

Rezoning Application #1310-2013 & Conditional Privilege #135-2013

TR Development Hampton, LLC
SLL Properties, LLC



Hampton
VIRGINIA

Hampton City Council

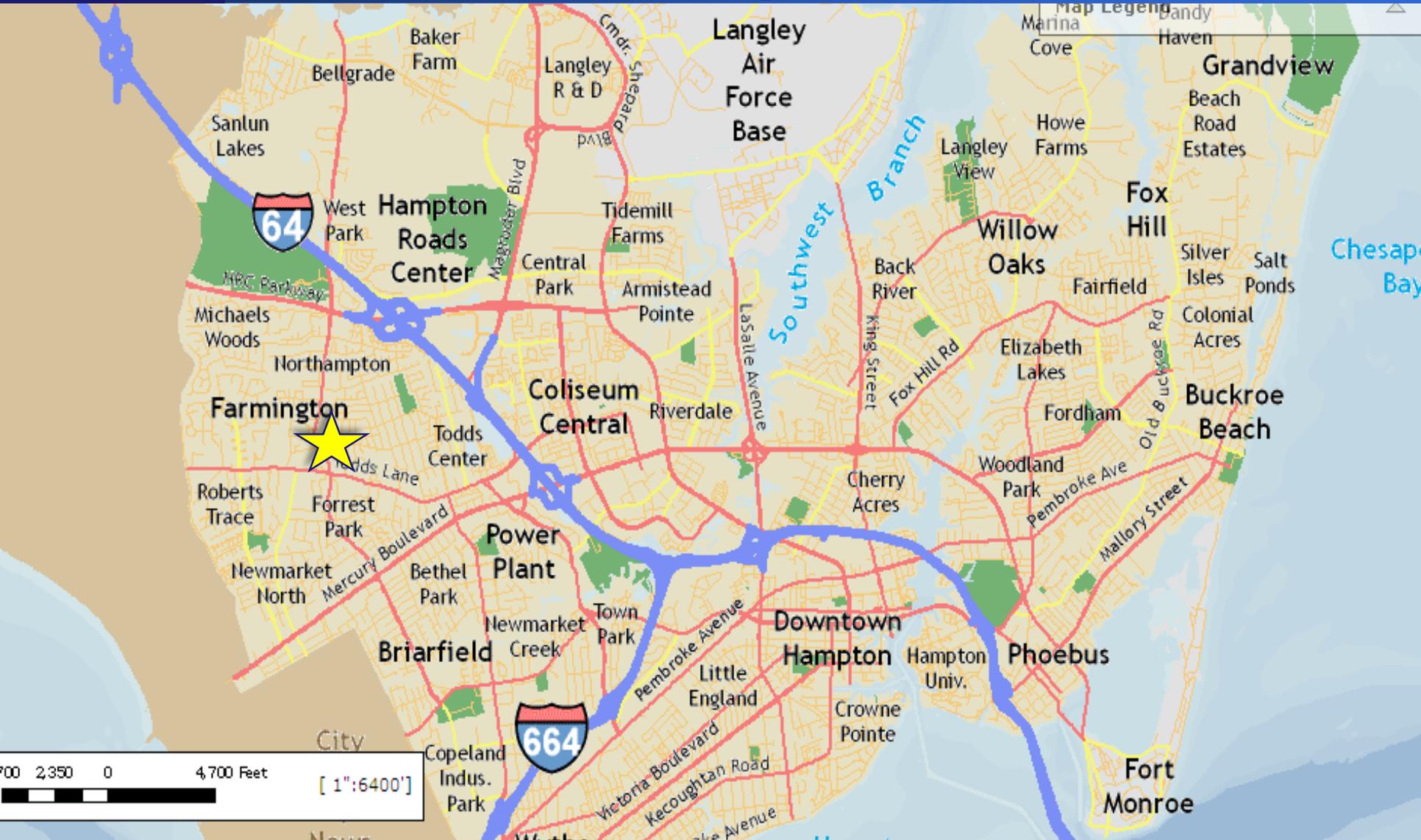
June 12, 2013

Applications

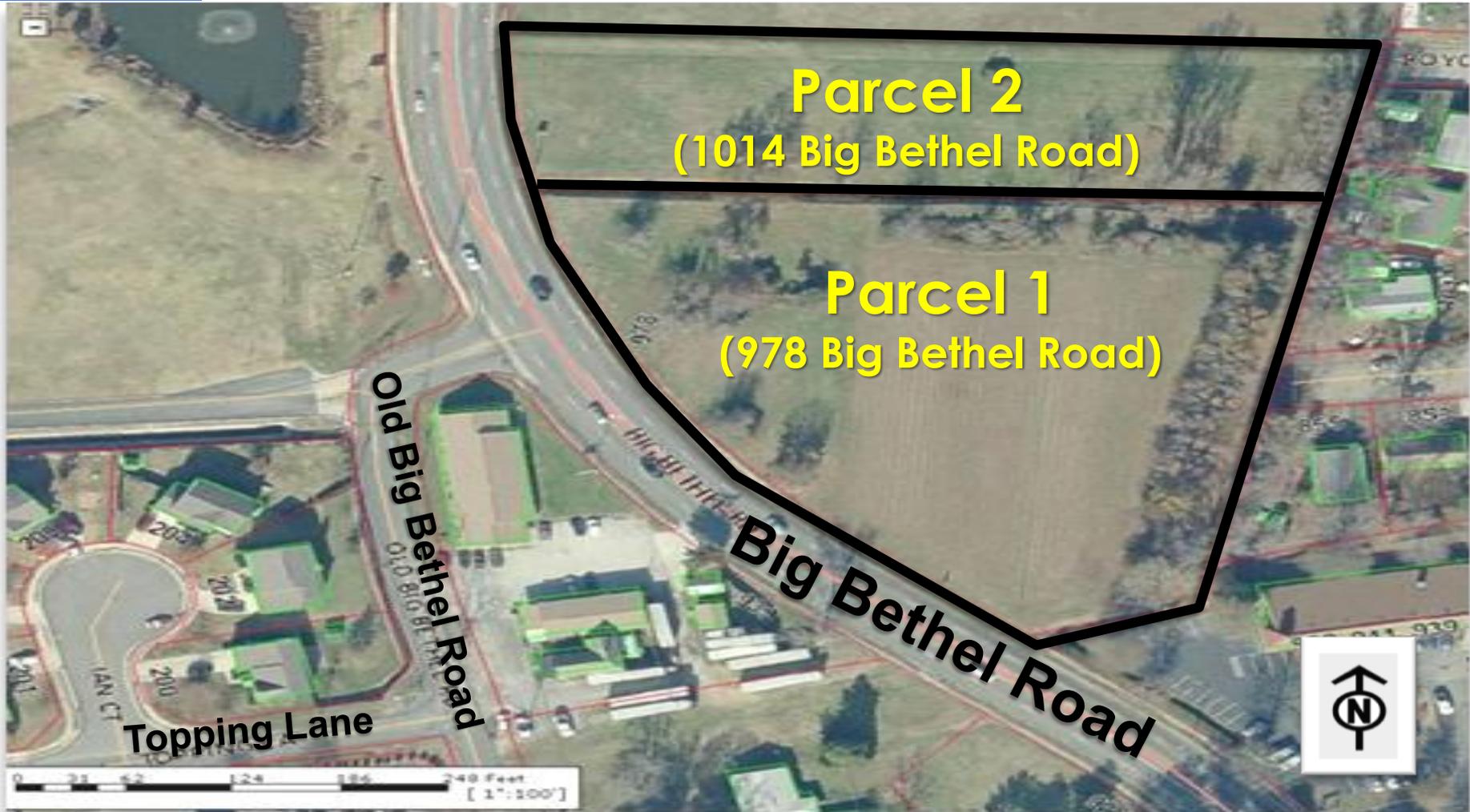
Rezone 978 and 1014 Big Bethel Road
4.64+ acres from C-1 and R-11 to C-2

Conditional Privilege (CP)
for Funeral Home and Crematorium

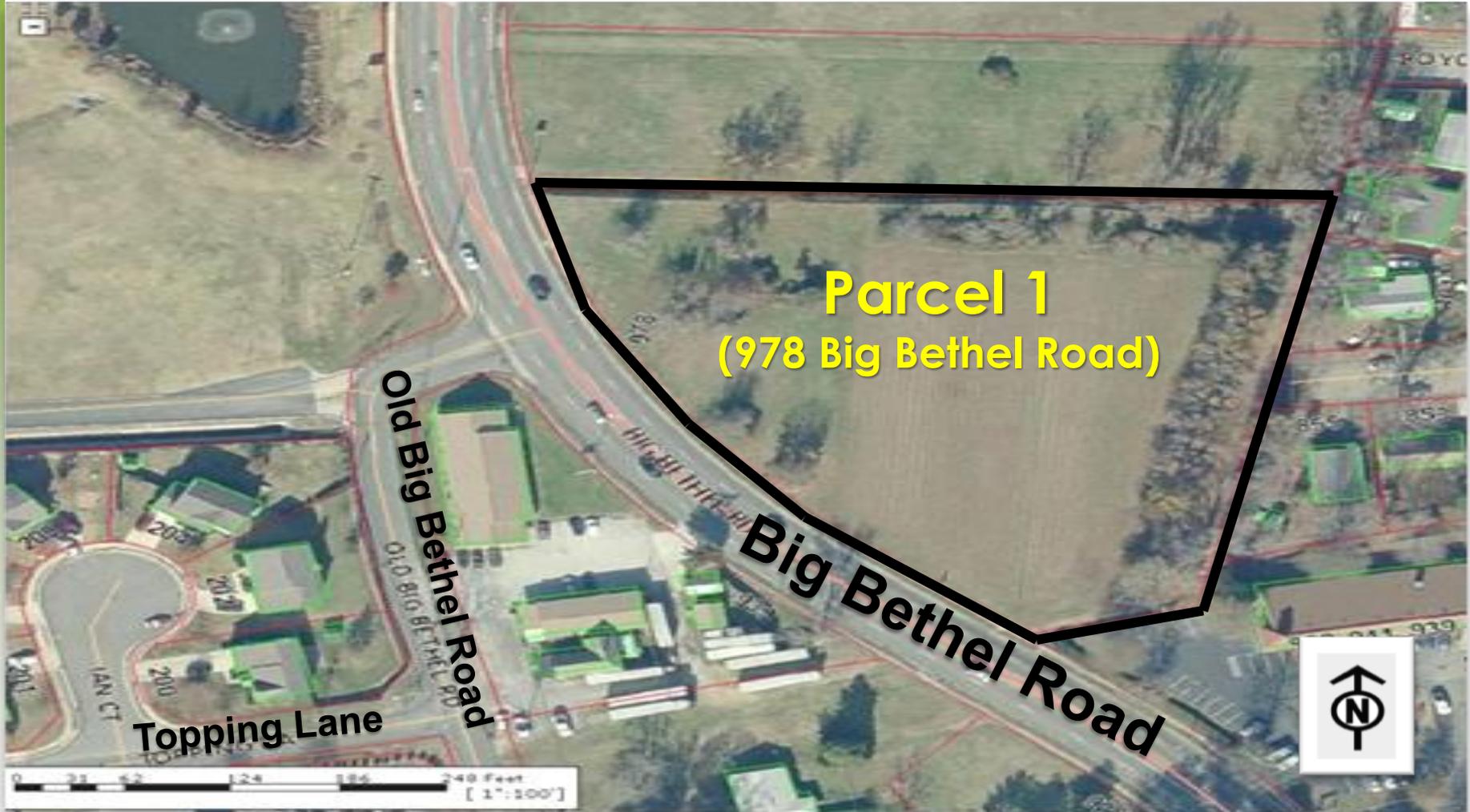
Vicinity Map



Site Location (original site)



Site Location (amended site)

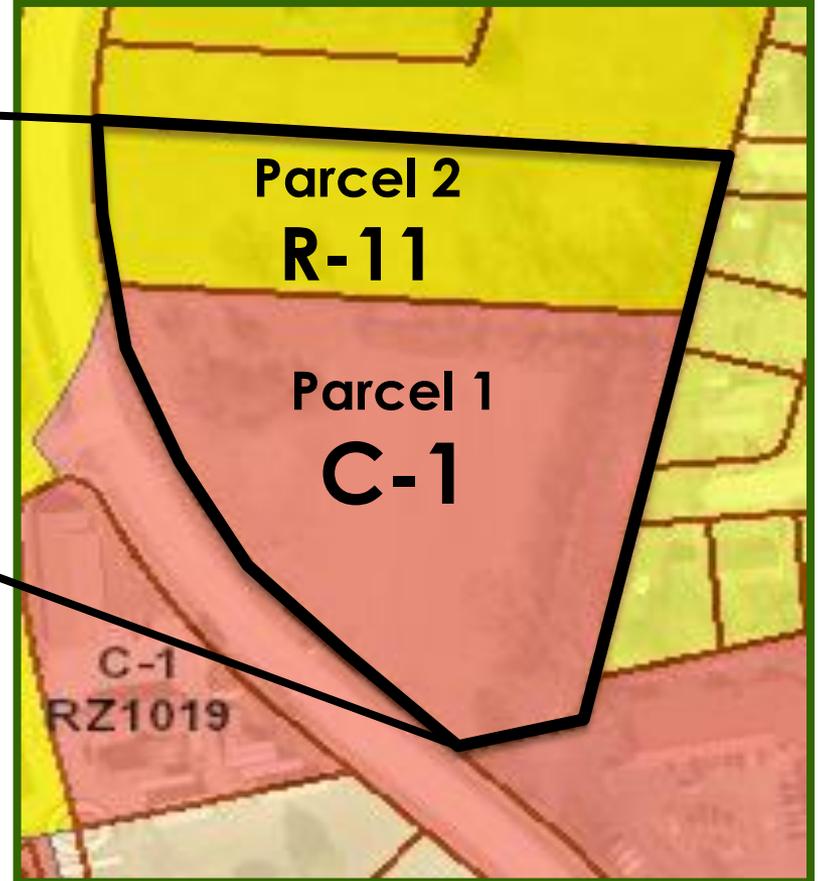
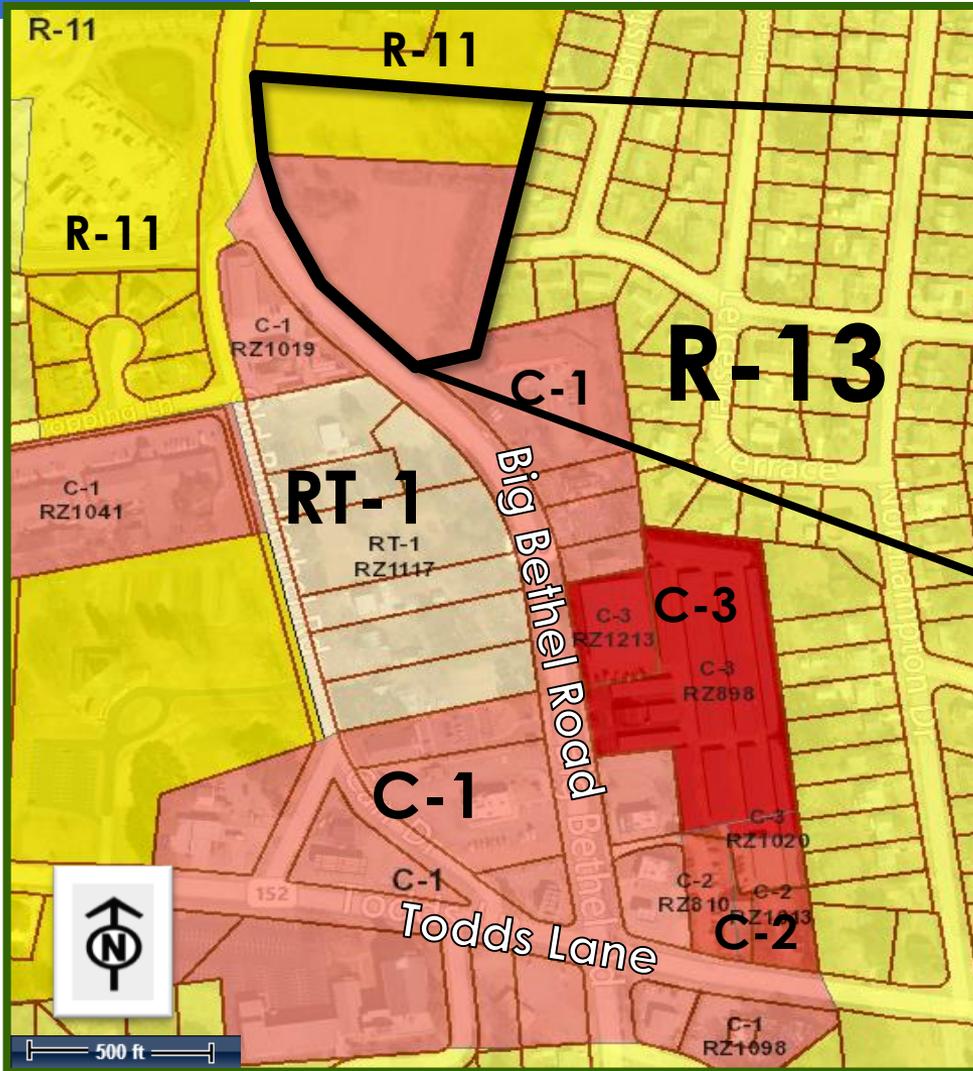


Initial Proposal

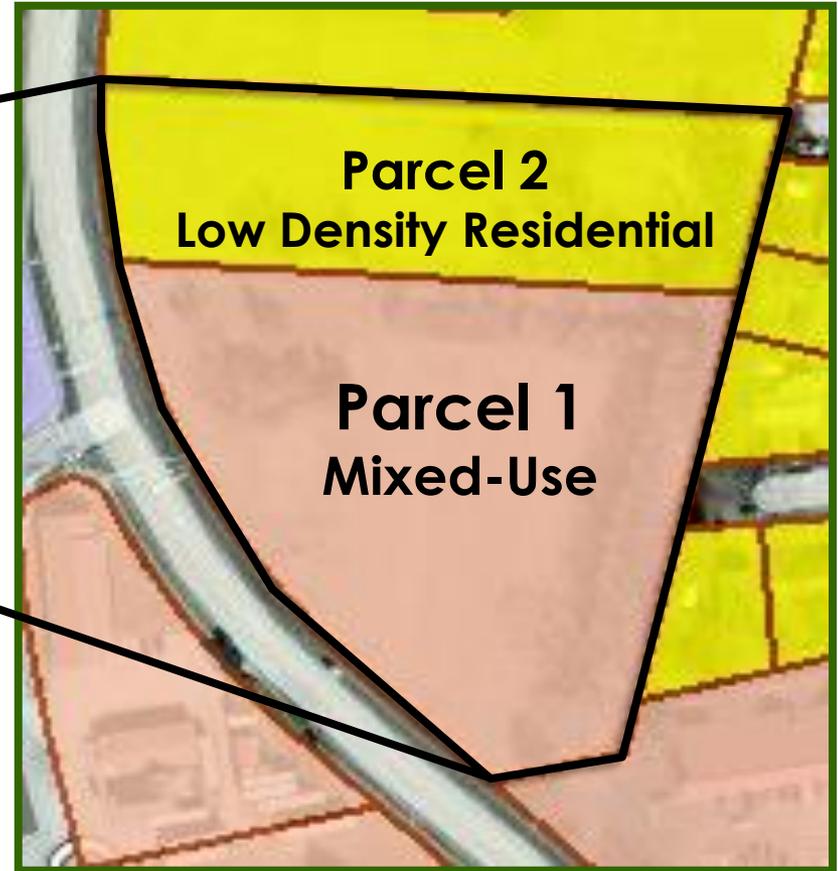
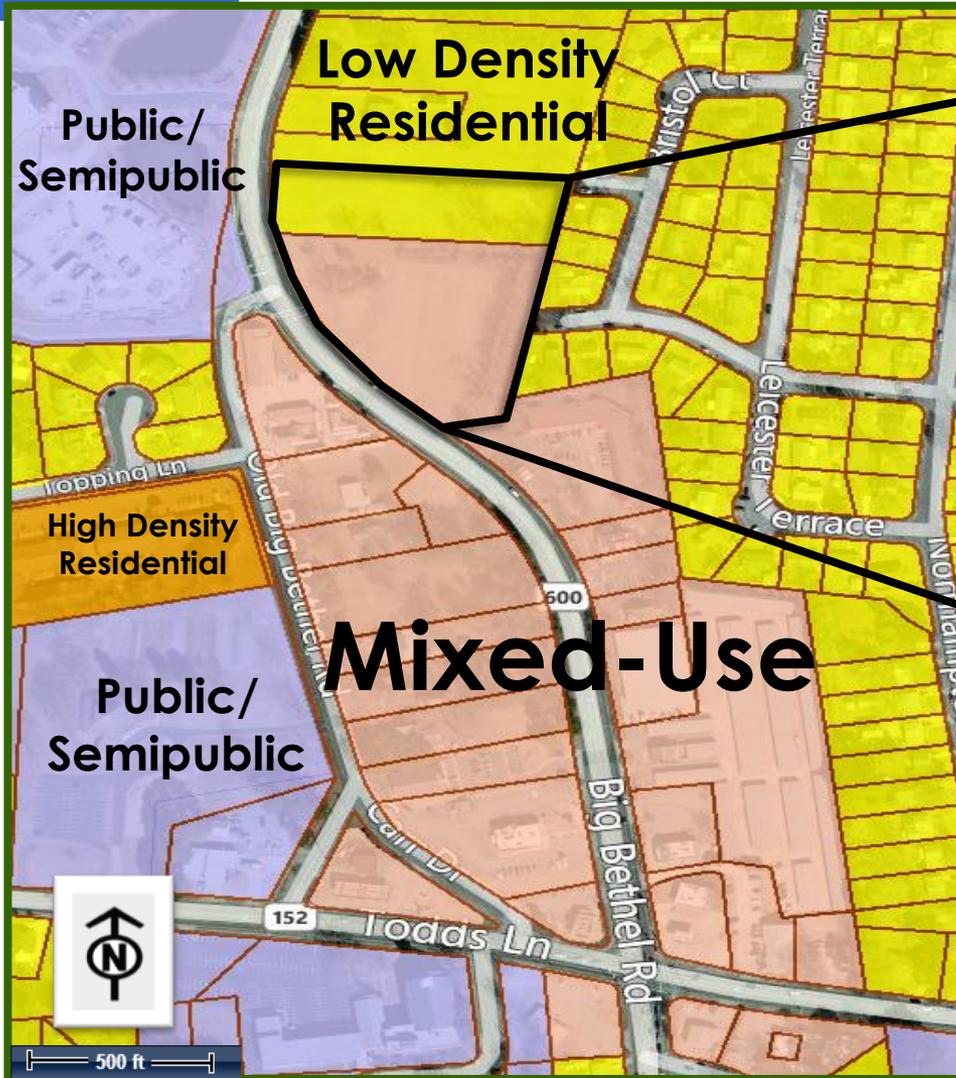


- Funeral Home (15,496 SF) and Crematorium (746 SF)
- Stormwater Facility
- 141 Parking Spaces
- 400 Seat Chapel

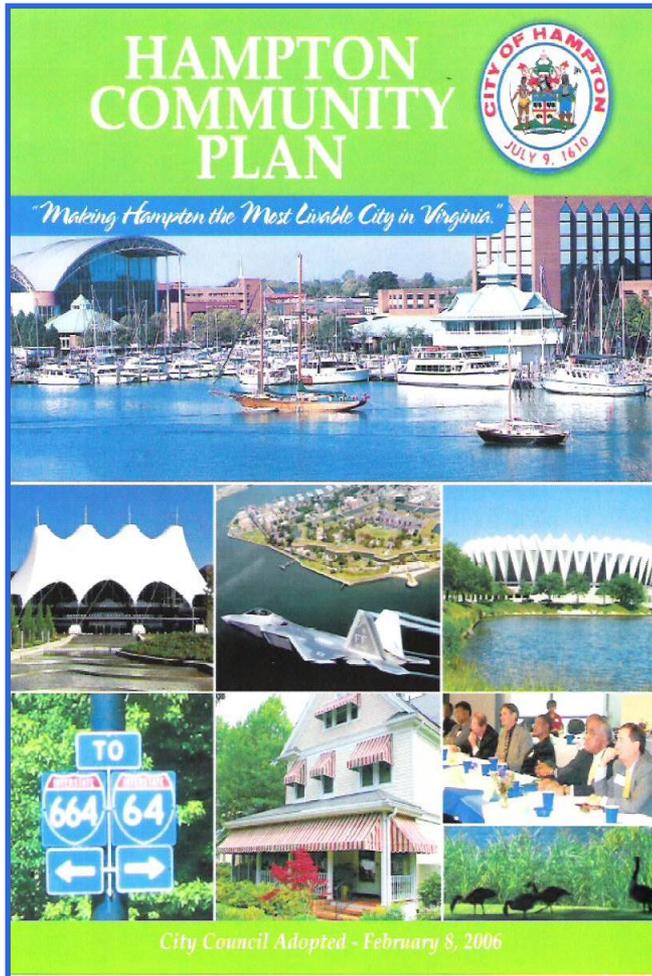
Zoning



Future Land Use



City Policy



(Adopted 2006 by City Council, as amended)

Community Development Department,
Planning Division/June 12, 2013

- ✦ Residential corridor with commercial nodes
- ✦ Aging commercial corridors
- ✦ Economic redevelopment, reinvestment, revitalization

Rezoning #1310-2013
Conditional Privilege #135-2013
Slide 10

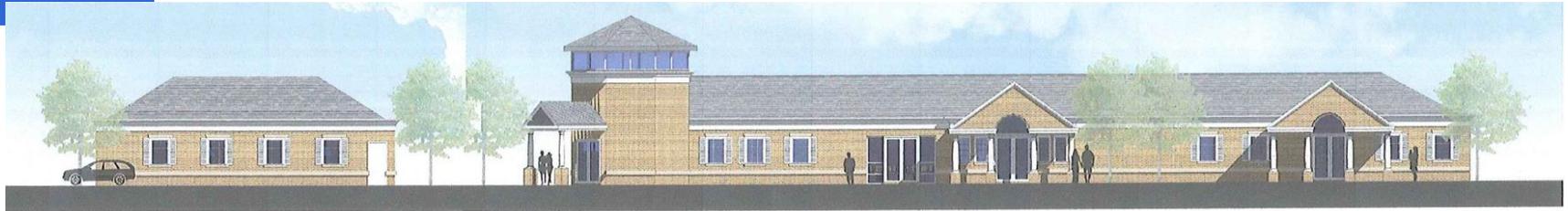
Community Meeting

March 2013

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
31					1	2
3	4	5	6	7 X	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

- Original Application:
Community Meeting
March 7, 2013
- Amended Application:
No Community Meeting

Proffered Conditions (13)



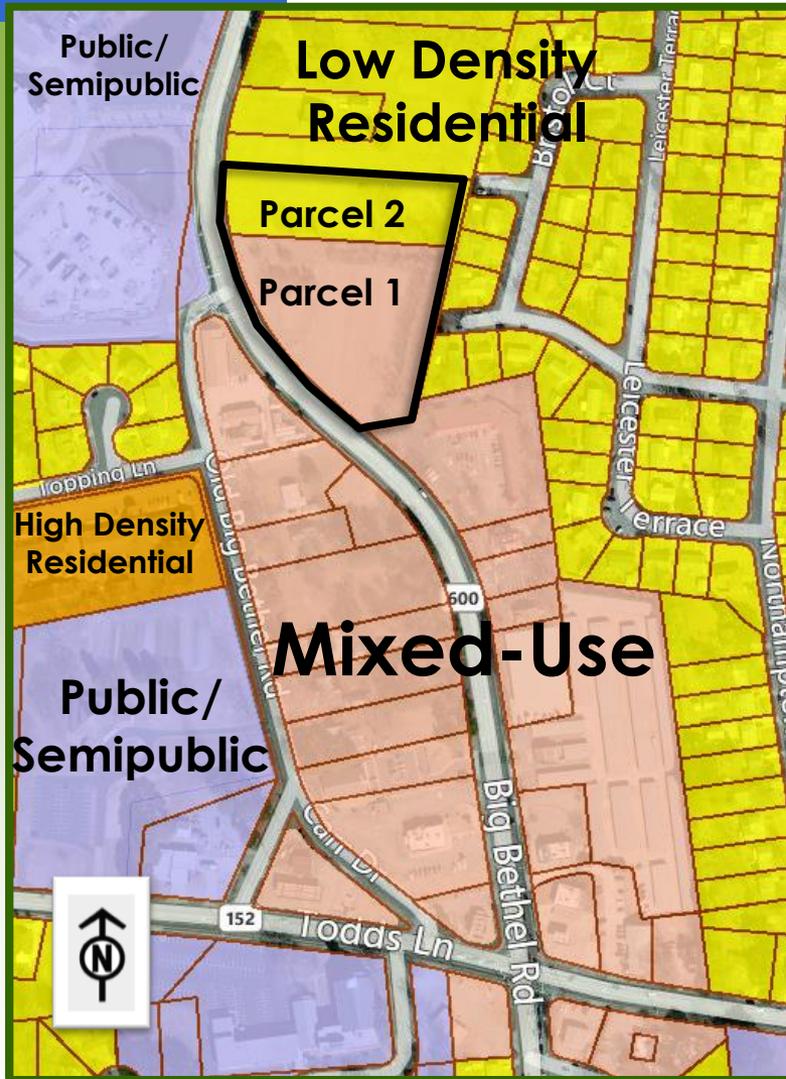
South Elevation

- ✦ **Funeral Home and Crematorium Use only**
- ✦ **Architectural Standards**
- ✦ **Signage**
- ✦ **Traffic Improvements**
- ✦ **Lighting**
- ✦ **Landscape Buffer**

Conditional Privilege Conditions (7)

- ✦ Issuance of permit
- ✦ Traffic circulation
- ✦ Traffic improvements
- ✦ Hours of operation
- ✦ Licensure of operator

Analysis (original proposal)

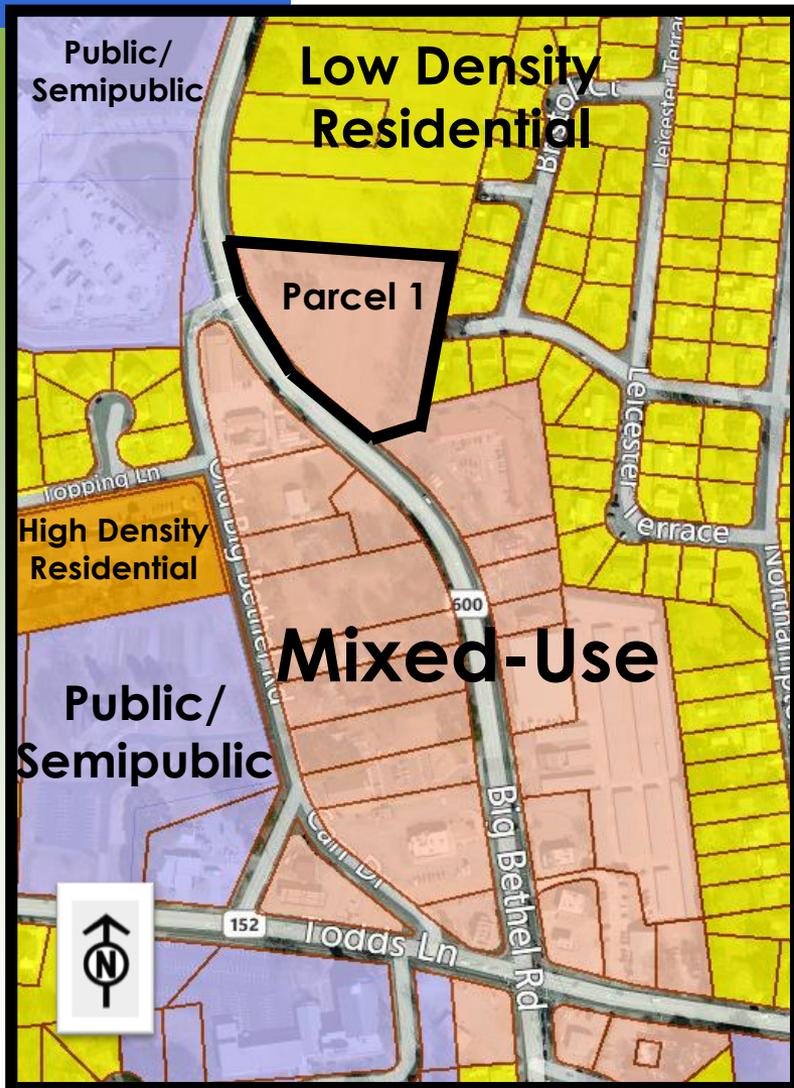


Community Development Department,
Planning Division/June 12, 2013

- ✦ **Conflicts with Community Plan**
- ✦ **Residential corridor with commercial node disrupted**
- ✦ **Precedent for commercial expansion**
- ✦ **Impact of site scale and intensity**

Rezoning #1310-2013
Conditional Privilege #135-2013
Slide 14

Analysis (amended proposal)



Community Development Department,
Planning Division/June 12, 2013

- ✦ Does not conflict with Community Plan
- ✦ Residential corridor with commercial node upheld
- ✦ Development remains within designated commercial node
- ✦ Scale and intensity have been reduced

Rezoning #1310-2013
Conditional Privilege #135-2013
Slide 15

Recommendation (original proposal)

**Denial of Rezoning
from C-1 and R-11 to C-2**

**Denial of Conditional Privilege (CP)
for Funeral Home and Crematorium**

Recommendation (amended proposal)

**Approve Rezoning
from C-1 to C-2**

**Approve Conditional Privilege (CP)
for Funeral Home and Crematorium**