

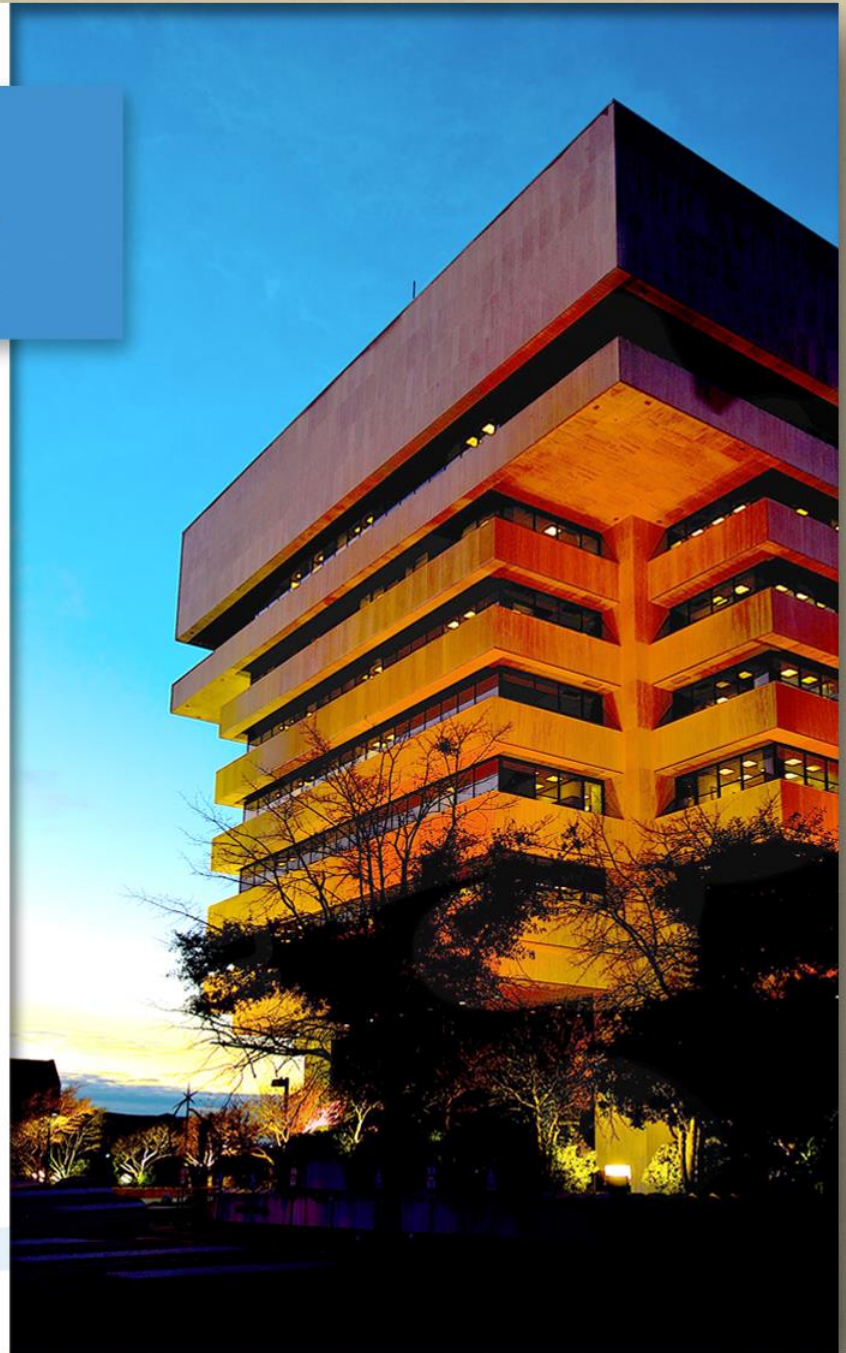
HAMPTON VA

# Item #22-0100

## Rezoning

*900 W Queen Street  
Hampton Redevelopment &  
Housing Authority*

City Council  
March 9, 2022



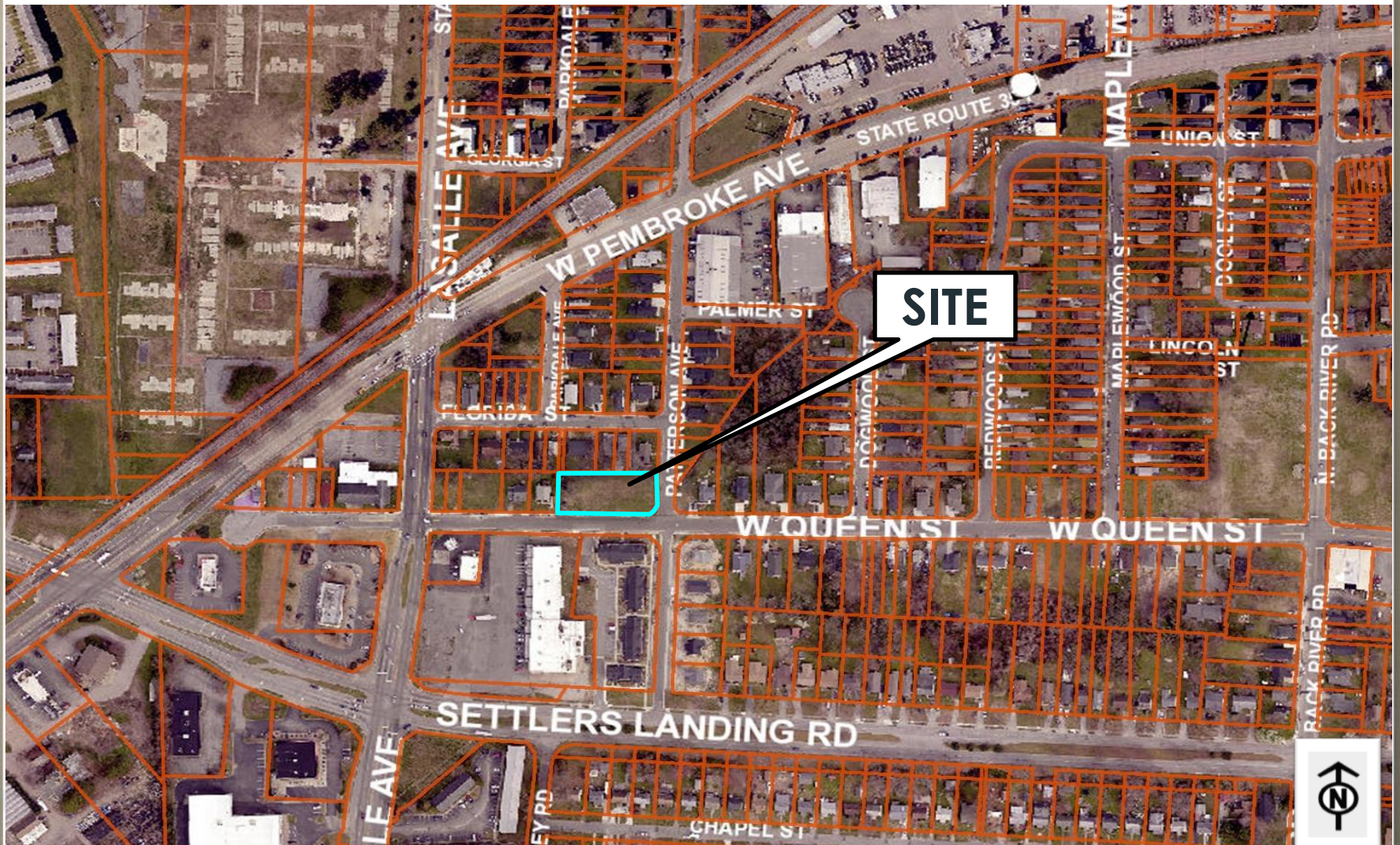
# Application

Rezone  $\pm 0.47$  acres from R-8 & C-3 to R-8  
with conditions

# Location Map



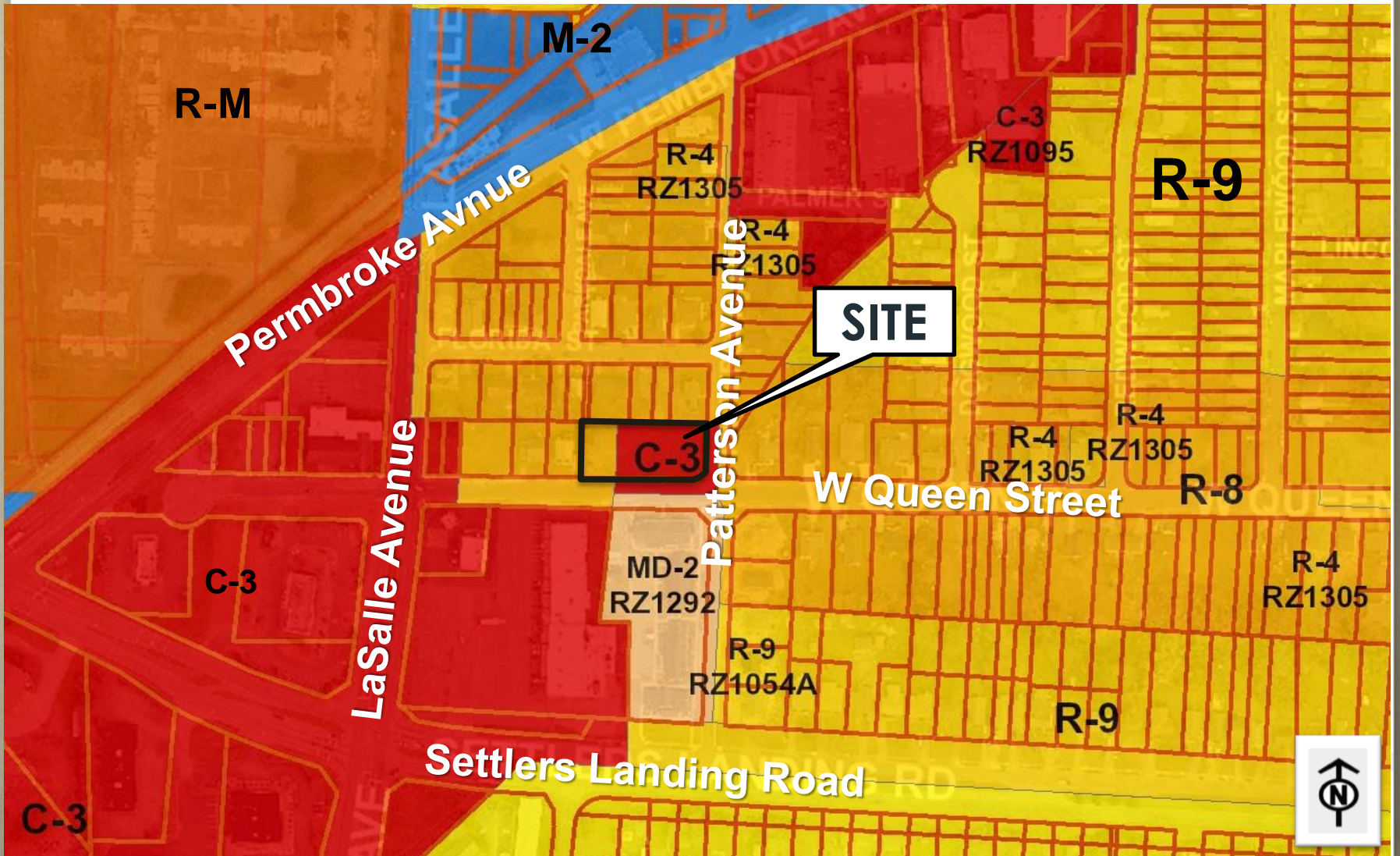
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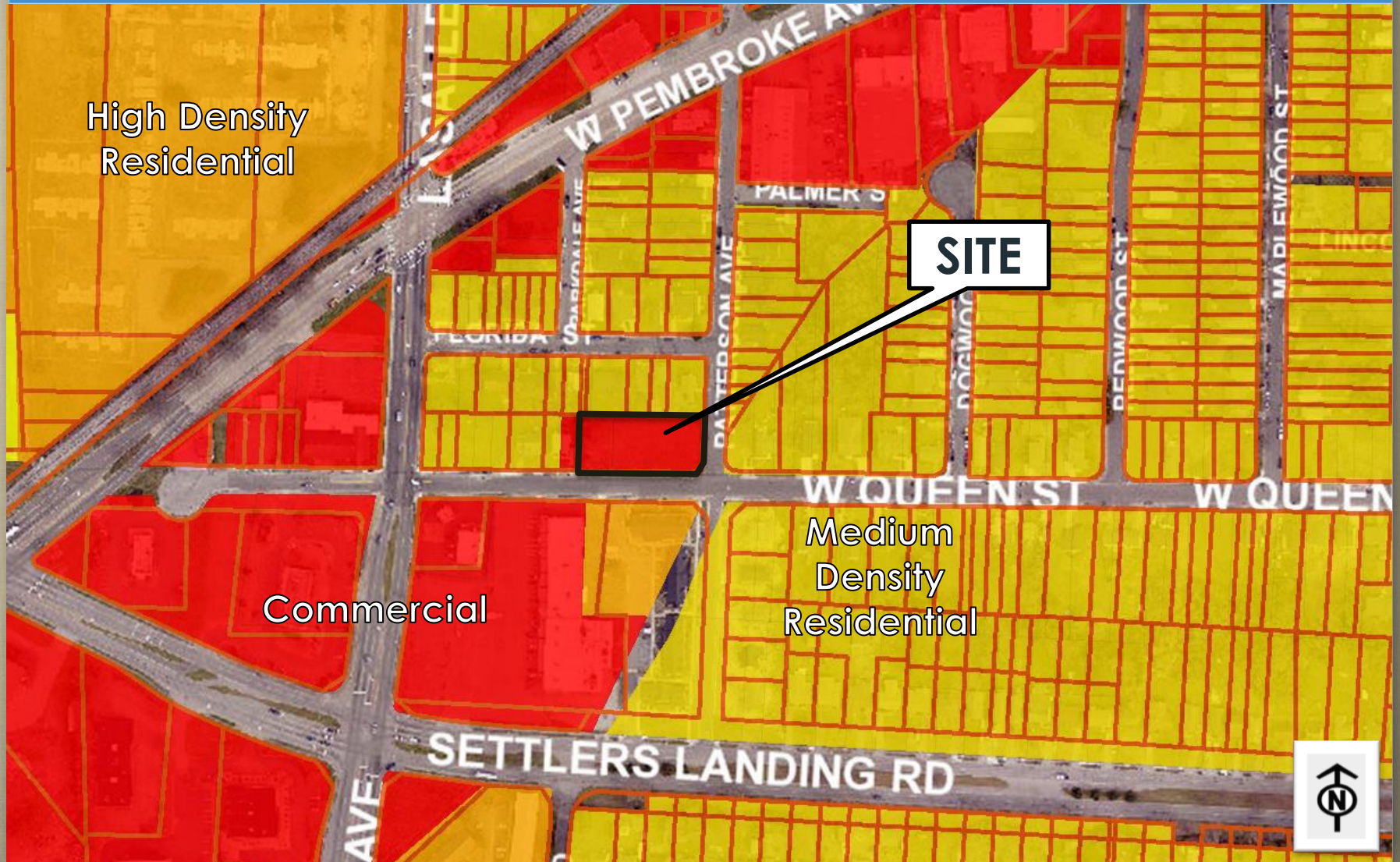
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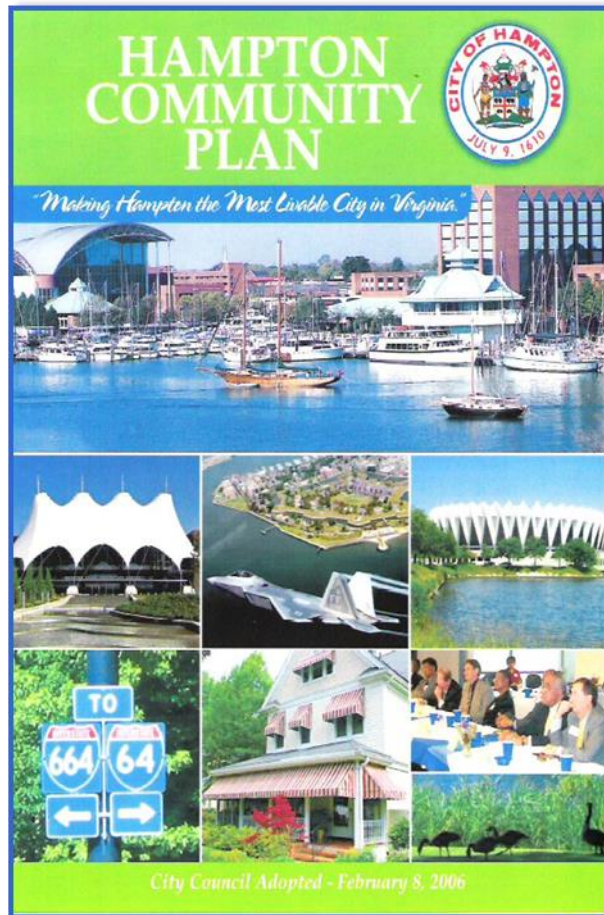
# Zoning Map



# Future Land Use Map



# Public Policy



- Diverse housing stock
- Safeguard integrity of existing neighborhoods
- High quality design and site planning
- Promote infill development and redevelopment that creates more a walkable and bikable environment

Hampton Community Plan (2006, as amended)



# Downtown Master Plan

## INITIATIVE 4

### Olde Hampton Neighborhood

The Olde Hampton Neighborhood is rich in history with an important legacy dating from the post-Civil War era as a “Contraband of War” camp to house slaves from throughout the South who were fleeing North to escape their bondage. In recent years it has suffered from disinvestment, which has caused longtime residents to leave.

The community has been working on a Community Revitalization Plan which calls for new houses at affordable cost for homeowners and improvements to the public areas. The Downtown Master Plan builds upon this neighborhood plan and provides some additional concepts for consideration by the community. The historic Watkins Feed Store is proposed to be restored as a neighborhood landmark at the entrance to this new street. To the west of Watkins Feed Store, McAllister Street has been constructed to reconnect the



(ABOVE) Proposed view of renovated Watkins Feed Store and new residential development  
(LEFT) Existing view of Watkins Feed Store on Queen Street

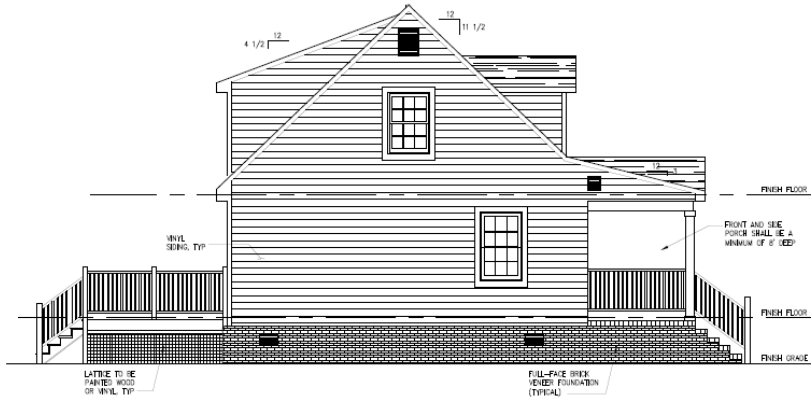


# Background

- Hampton Redevelopment and Housing Authority continued effort in investing in new housing opportunities in the Olde Hampton neighborhood.



# Proffered Elevations



EXTERIOR ELEVATION - SIDE

SCALE: 1/4" = 1'-0"



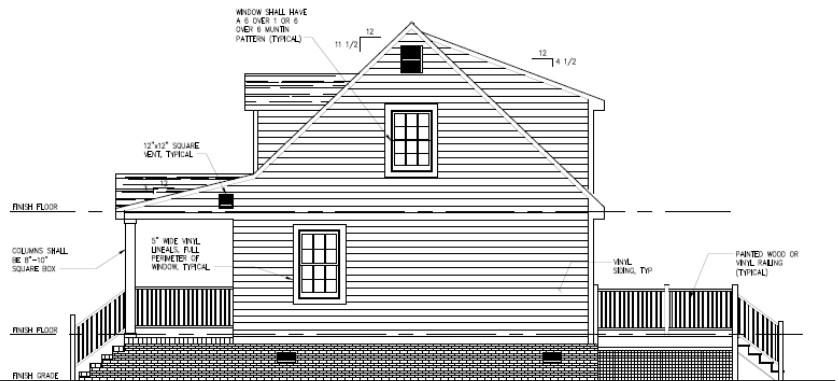
EXTERIOR ELEVATION - FRONT

SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION - REAR

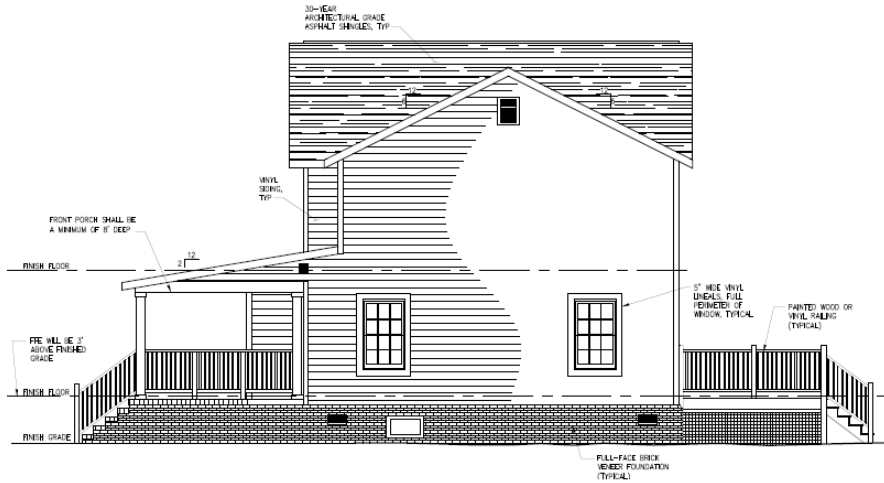
SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION - SIDE

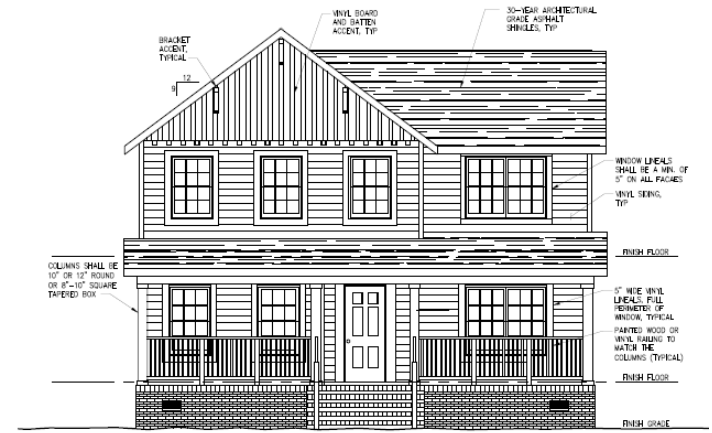
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# Proffered Elevations



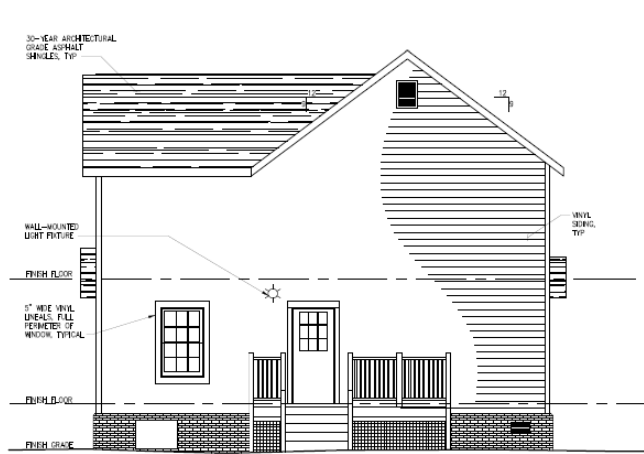
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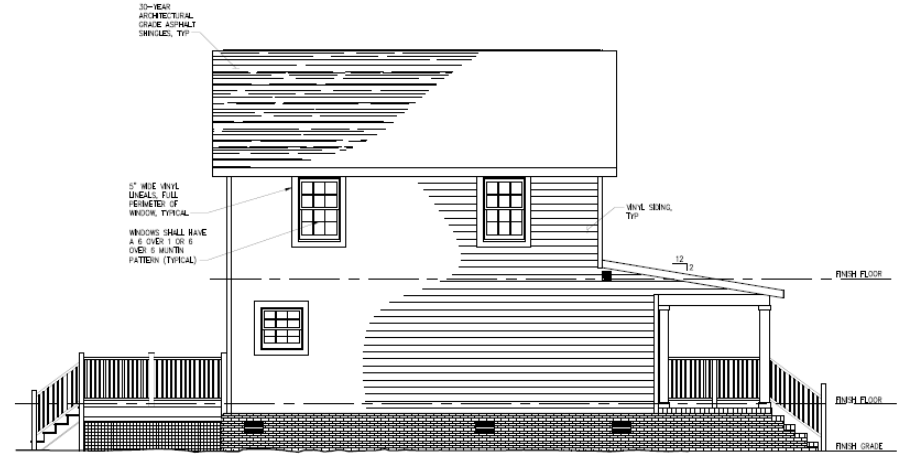
EXTERIOR ELEVATION - FRONT

SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION - REAR

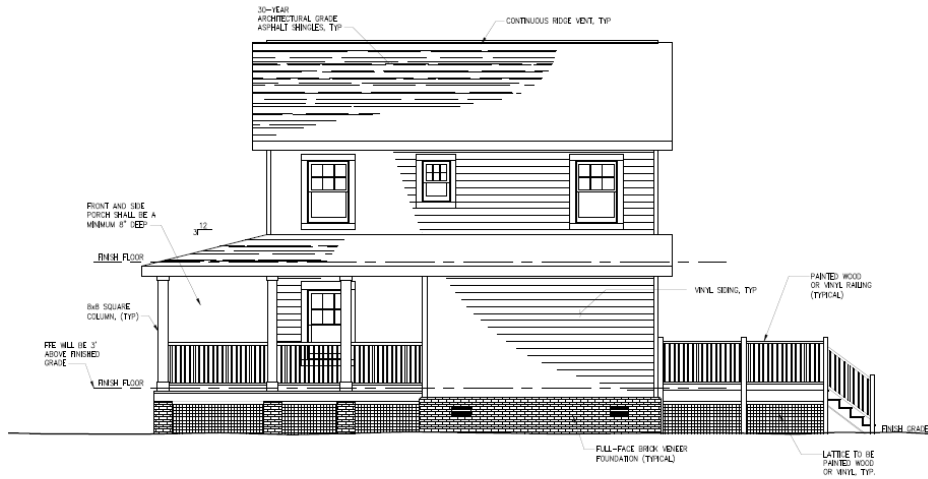
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EXTERIOR ELEVATION - SIDE

SCALE: 1/4" = 1'-0"

# Proffered Elevations



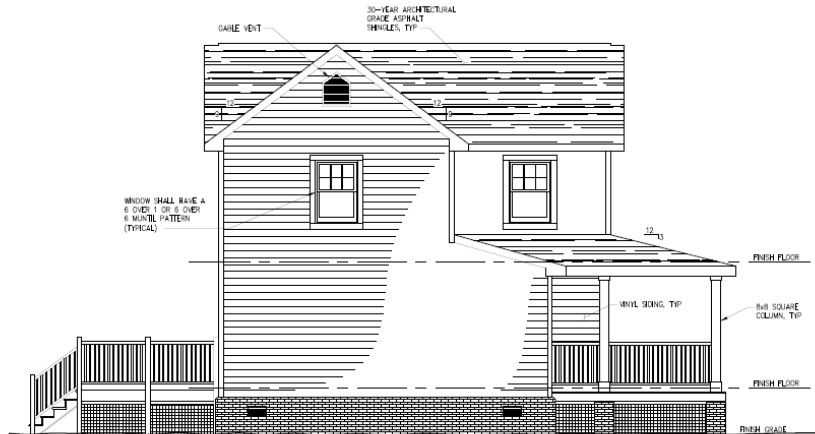
EXTERIOR ELEVATION - SIDE

SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION - FRONT

SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION - SIDE

SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION - REAR

SCALE: 1/4" = 1'-0"

# Analysis

- Important outcomes:
  - Improve housing stock
  - Maintain neighborhood character
  - Assure a variety of housing opportunities

# Proffered Conditions

- Single family use
- Concept plan
- Home elevations
- Exterior materials
- Any additions or changes shall adhere to pattern book



# Recommendation

Planning Commission and Staff recommend approval of Rezoning Application #22-0100 with seven (7) proffered conditions