

Rezoning Application #16-00012



Hampton
VIRGINIA

1300 N Mallory Street
Marlyn Development Corp.
AH&H Corp.

Planning Commission
March 8, 2017

Applications

Rezone from MD-4 with conditions to
R-4 with conditions



N. A. S. A.

Langley Air Force Base

Grandview

Hampton Roads Center

Coliseum Central

Willow Oaks

Fox Hill

Buckroe Beach

Power Plant

Downtown Hampton

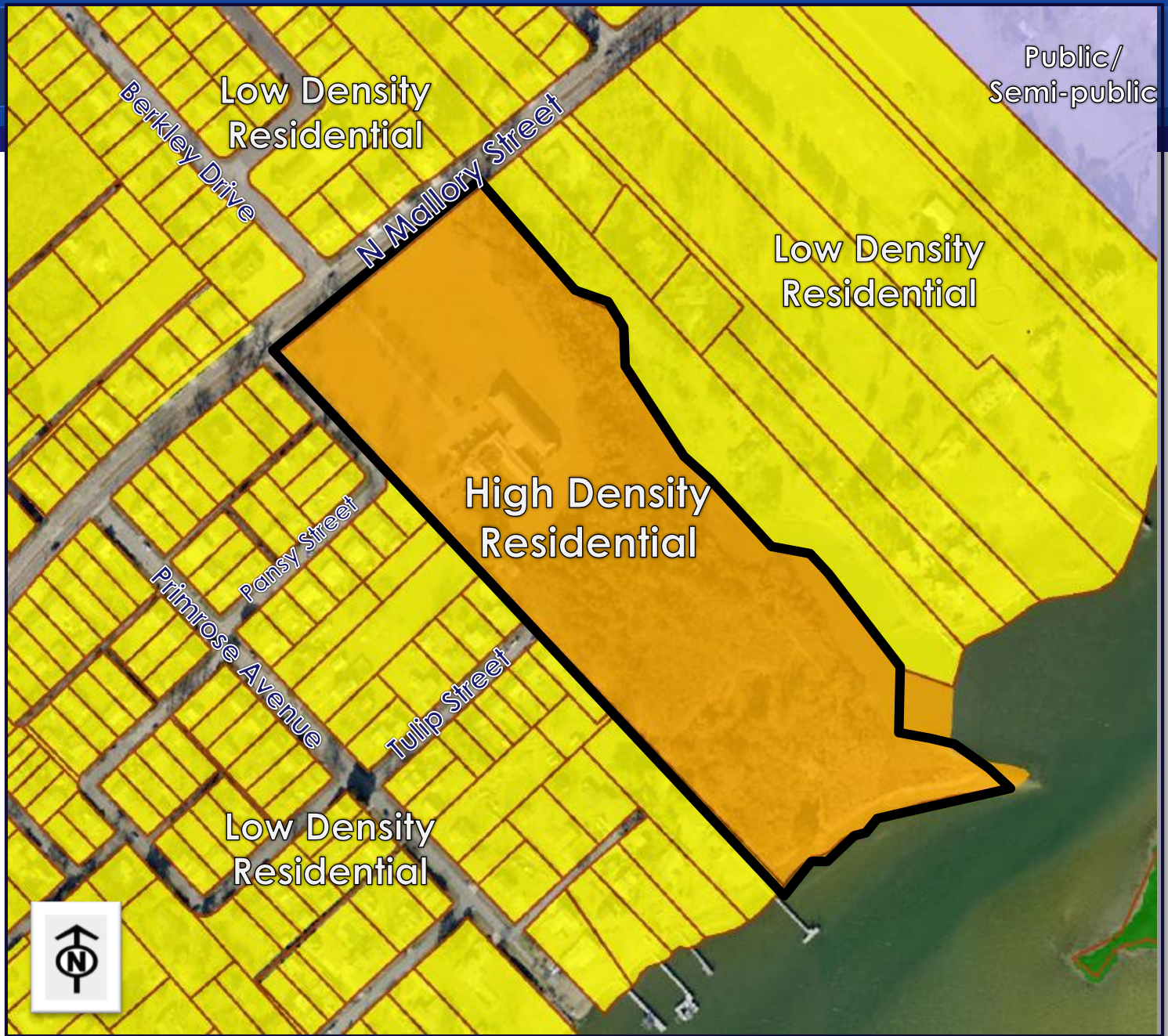
Phoebus

Fort Monroe

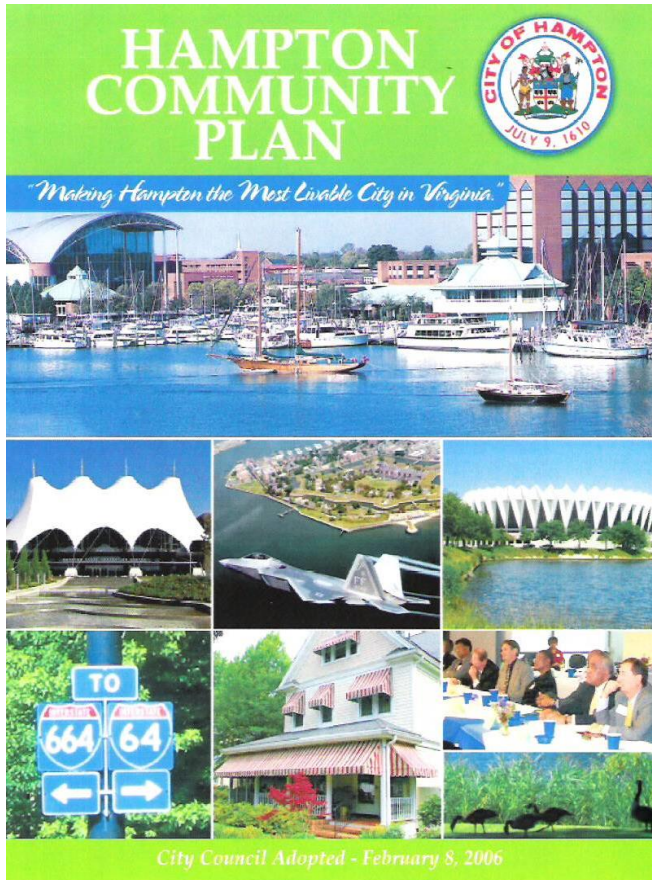








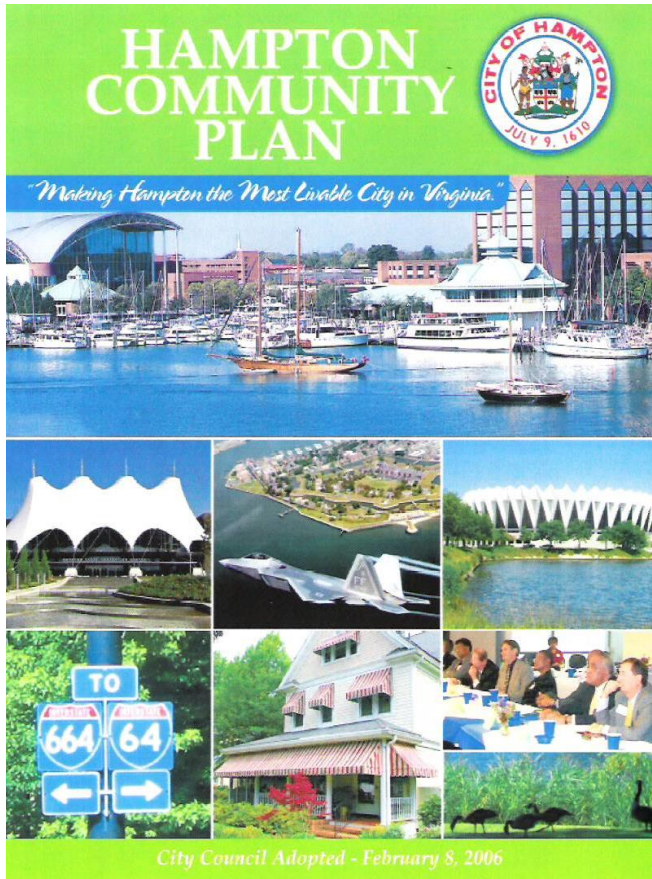
Public Policy



(2006, as amended)

- Promote efficient use of land.
- Waterfront land provides opportunities for economic development, environmental protection, and public open space.
- Promote equitable distribution of housing values at the regional level.
- Protect the open space environment as an asset, valued for aesthetics, recreation, and protection of wildlife habitat.

Public Policy



(2006, as amended)

- Evaluate proposals on a regional, city-wide, and neighborhood perspective.
- Safeguard the integrity of existing residential neighborhoods.
- Encourage appropriate design of new developments in relation to the water.
- Encourage high quality new developments compatible with surrounding neighborhoods.

Public Policy



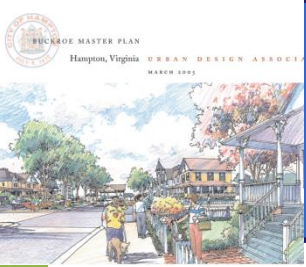
(2005, as amended)

- Low-scaled beach oriented housing
- Support the unique coastal character of the architecture in Buckroe.
- Develop an infill development strategy that respects the varied character of the community.
- Strengthen Buckroe as a coastal town in the City of Hampton.

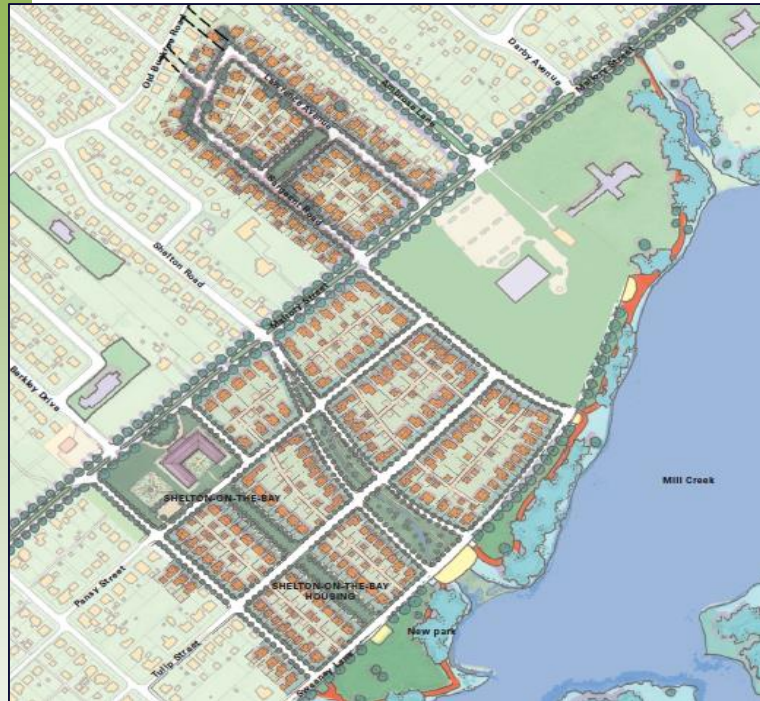


Public Policy





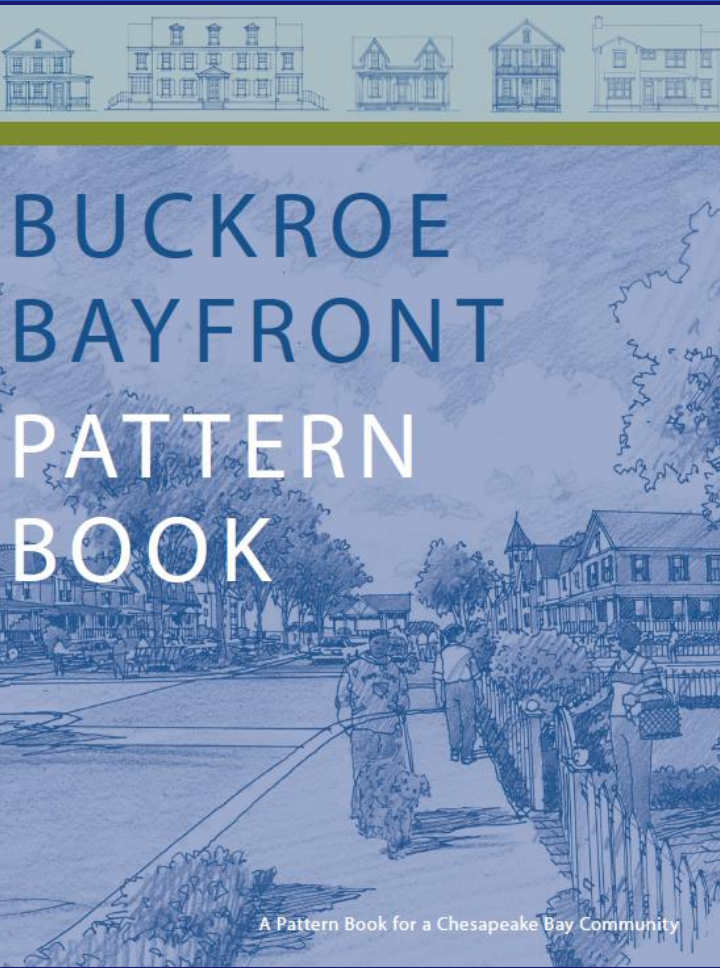
Public Policy



(2005, as amended)

- Create public park along waterfront.
- Connect seamlessly to the adjacent neighborhood
- Pedestrian oriented, walkable community

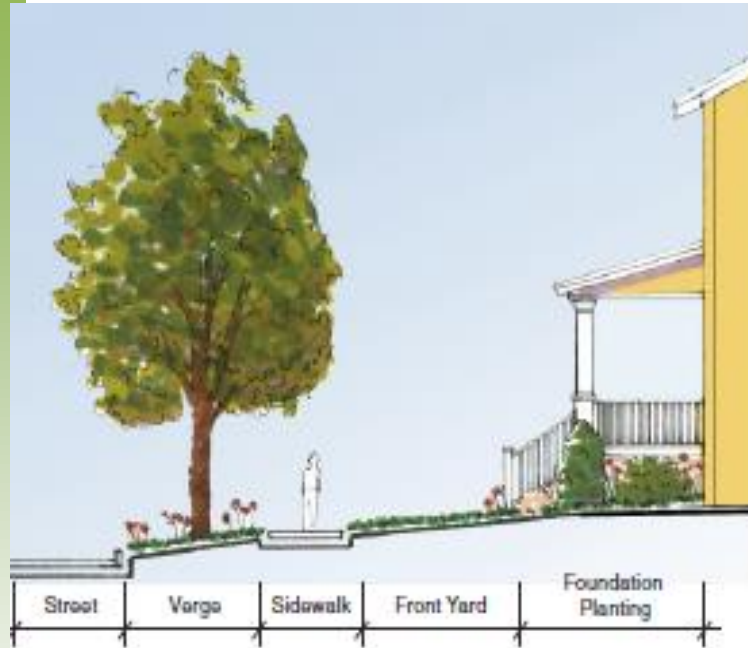
Public Policy



(2007, as amended)

- Create sustainable, attractive housing that respects the qualities of the local traditions and landscape.

Public Policy

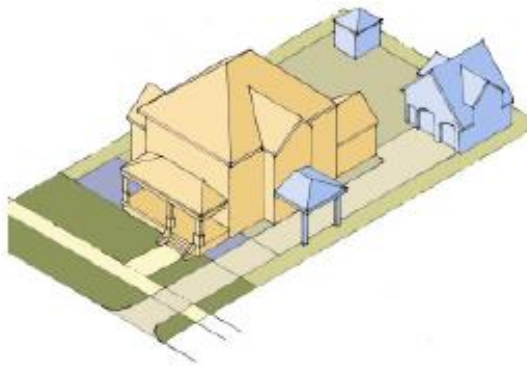


(2007, as amended)

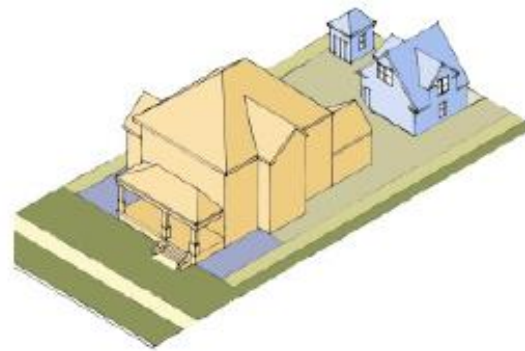
- Pedestrian and neighborhood oriented streetscape, front yard, and home.

Public Policy

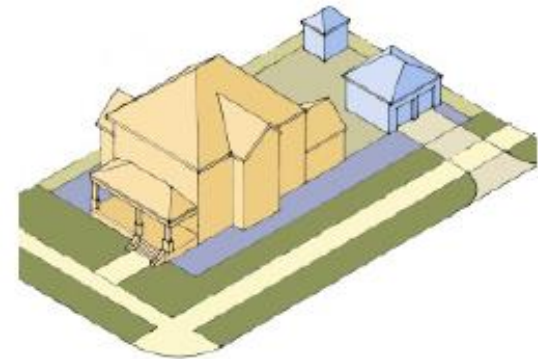
- Driveways should not be dominant elements on house lots.
- Driveways should slip past the house as unnoticeable as possible.



Garage placement for front-loaded interior lot



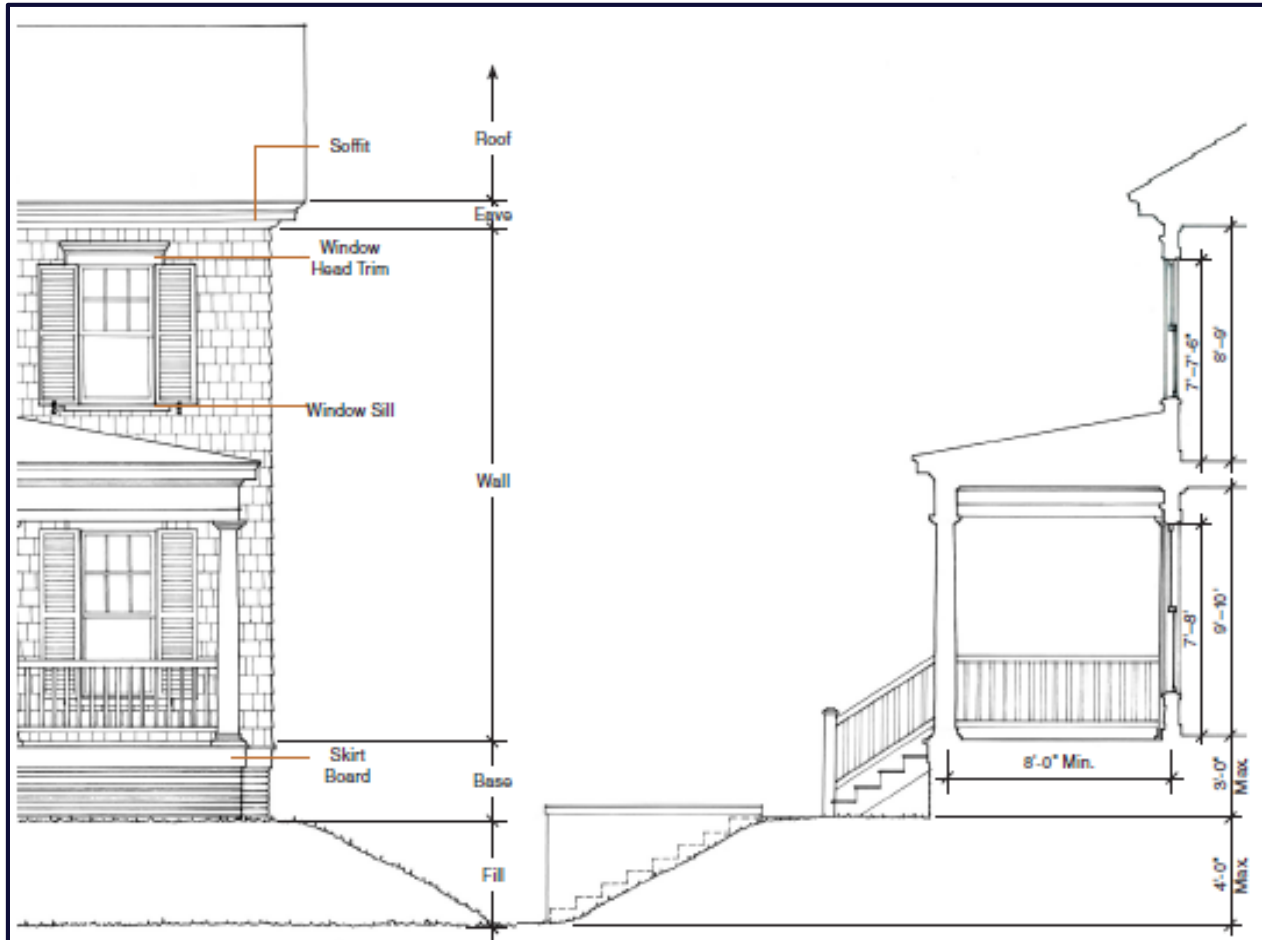
Garage placement for alley-accessed interior lots



Garage placement for corner lot

Public Policy

- Architectural Patterns



Public Policy

- Colonial Revival



Public Policy

- Romantic



Public Policy

- Arts and Crafts



R-4 Zoning District

Intent:

- Traditional neighborhood design
- Connected street network
- Pedestrian and bicycle safe and friendly
- Take cues from Hampton's historic neighborhoods

Dimensional Requirements:

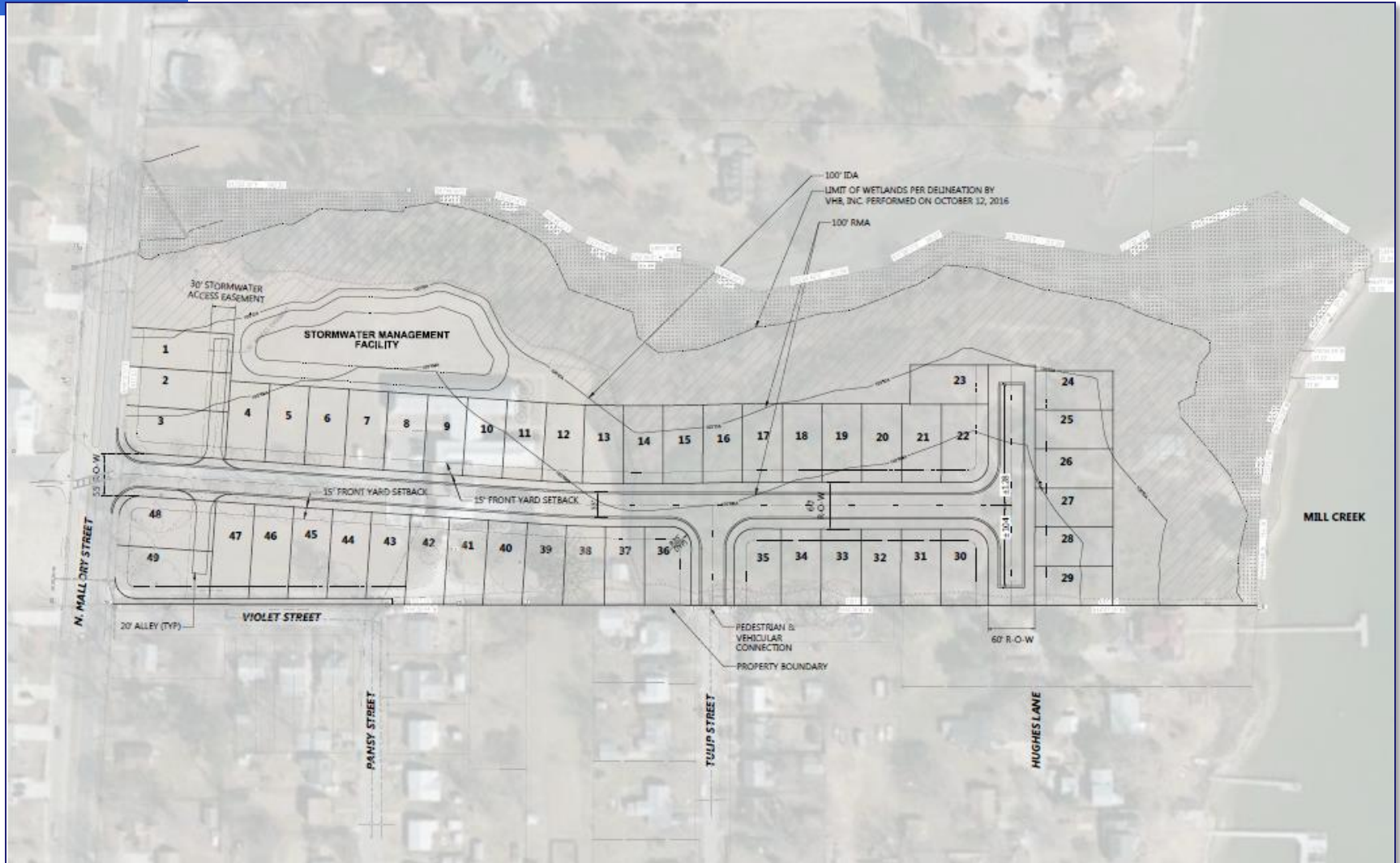
- 5,000 square foot lots
- 50' wide lots
- 15' front yard setback
- 5' side yard setback

Application

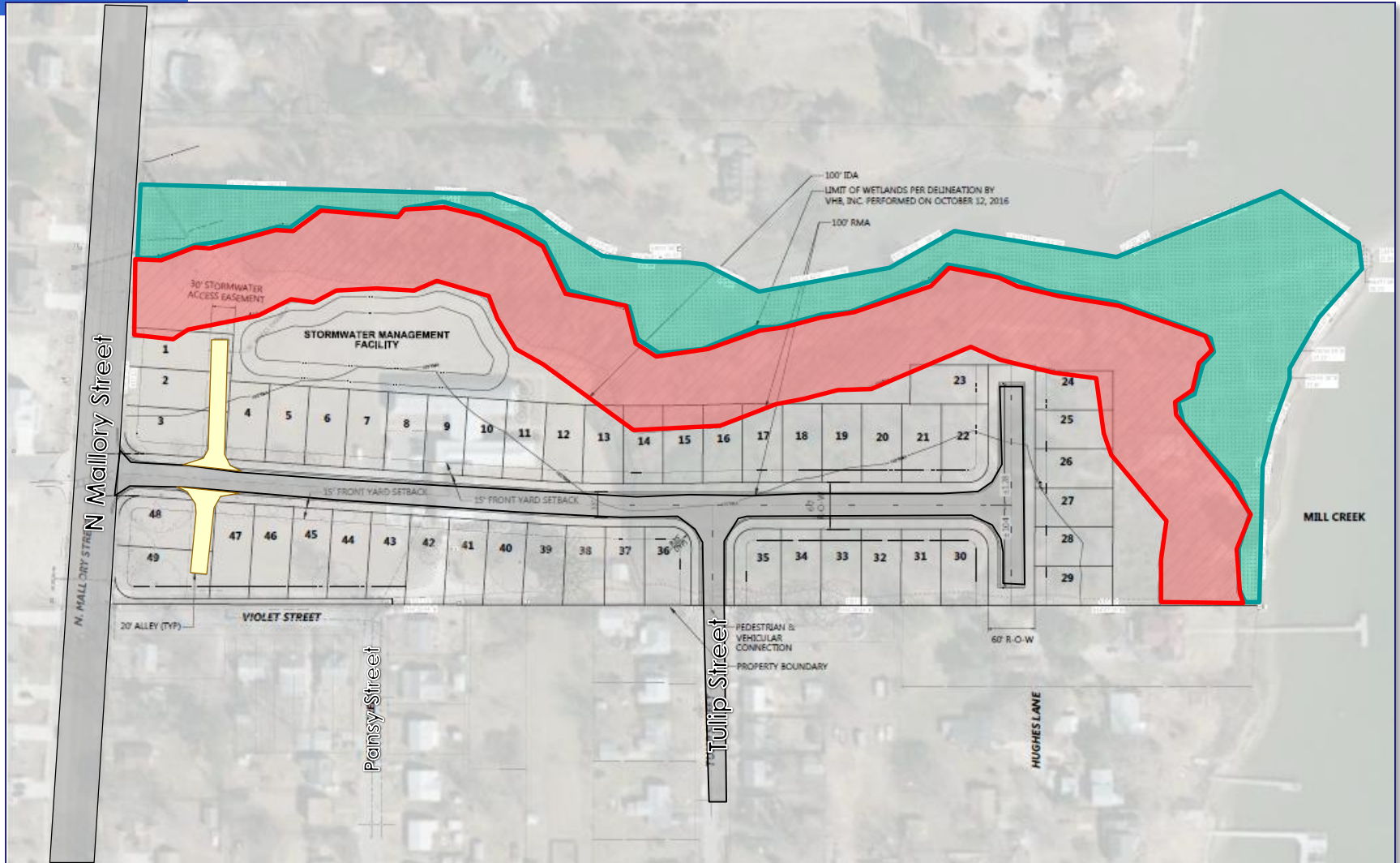
R-4, Single Family Subdivision:

- 16.48± acres
- 49 units
- Proffered concept plan
- Proffered elevations
- Proffered materials

Concept Plan



Concept Plan



Elevations



Elevations



Analysis

R-4 : Smallest R-District, lot size and setbacks.

- Intended for residential neighborhoods with traditional lot patterns.

Community Plan : High density residential.

- Waterfront land provides opportunities for economic development, environmental protection, and public open space.
- Protect the open space environment as an asset, valued for aesthetics, recreation, and protection of wildlife habitat.
- Encourage appropriate design of new developments in relation to the water.

Analysis

Buckroe Master Plan: New nursing home, single family neighborhood extension, waterfront access.

- Pedestrian oriented, walkable community.
- Support the unique coastal architecture of Buckroe.

Pattern Book: Create sustainable, attractive housing that respects the qualities of local traditions and landscape.

- Minimize driveways, maximize porches.
- Traditional design with coastal tweaks.

Recommendation

Planning Commission: **Denial** of
Rezoning Application #16-00012 with
10 proffered conditions

STAFF: **Denial** of Rezoning
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proffered conditions