

AT A PUBLIC HEARING IN A REGULAR MEETING OF THE HAMPTON PLANNING COMMISSION HELD IN THE CITY COUNCIL CHAMBERS, CITY HALL, HAMPTON, VIRGINIA, ON THURSDAY, NOVEMBER, 21 2024 AT 3:30 P.M.

- WHEREAS:** the Hampton Planning Commission has before it this day a rezoning application to rezone 1814 Kecoughtan Road [LRSN: 1005156], totaling +/- 0.29 acres, from Neighborhood Commercial (C-1) District and One Family Residential (R-11) District to the Multifamily Residential (MD-4) District with conditions to permit a multifamily use in the existing building;
- WHEREAS:** the property includes a building originally constructed as a single-family home, which was later put to commercial use;
- WHEREAS:** the applicant is proposing to re-establish a residential use by creating three residential units in the original home;
- WHEREAS:** the Hampton Community Plan (2006, as amended) recommends low density residential use for this property;
- WHEREAS:** the Hampton Community Plan also includes policies encouraging a diverse mix of housing types and values, an increase in density where appropriate, promoting high quality site planning and design, enhancing the identity and scenic quality of city corridors and gateways, and encourages efficient use of land;
- WHEREAS:** the subject property falls within the boundaries of the Kecoughtan Road Corridor Master Plan (2007, as amended), which envisions converting Kecoughtan Road into a residential boulevard with commercial nodes at key intersections;
- WHEREAS:** the Kecoughtan Road Corridor Master Plan recognizes that shopping patterns have changed since the corridor was first largely zoned commercial and that many of the commercial properties along the west end of the corridor have a negative impact on the image of the corridor and upon the neighborhoods behind them;
- WHEREAS:** there are nine (9) proffered conditions, which include maintaining the existing buildings and general layout on the site, improvements to the exterior of the home, removal of the commercial sign, and landscape improvements;
- WHEREAS:** City staff's analysis of the proposal confirms it is in alignment with the City's adopted policies and recommendations for this area of the city;
- WHEREAS:** multifamily residential use requires an approved use permit in the proposed MD-4 District, which leads to this application being

brought forward in conjunction with use permit application No. 24-0463;

WHEREAS: City staff recommends approval of this Rezoning application with nine (9) proffered conditions;

WHEREAS: no one from the public spoke on this item.

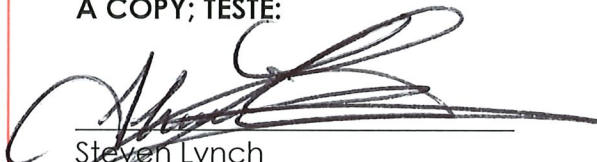
NOW, THEREFORE, on a motion by Commissioner Kathy Rogers and seconded by Commissioner Hope Harper,

BE IT RESOLVED that the Hampton Planning Commission recommends approval of Rezoning Application No. 24-0462 with nine (9) proffered conditions.

A roll call vote on the motion resulted as follows:

AYES:	Rogers, Brooks, Coleman, Kellum, Harper, DeProfio, Harris
NAYS:	None
ABST:	None
ABSENT:	None

A COPY; TESTE:


Steven Lynch
Designee of the Secretary to the Commission