

STAFF EVALUATION

To: City Council

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Case No.: Rezoning Application No. 15-00005

Date: May 11, 2016

General Information

Property

Richardson Contracting, Inc. and Charlie Richardson

Owners/Applicant

Site Location

690, 692, and 694 Greenbriar Avenue [LRSNs 1003845, 1003846, and 1003847]



Requested Action

To rezone 0.85 ± acres from General Commercial (C-3) District to One Family Residence (R-9) District with conditions.

Description of Proposal

The applicant proposes rezoning the property and selling three lots for construction of single-family homes.

Existing Land Use

The property is vacant.

Zoning

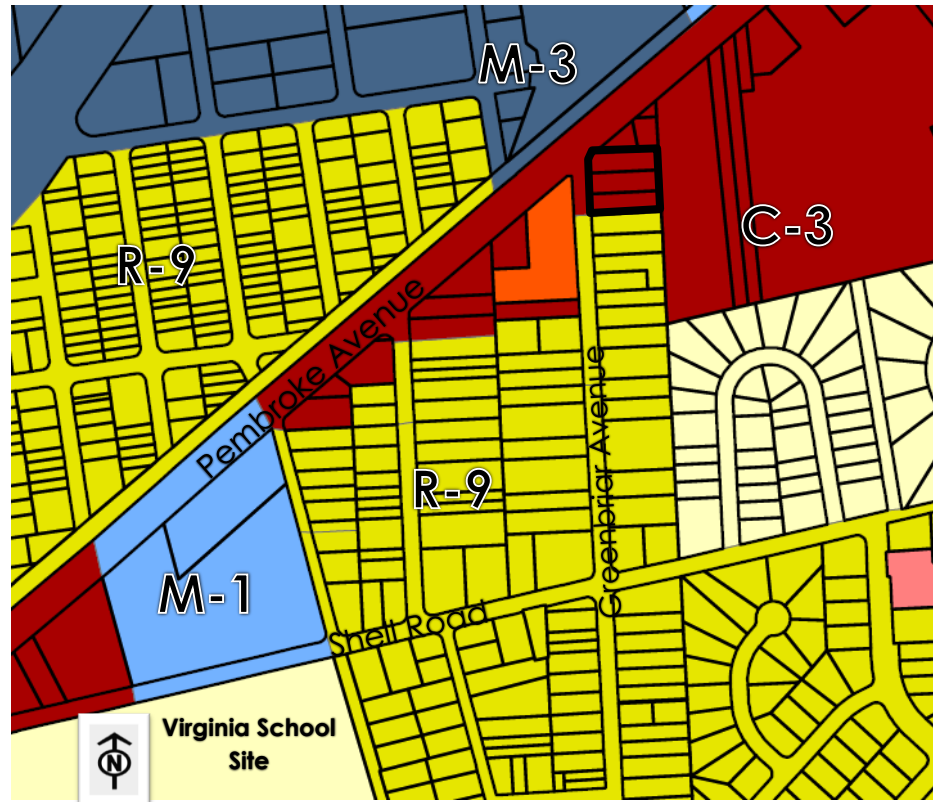
Currently zoned General Commercial (C-3) District

Surrounding Land Use and Zoning

North: C-3 and Heavy Manufacturing (M-3) District; and office adjacent to the property and a scrap yard across Pembroke Avenue
South: R-9; Single-family homes
East: C-3, Contractor's office and storage

West: MD-4, Multifamily building

Surrounding Zoning Map:



Public Policy

As stated on page 1-2, the Hampton Community Plan (2006, as amended) is adopted as the guiding policy document for the City of Hampton. These adopted policies promote new investments and help Hampton reach its potential. The Hampton Community Plan includes the following policy recommendations pertinent to this case:

City-Wide Policies

LU-CD Policy 3: Encourage and maintain a diverse mix of housing types and values.

LU-CD Policy 11: Promote high quality design and site planning that is compatible with surrounding development.

Housing and Neighborhood Policies

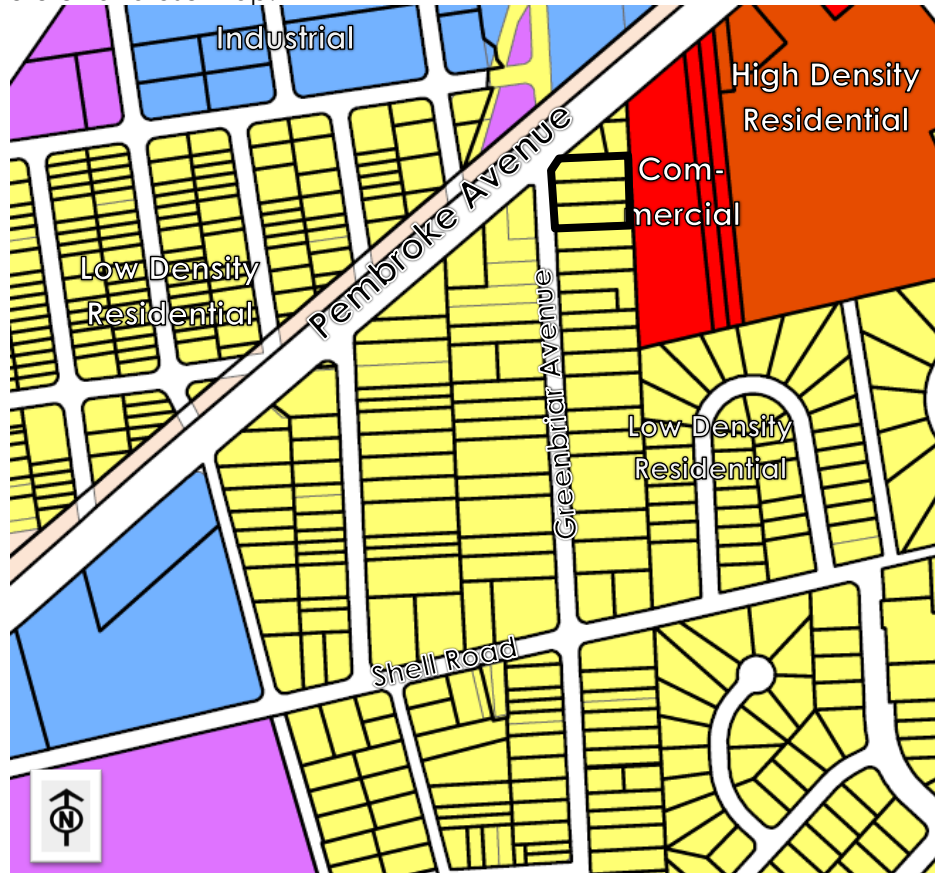
Housing and Neighborhood Objective 9: Promote a diverse mix of housing values, types, and choices to meet the needs of different income groups, ages, and household types and sizes.

Housing and Neighborhood Objective 11: Promote an equitable distribution of housing values at the regional level.

Future Land Use:

This area is recognized as a part of the Greater Wythe neighborhood with a land use recommendation of low density residential.

Future Land Use Map:



<i>Zoning History</i>	Rezoning No. 1157 circa 2000 involved changing the base zone from R-9 to C-3. Rezoning No 128 involved 692 and 694 Greenbriar Avenue but was withdrawn.
<i>Traffic Impacts</i>	There are no known impacts to traffic.
<i>Environmental</i>	There are no known environmental impacts.
<i>Community Meeting</i>	There is no community meeting scheduled at this time.

Analysis

Rezoning Application No.15-00005 is a request to rezone 0.85± acres on Greenbriar Avenue near the intersection with Pembroke Avenue. The property is commercially zoned but vacant. The applicant requests to rezone the property from General Commercial (C-3) District to One-Family Residential (R-9) District, which is the same single-family district as neighboring properties. Currently six lots exist, but if the rezoning is approved, the property would have to be reconfigured to create no more than three lots, each with a minimum width of 60'. The application accompanies seven proffered conditions that address among other things: height, green space, and the location of a garage proximate to the front façade of the residential structure.

The Hampton Community Plan (2006, as amended) recommends low density residential land use at this location. Rezoning the parcels to a low density residential district would be in keeping with the surrounding land uses.

Based on the preceding research and analysis, staff and Planning Commission recommends **APPROVAL** of Rezoning Application No. 15-00005 with seven conditions.