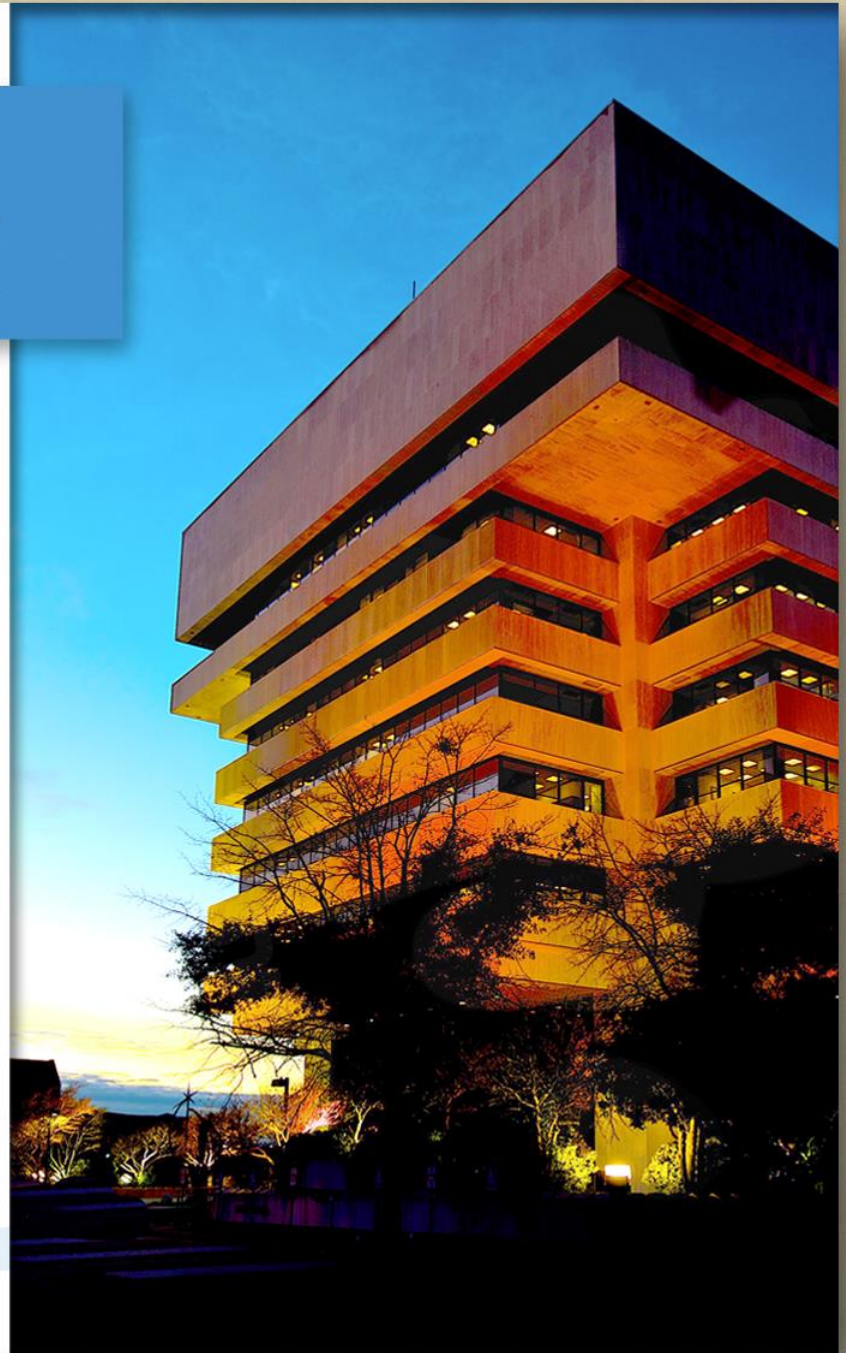


HAMPTON VA

Rezoning Application #16-00012

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

**City Council
August 9, 2017**



Application

Rezone from MD-4 with conditions to
R-9 with conditions

Changes to Application

Previous request: R-4

Current request: R-9

Updated proffers to reflect R-9

- **Changes front yard setback from 20' to 30'**





Berkley Drive

N Mallory Street

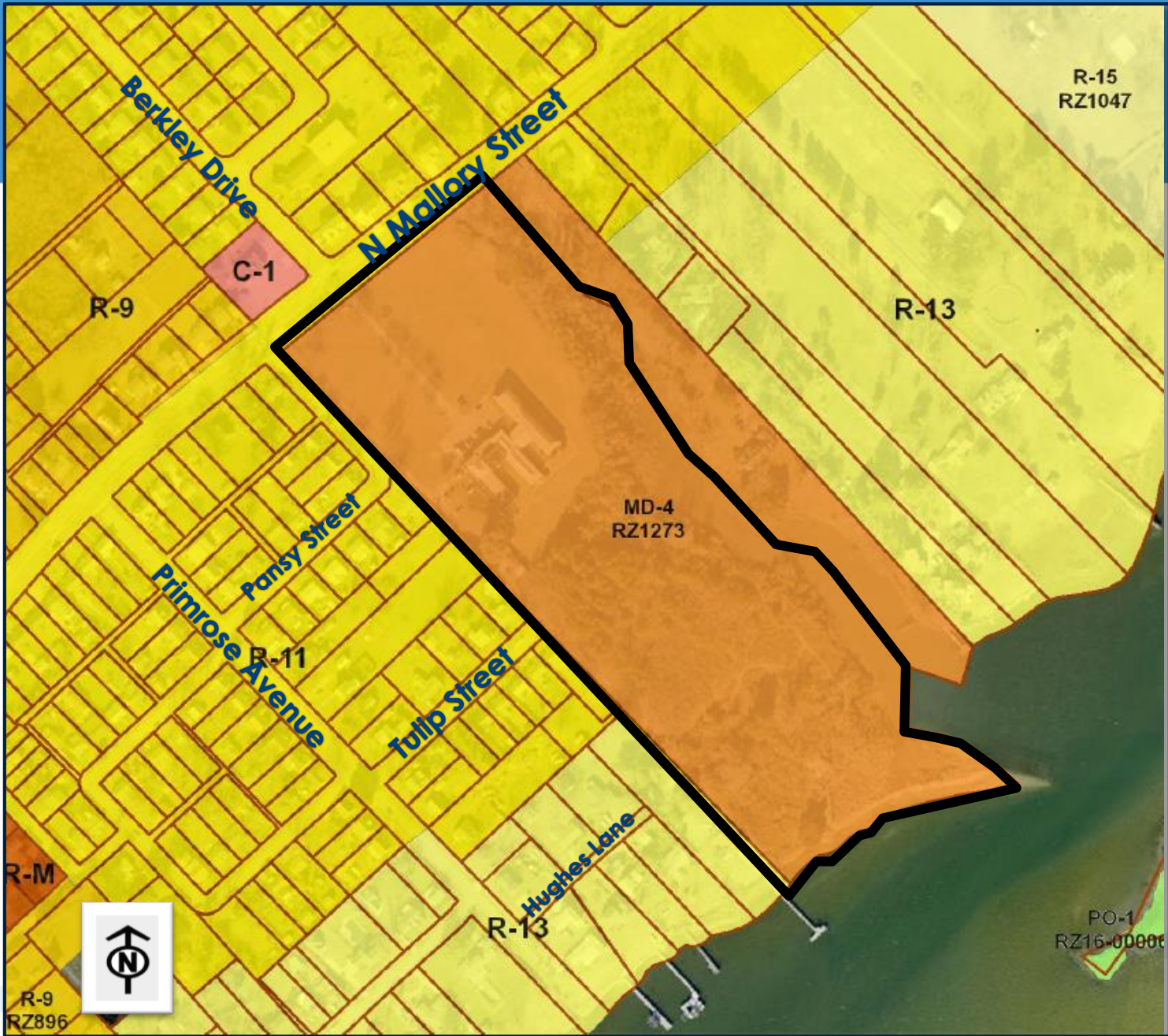
Violet Street

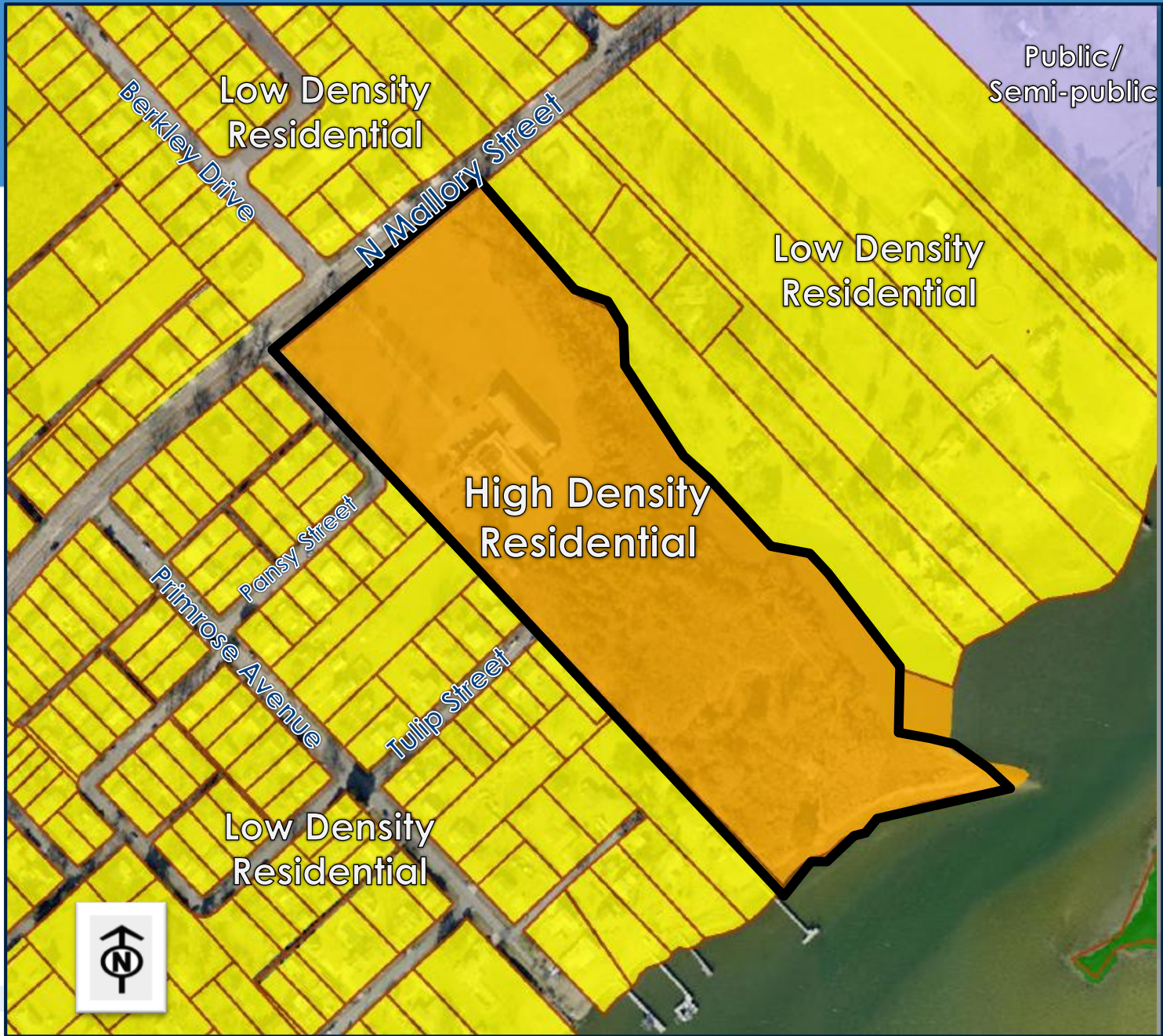
Pansy Street

Primrose Avenue

Tulip Street







Low Density Residential

Public/
Semi-public

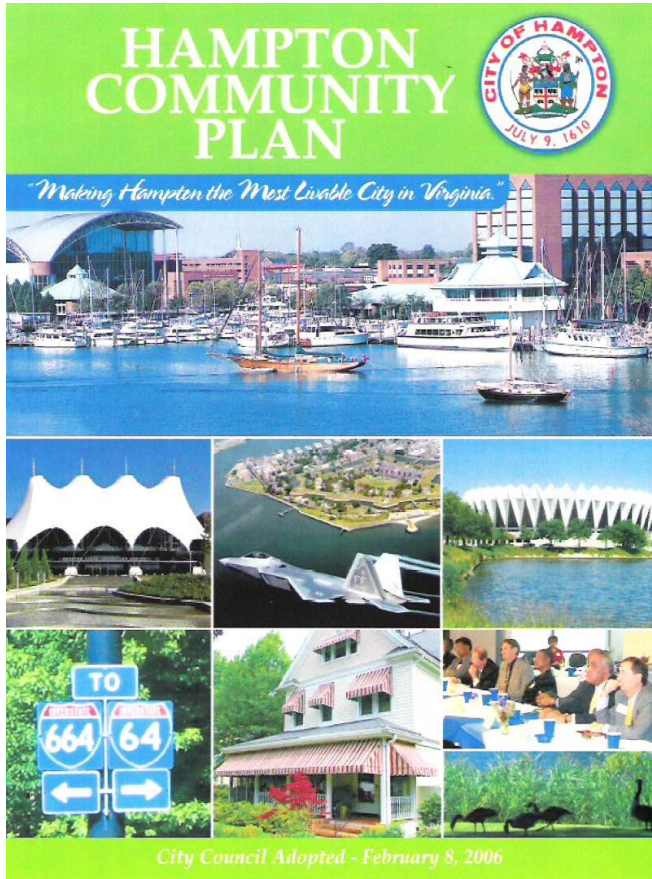
Low Density Residential

High Density Residential

Low Density Residential

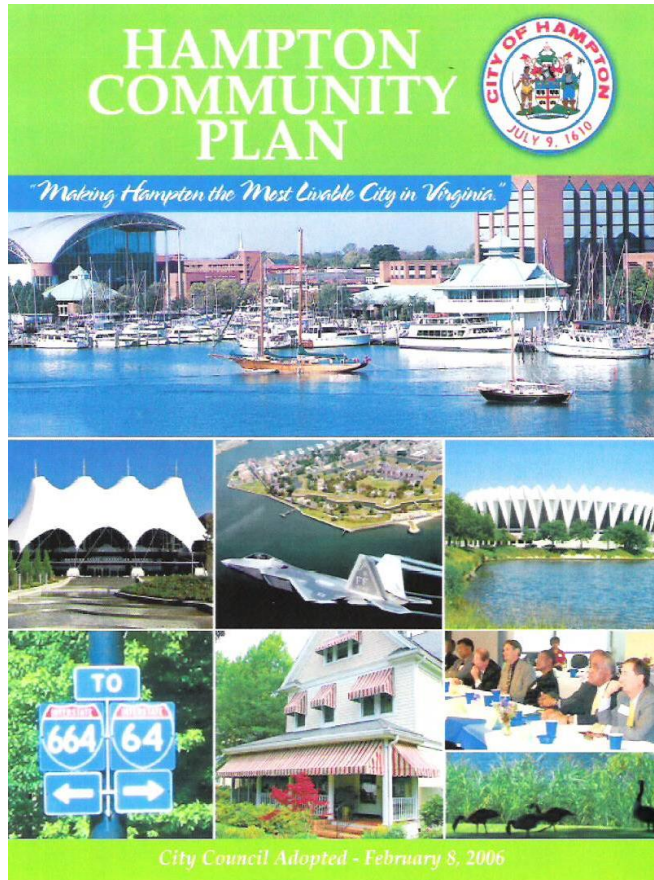


Public Policy



- 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



- 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



BUCKROE MASTER PLAN

Hampton, Virginia

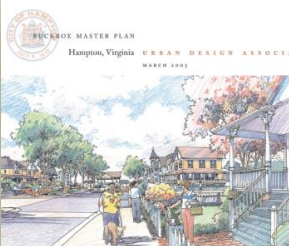
URBAN DESIGN ASSOCIATES

MARCH 2005



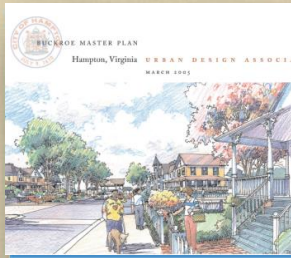
(2005, as amended)

- 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



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

Application

R-9, Single Family Subdivision:

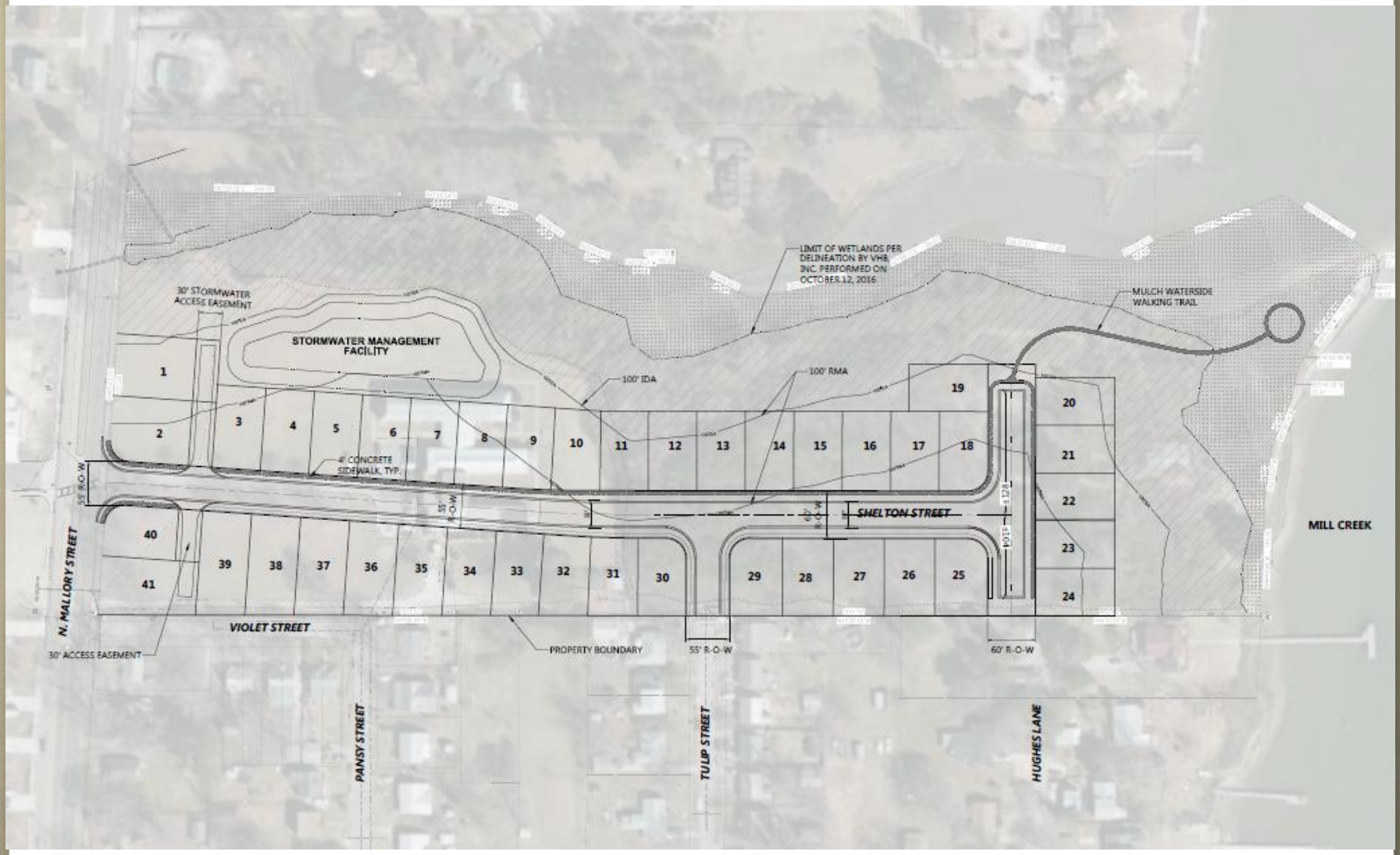
- 16.48± acres
- 41 units
- Proffered concept plan
- Proffered elevations
- Proffered materials

R-9 Dimensional Lot Standards

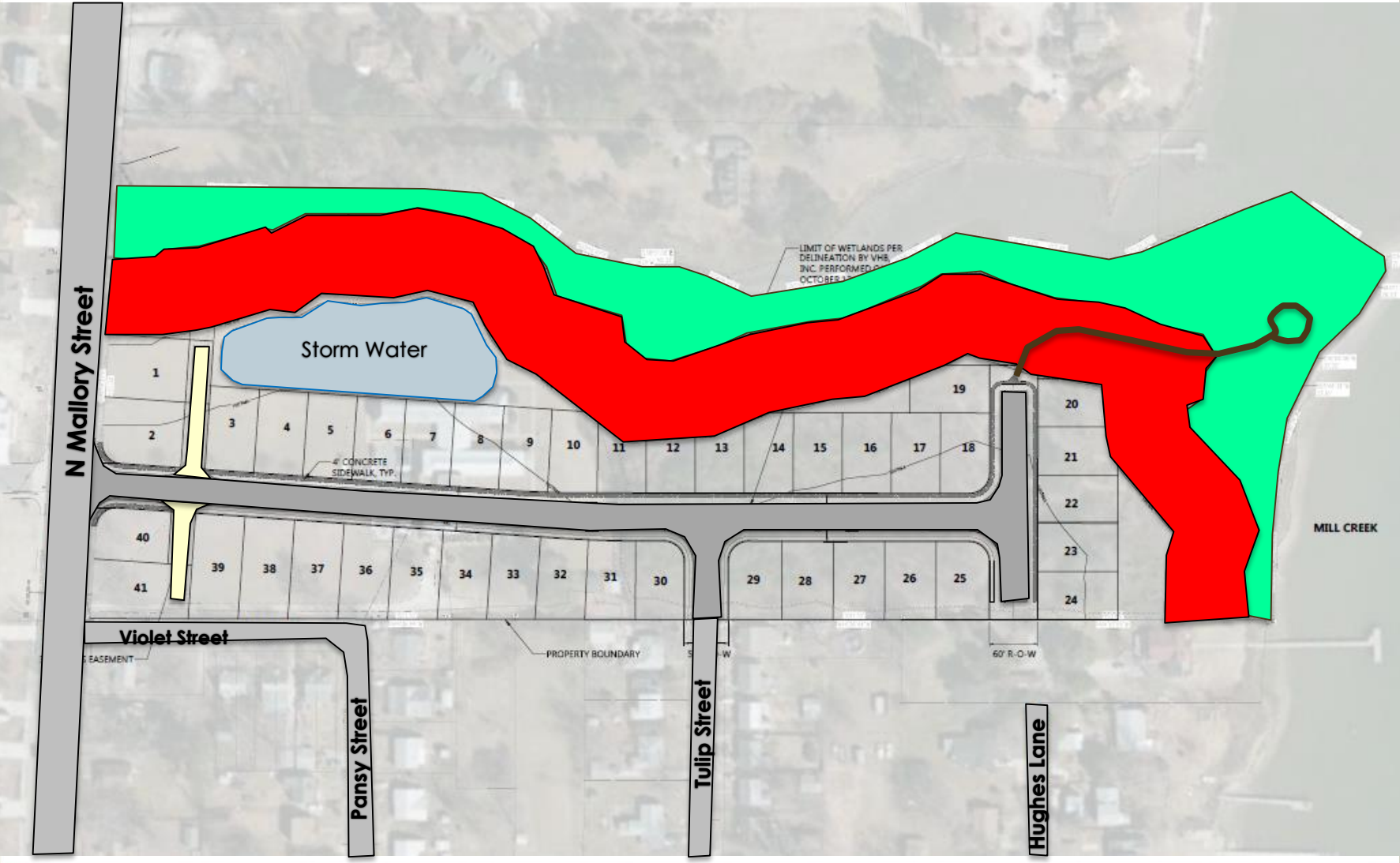
Single Family Lot:

- 6,000 sq. ft.
- 60 ft. wide
- Front yard setback: 30'
- Side yard setback: 25% of lot width split between the two sides
 - 16' combined on a 60' wide lot
 - Minimum of 6' on one side
- Rear yard setback: 20'- 35'
 - Depends upon lot depth

Conceptual Plan



Conceptual Plan



Elevations



Elevations



Elevations



Analysis

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.

Application: Respects the Ches. Bay District boundaries and provides some access to the natural environment and waterfront.

Analysis

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

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

Application: The proffered concept plan makes the appropriate connections to the existing street pattern and provides sidewalks.

The site is on the edge of the Master Plan area. The proposed elevations do not enhance the coastal character of the area but do fit within the context of existing development.

Recommendation

STAFF: Recommends **Approval** of
Rezoning Application #16-00012 with
11 proffered conditions