



City of Hampton

MEMORANDUM

TO: Hampton City Council

FROM: Donald A. Whipple, AICP
Senior City Planner

DATE: May 31, 2013

SUBJECT: RZ 1310-2013 and CP135-2013 TR Development

At their April 4th meeting Hampton Planning Commission held a public hearing on Rezoning Case 1310-2013 and Conditional Privilege 135-2013, an application by TR Development, LLC. to rezone parcels at 978 and 1014 Big Bethel Road [LRSNs 4001445 and 4001446], totaling 4.64± acres from Neighborhood Commercial District (C-1) and One Family Residence (R-11) to a Limited Commercial District (C-2) with conditions, to construct and operate a funeral home and crematorium. C-2 permits a funeral home with an approved Conditional Privilege. As advertised, the rezoning of Parcel 2 (1014 Big Bethel Road LSRN 4001446) is not supported by the recommendations of the Hampton Community Plan (2006, as amended). In addition, the scale of development (15,496 sq. ft. funeral home, associated parking, stormwater feature, etc.) does not fit with the character of this segment of Big Bethel Road, which is designated as a residential corridor. As such, staff recommended both the rezoning and conditional privilege requests be denied and Planning Commission concurred with staff's recommendation.

Staff has conveyed to the applicant and the Planning Commission that an appropriately scaled funeral home development limited to the Parcel 1 (978 Big Bethel Road) would likely be an appropriate commercial use at this location. Parcel 1 is presently zoned C-1 and is within the designated commercial node as specified in the Community Plan. Since the Commission meeting, the applicant has submitted a revised development proposal which reflects a smaller funeral home footprint (approx. 10,742 sq. ft.) with associated site elements (e.g. parking, etc.) that appear to fit within Parcel 1. The applicant has revised their applications, concept plan, building elevations, and proffered conditions to reflect the amended proposal. The amended rezoning and conditional privilege applications, concept plan, floor plan/elevations, and proffer statement are included in the package for your review. The applicant

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intends to present this updated information for Council's consideration at the June 12th public hearing.

Pursuant to Section 24-3 (7)(f) and 24-8 of the Zoning Ordinance, the City Council may entertain a revised proposal and amended proffers during the public hearing. Based on the updated information Council may choose to approve or deny the application or send it back to the Planning Commission for further review if it deems necessary. Although a community meeting was held on March 7, 2013 to discuss the original application, no community meeting has been scheduled to present and receive comments from the public regarding the amended proposal. Staff has reviewed the revised applications and associated materials and finds the amended proposal to be supported by the recommendations of the Community Plan. In addition, the scale of the amended development appears to better align with the character of this segment of the Big Bethel Road corridor. Had this proposal, as amended, been submitted initially, the original staff report as submitted to Planning Commission would have included a recommendation to approve. Staff intends to provide the Planning Commission with an update of the modified development proposal at its June 6, 2013 meeting.

Additional support materials presented at the Planning Commission meeting include community letters and a petition, a crematorium study, and the applicant's Planning Commission presentation. Staff has also received several emails in support of the funeral home project. All of these items have been included within the Council package for your review.

Please contact me if you have any questions (728-5235 or dwhipple@hampton.gov).