

AT A PUBLIC HEARING IN A SPECIAL MEETING OF THE HAMPTON PLANNING COMMISSION HELD IN THE FORUM, JONES MIDDLE SCHOOL, 1819 NICKERSON BOULEVARD, HAMPTON, VIRGINIA, ON THURSDAY, JUNE 22, 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 in the 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 applicant proffers using the R-9 dimensional standards for all but the front yard setback;

WHEREAS: the front yard setback would be a minimum of 20' compared to the R-4 minimum front yard setback of 50' for lots without alley access and the R-9 minimum of 30';

WHEREAS: the proffers also include a maximum of 41 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;

WHEREAS: the proffered connection to Tulip Street does not meet the requirements of the Subdivision Ordinance nor the Public Works Design and Construction Standards;

WHEREAS: modifications to the Design and Construction Standards can only be granted by the Public Works Director upon finding that the proposed alternative provides the same level of service and quality as the design and construction standards, or some unique geographic feature makes it impractical to meet the Public Works Design and Construction Standards;

WHEREAS: if City Council accepts the proffer statement and referenced conceptual plan as submitted, a conflict between the zoning and the Design and Construction Standards will exist;

WHEREAS: the proffers only guarantee half of the homes would have front porches and do not guarantee any homes are built with brick, stone, or standing seam metal roofs as depicted in some of the proffered elevations;

WHEREAS: the proffered elevations do not meet the recommendations of the Buckroe Master Plan nor the Buckroe Bayfront Pattern Book;

WHEREAS: the proffered layout is not oriented toward the waterfront and natural areas;

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

WHEREAS: three members of the public spoke in support of the application, and six members of the public spoke in opposition.

NOW, THEREFORE, on a motion by Commissioner James W. Peterson 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, LaRue, Gray, Peterson
NAYS:	Southall
ABST:	None
ABSENT:	Williams, (Vacant Position)

A COPY; TESTE:



Terry P. O'Neill
Secretary to Commission