

# STAFF EVALUATION

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**Case No.:** Rezoning No. 25-0101

**Planning Commission Date:** April 17, 2025

**City Council Date:** May 14, 2023

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**Prepared By:** Donald A. Whipple, AICP, Chief Planner

**Reviewed By:** Kim Mikel, Deputy Director

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

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## General Information

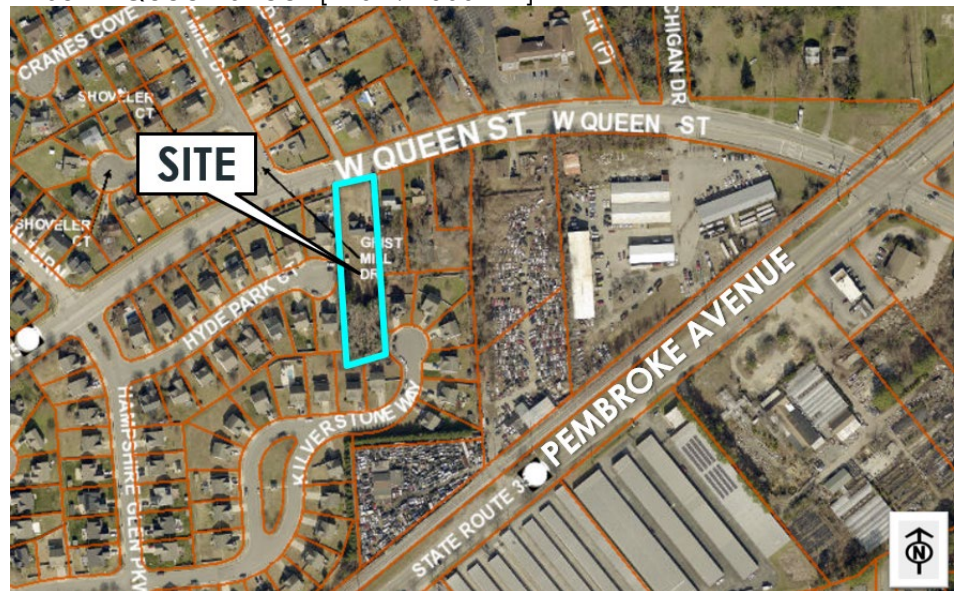
*Applicant* Avidan Itzhak

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*Property Owner(s)* OBT Virginia Investors LLC

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*Location* 1263 W Queen Street [LRSN: 2000422]



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*Requested Action* Application to rezone the property from One-Family Residential (R-11) District and Light Manufacturing (M-2) District to One Family Residential (R-11) District with conditions in order to subdivide the parcel into three (3) individual parcels and permit 1-family detached dwellings.

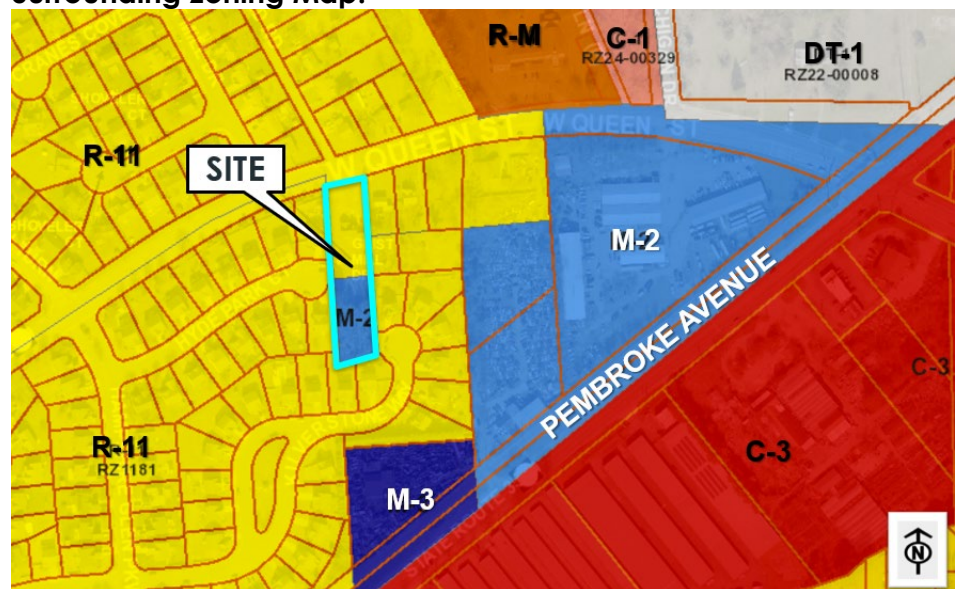
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*Description of Proposal* The applicant, Avidan Itzhak, is seeking to rezone the parcel located at 1263 W Queen Street. The rezoning would allow for the parcel to be subdivided into three (3) separate parcels which would further allow for the development of two (2) new 1-family detached dwellings in addition to retaining the existing dwelling at the subject project.

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Existing Land Use	1-family detached dwelling
Existing Zoning	One-Family Residential (R-11) District and Light Manufacturing (M-2) District
Surrounding Land Use and Zoning	<p><b>North:</b> One Family Residential (R-11) District; single-family residential</p> <p><b>South:</b> One Family Residential (R-11) District; single-family residential</p> <p><b>East:</b> One Family Residential (R-11) District; single-family residential</p> <p><b>West:</b> One Family Residential (R-11) District; single-family residential</p>

**Surrounding Zoning Map:**



**Public Policy**

**Hampton Community Plan**

The Hampton Community Plan (2006, as amended) provides goals, objectives, and policies for the future of Hampton, which includes recommendations for appropriate land uses. Land use recommendation for the subject property is low-density residential.

**Land Use Policies:**

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

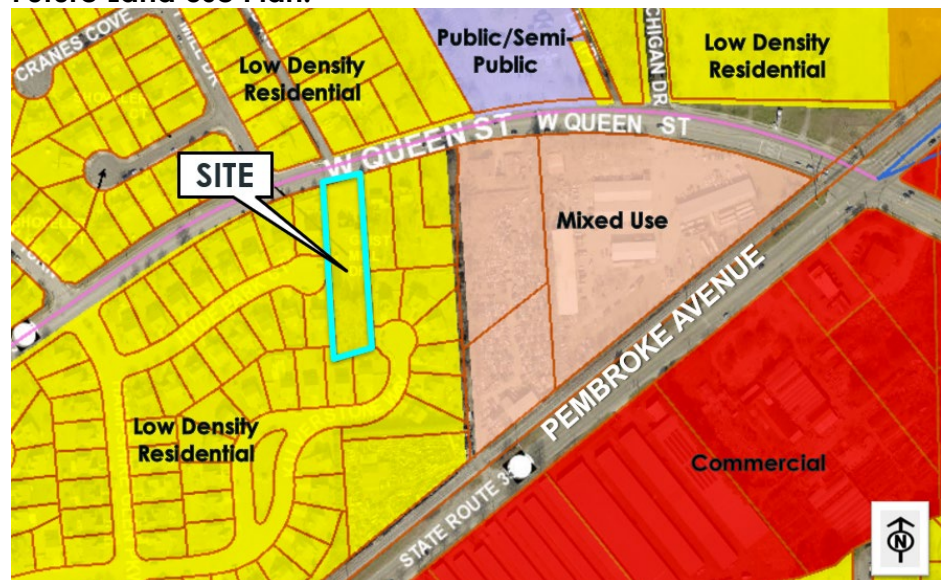
**LU-CD Policy 4:** Evaluate land use proposals from a regional, city-wide, and neighborhood perspective.

**LU-CD Policy 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 developments that are compatible with surrounding neighborhoods.

**Future Land Use Plan:**



Low density residential development includes areas with a recommended density range of from 3.5 units to less than 9 units per acre.

*Proffered Conditions*

There are twelve (12) proffered conditions which include:

1. Limited to 1-family detached dwelling use, and short-term rental and homestay rental use in conjunction with the 1-family detached dwelling use;
2. Subdivision of the property in accordance with Hampton City Code;
3. Conformance with the conceptual development plan;
4. Conformance with proposed elevations;
5. Architectural quality and building materials;
6. EV charging stations and emergency generator connections;
7. Landscape plan; and
8. Compliance of all phases of the proposal with all ordinances of the City of Hampton

The complete proffer agreement is included in the application package.

*Traffic Impact*

Staff does not anticipate that the requested rezoning and development of two single-family homes would cause a significant or negative impact in the parking or traffic to the current or surrounding properties.

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*Community Meeting*      A community meeting was held on April 8, 2025.

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## Analysis

The applicant, Avidan Itzhak, is seeking to rezone 1263 W Queen Street [LRSN: 2000422], totaling +/- 0.96 acres, from One-Family Residential (R-11) and Light Manufacturing (M-2) District to One-Family Residential (R-11) District with conditions. The rezoning would allow for the parcel to be subdivided into three (3) parcels for the purpose of building a single-family home on each parcel.

As stated, the parcel is currently zoned One-Family Residential (R-11) and Light Manufacturing (M-2) District, making it a split-zoned property. More specifically, the parcel features frontage along three (3) streets: W Queen Street, Hyde Park Court, and Kilver Stone Way. The surrounding area consists primarily of residential properties, located adjacent to the Hampshire Glen neighborhood, making the rezoning consistent with the character of this existing neighborhood. In addition to permitting two (2) new 1-family residential dwellings, converting the portion currently zoned Light Manufacturing (M-2) to One-Family Residential (R-11) would eliminate the potential for industrial uses that would likely be incompatible with the surrounding residential development.

On April 25, 2004, the surrounding property was rezoned (RZ#1181) from One-Family Residential (R-11) and Light Manufacturing (M-2) District to One-Family Residential (R-11) with conditions to permit a residential subdivision, known today as the Hampshire Glen neighborhood. The subject parcel was not included in this rezoning.

The Hampton Community Plan (2006, as amended) provides goals, objectives, and policies for the future of Hampton. Policies applicable to this land use application include but are not limited to encouraging and maintaining a diverse mix of housing types and values; promoting high quality design and site planning that is compatible with surrounding development; and encouraging high quality new developments that are compatible with surrounding neighborhoods. The Community Plan also includes recommendations for appropriate land uses. The land use recommendation for the subject property is low-density residential, which includes areas with a recommended density range of from 3.5 units to less than 9 units per acre.

In addition to the Plan, the proposed lots and overall development as part of this application would generally meet the characteristics of several single-family lots surrounding it. Lastly, removing the M-2 zoning eliminates the potential for incompatible industrial uses and aligns with the residential character consistent with the surrounding neighborhoods.

The proposed rezoning aligns with the Community Plan's goal of promoting residential development within existing neighborhoods. The shift from Light Manufacturing (M-2) to One-Family Residential (R-11) further supports the long-term vision of maintaining compatible residential uses in areas adjacent to established neighborhoods. With the proposed proffered conditions, staff has determined the proposed rezoning and subsequent subdivision and development of two (2) 1-family detached dwellings would be appropriate for this location and ensures quality of housing consistent with the surrounding neighborhood.

**Staff Recommendations approval of RZ25-0101 with twelve (12) proffered conditions.**