

# STAFF EVALUATION

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**Case No.:** Use Permit No. 24-0399

**Planning Commission Date:** September 19, 2024

**City Council Date:** October 9, 2024

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728-2040

**Reviewed By:** Mike Hayes, Planning Manager

728-5244

**Reviewed By:** Jessica Kraus, Assistant City Attorney

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## General Information

*Applicant & Property Owner(s)* Cornerstone Custom Homes LLC

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*Location* 67 W Little Back River Rd [LRSN: 8005581]



*Requested Action* Application to rezone the property from One-Family Residential (R-9) District to One Family Residential (R-4) District with conditions in order to subdivide the parcel and construct two (2) 1-family detached dwellings.

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*Description of Proposal* The applicant and property owners, Cornerstone Custom Homes, LLC, are seeking to rezone the parcel located at 67 W Little Back River Rd. The rezoning would allow for the parcel to be subdivided into two (2) separate parcels which would further allow for the development of two (2) 1-family detached dwellings.

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*Existing Land Use* Vacant

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*Existing Zoning* One-Family Residential (R-9) District

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*Surrounding Land Use  
and Zoning*

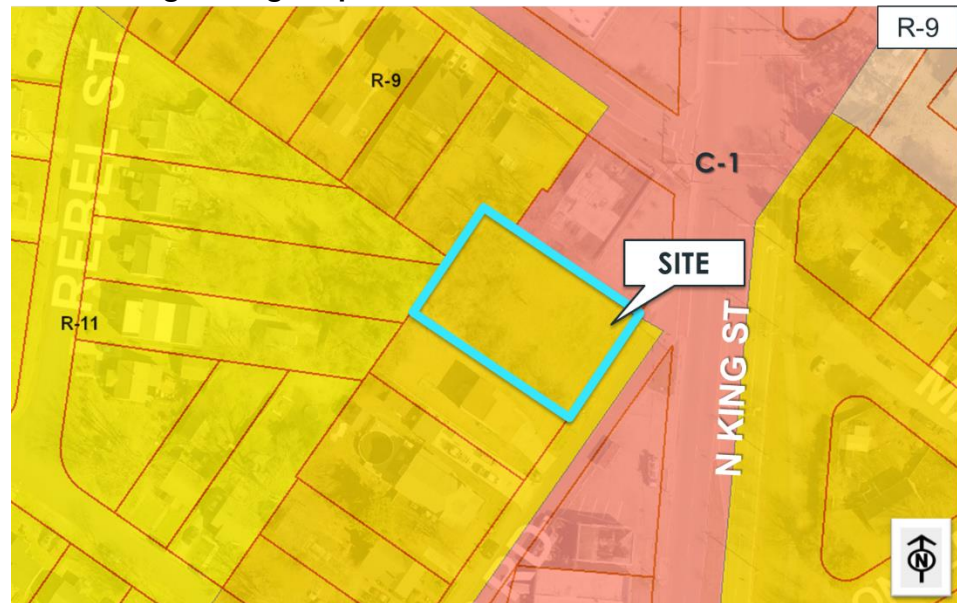
**North:** One Family Residential (R-9) and Neighborhood Commercial (C-1) District; single-family residential and vacant commercial building

**South:** One Family Residential (R-9) and Neighborhood Commercial (C-1) District; single-family residential, general retail sales, and vehicle repair, light

**East:** One Family Residential (R-9) and Neighborhood Commercial (C-1) District; single-family residential

**West:** One Family Residential (R-9) and One-Family Residential (R-11) District; single-family residential

**Surrounding Zoning Map:**



*Public Policy*

**Hampton Community Plan**

The Hampton Community Plan (2006, as amended) provides goals, objectives, and policies for the future of Hampton, which includes recommendations for appropriate land uses. Land use recommendation for the subject property is low-density residential.

**Land Use Policies:**

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

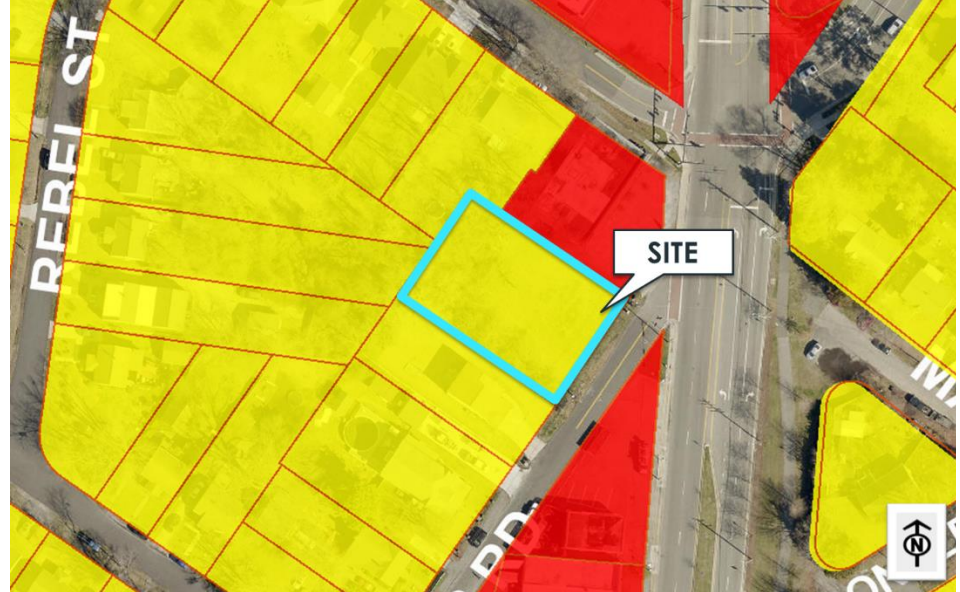
**LU-CD Policy 4:** Evaluate land use proposals from a regional, city-wide, and neighborhood perspective.

**LU-CD Policy 7:** Safeguard the integrity of existing residential neighborhoods.

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

**LU-CD Policy 29:** Encourage high quality new developments that are compatible with surrounding neighborhoods.

**Future Land Use Plan:**

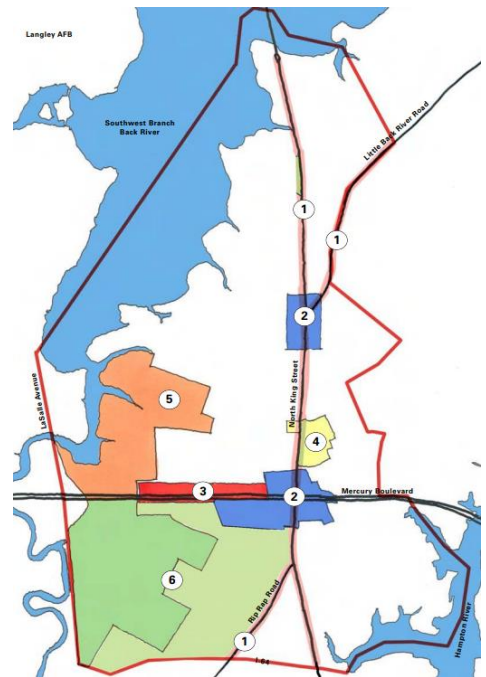


Low density residential development includes areas with a recommended density range of from 3.5 units to less than 9 units per acre.

**North King Street Master Plan:**

The property is also located in the area of the City governed by the North King Street Master Plan (2007, as amended), and is further situated in the SixPoints Initiative area.

While the subject property is not specifically highlighted or mentioned, one of the primary objectives of the Plan is to support and enhance the overall health of its adjacent neighborhoods. Additionally, the Plan highlights one of the largest obstacles to achieving the potential housing market is the lack of available land and the lack of new investment.



*Proffered Conditions*

There are seven (7) proffered conditions which include:

1. Conformance with the conceptual site plan;
2. Conformance the requirements within the "Hampton Pattern Book for Colonial Model";
3. Conformance with the proposed building elevations;

4. High quality, durable building material;
5. Subdivision of the property in accordance with Hampton City Code; and
6. Compliance of all phases of the proposal with all ordinances of the City of Hampton

The complete proffer agreement is included in the application package.

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*Traffic Impact*

Staff does not anticipate that the requested rezoning and development of two single-family homes would cause a significant or negative impact in the parking or traffic to the current or surrounding properties.

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*Community Meeting*

A community meeting has not been scheduled at this time.

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## **Analysis**

The applicant and property owner of 67 W Little Back River Road [LRSN: 8005581], Cornerstone Custom Homes LLC, is seeking to rezone the parcel, totaling +/- 0.35 acres, from One-Family Residential (R-9) to One-Family Residential (R-4) District with proffered conditions. The rezoning would allow for the parcel to be subdivided into two (2) parcels for the purpose of building a single-family home on each.

Under current zoning regulations, lots in the R-9 District require a minimum frontage of sixty (60) feet. The surveyed parcel currently has one hundred (100) feet of street frontage, making it ineligible for subdivision under the existing base zoning district. Rezoning to the R-4 District, which requires a minimum frontage of fifty (50) feet for lots without alley access, would allow the parcel to be subdivided and developed into two (2) single-family homes. In order to qualify for the R-4 District, adherence to a "city adopted pattern book" is required [Zoning Ordinance Section 4-101(2)].

In addition to a city adopted pattern book, the proposed lots and overall development as part of this application would generally meet the characteristics of several single-family lots surrounding it; a number of parcels located along West Little Back River Road, Westover Street, Rebel Street, and Sinclair Road feature less than sixty (60) feet in street frontage, which demonstrates a neighborhood character that supports smaller lots. With this in mind, if these surrounding parcels were platted today, they would need to be zoned R-4 in order to comply with minimum dimensional lot requirements of the current zoning regulations. Therefore, applying the R-4 zoning district to the subject property is not only appropriate but also consistent with the surrounding neighborhood.

The Hampton Community Plan (2006, as amended) provides goals, objectives, and policies for the future of Hampton. Policies applicable to this land use application include

but are not limited to encouraging and maintaining a diverse mix of housing types and values; promoting high quality design and site planning that is compatible with surrounding development; and encouraging high quality new developments that are compatible with surrounding neighborhoods. The Community Plan also includes recommendations for appropriate land uses. The Land use recommendation for the subject property is low-density residential, which includes areas with a recommended density range of from 3.5 units to less than 9 units per acre.

In addition to the policies found within the Hampton Community Plan, the property falls within the boundaries of the North King Street Master Plan (2007, as amended), which is augmented by the Hampton Pattern Book (2011, as amended). These documents were created and adopted in recognition of the uniqueness and opportunity of the area. While the subject property is not specifically highlighted or mentioned in the Master Plan, one of its primary objectives is to support and enhance the overall health of its adjacent neighborhoods, and it highlights one of the largest obstacles to achieving the potential housing market is the lack of available land and the lack of new investment.

In its opening, the Pattern Book describes its purpose, which is informative when reviewing applications for development in the North King Street area:

The best qualities of historic neighborhoods are those that provide connections between the elements most meaningful to both past and future, whether those are connections between people and a sense of community, between places and buildings, or between heritage and growth. The Hampton Pattern Book describes the city's unique character and the essential characteristics of its built form that citizens know and cherish. The Pattern Book demonstrates how new development can fit in harmoniously with the community's historic traditions. New buildings and public spaces should reflect the cherished characteristics of the region's existing neighborhoods.... The Pattern Book illustrates how to properly plan and design for that growth. The qualitative design measures contained in the Pattern Book augment the requirements defined in zoning and other development-related requirements.

The design and construction of the proposed structures will adhere to the Hampton Pattern Book's Colonial Model style, complementing the character of the older homes in the neighborhood. Key features of the building design include the use of high-quality, durable materials on the front, side, and rear facades. The first finished floor will be raised a minimum of thirty-six (36) inches, and the foundation will be faced on all sides with full-face brick. If a garage is included, it will be set back eighteen (18) inches from the main front facade of the structure, and the garage door will feature windows and decorative hardware.

The proposed rezoning is in line with the Hampton Community Plan's policies and future land use recommendation, and meets objectives of the North King Street Master Plan by utilizing available and undeveloped land while supporting and enhancing the overall health of its adjacent neighborhood. With the proposed proffered conditions in place, staff believes the proposed rezoning and subsequent development of two (2) 1-family detached dwellings built in accordance with the Hampton Pattern Book would be appropriate for this location.

**Staff Recommendations approval of RZ24-0399 with seven (7) proffered conditions.**