

**Rezoning Narrative**

For:  
Hampton Aberdeen Dollar Tree

Prepared By:  
Kimley-Horn  
4525 Main Street, Suite 1000  
Virginia Beach, VA 23462

June 4, 2019

Kimley-Horn Project Number: 116773000



**Table of Contents**

**Section I – Project Description** ..... 3

**Section II – Existing Conditions** ..... 3

    Figure 1: Aerial..... 3

**Section III – Proposed Conditions** ..... 3

**Section IV – Compliance with the Hampton Community Plan (2006, as amended)** ..... 4

## Section I – Project Description

The subject property is located at the intersection of Aberdeen Road and Briarfield Road. The proposed project is the development of a 9,977 SF retail building on 804 and 806 Aberdeen Road and 1602 Briarfield Road. The total site acreage for this project is approximately  $\pm 1.27$  acres. The two parcels on Aberdeen Road are zoned C-1 and a Dollar Tree retail store is a by right use. The parcel located at 1602 Briarfield Road is zoned R-11. This application proposes the rezoning of 1602 Briarfield Road to C-1 and a conditional C-1 rezoning on 804 and 806 Aberdeen Road to allow for the development of this retail store.

## Section II – Existing Conditions

The parcel at 1602 Briarfield Road is an approximately 0.37 acre parcel zoned R-11, one family residential. Currently, the lot is a vacant yard area. 804 and 806 Aberdeen Road are zoned C-1 and are approximately 0.89 acres. The lot at these addresses contains the remnants of a former service station.

Figure 1: Aerial



## Section III – Proposed Conditions

The proposed project is a 9,977 SF Dollar Tree retail store and its associated parking lot. There are no anticipated impacts to the adjacent properties nor to the city services.

## Section IV – Compliance with the Hampton Community Plan (2006, as amended)

- Land Use and Community Design Objectives
  - Promotes efficient use of land – rezoned parcel is currently vacant. Proposed development would add a visually appealing new store to the subject property and the adjacent abandoned property
  - Promote compatibility and synergy among different land uses – commercial with residential that is walkable and easily accessible for nearby residents
- Housing and Neighborhoods Objectives
  - Support the development of healthy and compatible neighborhood commercial uses – Dollar Tree is a walkable accessible general store
- Environmental Stewardship Objectives
  - Protect and improve water quality within Hampton and the region – water quality will be addressed per DEQ requirements in the development of this site
- Economic Development Objectives
  - Enhance economic activity within existing neighborhoods, districts, and corridors – Dollar Tree provides is an economical merchandise general store which will promote economic activity
  - Promote a diverse mix of business and employment opportunities – Dollar Tree offers a different type of business for this area and will have employment opportunities