

**AT A PUBLIC HEARING IN A REGULAR MEETING OF THE HAMPTON PLANNING COMMISSION
HELD IN THE COUNCIL CHAMBERS, CITY HALL, HAMPTON, VIRGINIA, ON THURSDAY,
FEBRUARY 2, 2017 AT 3:30 P.M.**

- WHEREAS:** the Hampton Planning Commission has before it this day a request by Marlyn Development Corporation and property owner AH&H Corporation to rezone 16.48± acres at 1300 N. Mallory Street [LRSN 12005714] from Multiple Residence (MD-4) District with conditions to One Family Residence (R-4) District with conditions for the purpose of developing a single family subdivision;
- WHEREAS:** the Hampton Community Plan (2006, as amended) recommends high density residential for this area;
- WHEREAS:** the Hampton Community Plan recognizes developable waterfront land as a limited and very valuable resource within the city and regionally, and such property provides opportunity for economic development, environmental protection, and public open space;
- WHEREAS:** the Hampton Community Plan provides general objectives and policies related to increasing the diversity of housing stock and the city's share of higher value housing relative to the region;
- WHEREAS:** the Hampton Community Plan encourages high quality site and building design appropriate for the waterfront, respects existing neighborhoods, and enhances community interaction and public safety;
- WHEREAS:** the subject property is specifically highlighted in the Mallory Street initiative of the Buckroe Master Plan (2005, as amended);
- WHEREAS:** the Buckroe Master Plan includes in its design principles support for the unique coastal character of architecture in Buckroe, development of an infill strategy that respects the varied character of the community, and strengthening Buckroe as a coastal town in the City of Hampton;
- WHEREAS:** the central recommendation for this area in the Buckroe Master Plan is the creation of a public park along Mill Creek and a pattern of new houses that connect seamlessly to the adjacent neighborhood;
- WHEREAS:** the Buckroe Bayfront Pattern Book (2007, as amended) provides further guidance on how to appropriately develop and build within this area to achieve the policies stated in the Buckroe Master Plan and Hampton Community Plan;
- WHEREAS:** the R-4 zoning district was adopted with the purpose of facilitating development in keeping with the character of the City of Hampton's historic neighborhoods;
- WHEREAS:** development in the R-4 Zoning District should be designed in a way to encourage pedestrian activity and embrace crime prevention through environmental design (CPTED) principles;

WHEREAS: the R-4 Zoning District permits lots without alley access to be a minimum of 50' in width;

WHEREAS: the proffered elevations do not meet the recommendations of the Buckroe Master Plan and Buckroe Bayfront Pattern Book;

WHEREAS: the proffered layout does not provide access to the waterfront;

WHEREAS: the proffers do not address the inclusion of sidewalks and street trees while the narrative attached to the application states that sidewalks would be provided on only one side of the street;

WHEREAS: the homes may be built on slabs and not elevated to the Buckroe Bayfront Pattern Book's recommended three foot minimum;

WHEREAS: the proffers only guarantee half of the homes would have front porches;

WHEREAS: the proffers also include a maximum of 49 homes, the conceptual layout, that the elevations of homes directly beside and across the street from each other will vary, added details to garage doors, and a certain quality of vinyl siding; and

WHEREAS: five members of the public spoke against this proposal.

NOW, THEREFORE, on a motion by Commissioner Carlton Campbell and seconded by Commissioner Christopher Carter,

BE IT RESOLVED that the Hampton Planning Commission recommends to City Council denial of Rezoning Application No. 16-00012.

A roll call vote on the motion resulted as follows:

AYES:	Carter, Williams, Campbell, Schmidt, Southall
NAYS:	None
ABST:	None
ABSENT:	LaRue, Bunting

A COPY; TESTE:



Terry P. O'Neill
Secretary to Commission