **LU-CD Policy 3:** Encourage and maintain a diverse mix of housing types and values.
- **LU-CD Policy 4:** Evaluate land use proposals from a regional, city-wide, and neighborhood perspective.
- **LU-CD Policy 7:** Safeguard the integrity of existing residential neighborhoods.
- **LU-CD Policy 13:** Encourage public and private upkeep, preservation, and adaptive reuse of buildings and other resources that have been determined to have historic value to the community.

Public Policy: Downtown Hampton Master Plan

- **Initiative Area 5: Pasture Point Neighborhood**
 - Preservation of existing housing stock
 - Reinvestment in existing housing stock



Existing Conditions



Existing Conditions



Analysis

- Alignment with Community Plan and Downtown Hampton Master Plan
 - Safeguard existing neighborhoods
 - Encourage preservation of existing housing stock
 - Alignment with Previous Rezoning Case
- 

Recommendation

Planning Commission and Staff recommend
approval of
Item No. 22-0077