

STAFF EVALUATION

To: Planning Commission

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728-5233
 728-5231

Case No.: Rezoning 1259

Date: November 1, 2007

General Information

Owners Hampton Redevelopment and Housing Authority (HRHA)

Applicant Philip Page, Director of Development, HRHA

Location and Parcel Identification This application request is for six (6) parcels totaling 3.2456 ± acres. The parcels are located near the intersection of Woodland Road and Old Point Avenue with frontage off both streets as well as on Martin Lane, a substandard City street. The parcels include two associated with Martin Lane with LSRN#s 12003597 and 12003599 and four parcels fronting Old Point Avenue, 719, 723, 727, and 737 Old Point Ave with LSRN#s 12003596, 12003595, 12003594, and 12003590, respectively.



Existing Land Use The parcel currently has a mobile home park.

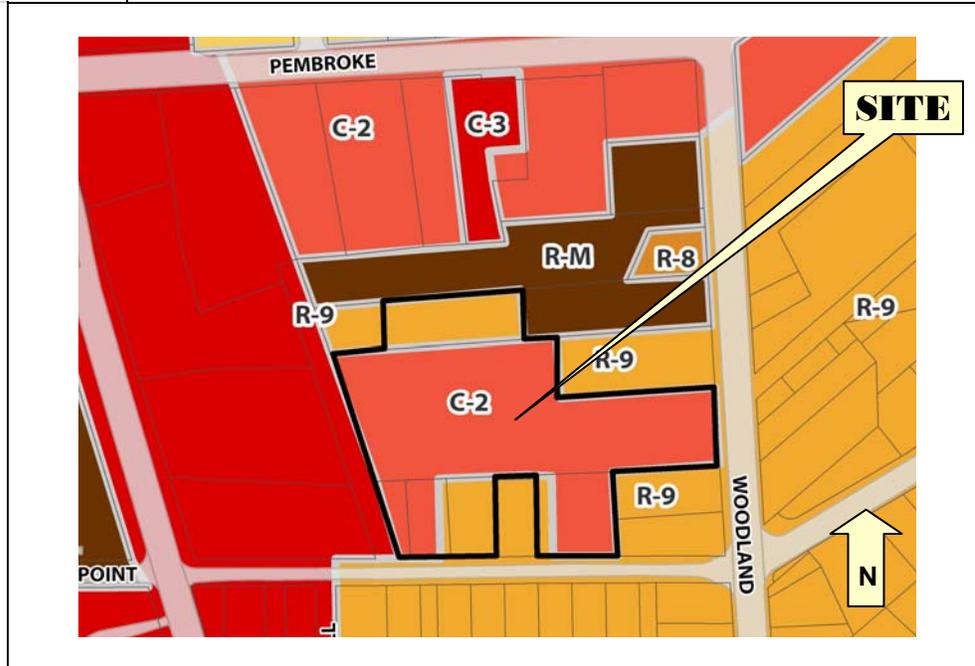
Existing Zoning One Family Residence District (R-9), and Limited Commercial (C-2).

Requested Zoning and Purpose **Requested Zoning:** One Family Residence District (R-9) and Multiple Dwelling District (MD-2).
 R-9 permits single family dwellings at 7 to 8 units per acre. The minimum lot size is 6,000 square feet and the minimum dwelling size is 1,500 square feet. MD-2 permits multi-family and townhouse development to a maximum density of 16 units per buildable acre.

Purpose: To allow single-family houses to front on Old Point Avenue and Woodland Road while the interior of the parcel is developed with 23 townhouse units on fee simple lots.

<i>Surrounding Land Use and Zoning</i>	North:	R-M: Multi-family development.
	South:	R-9: Single-family residential.
	East:	R-9: Single-family residential.

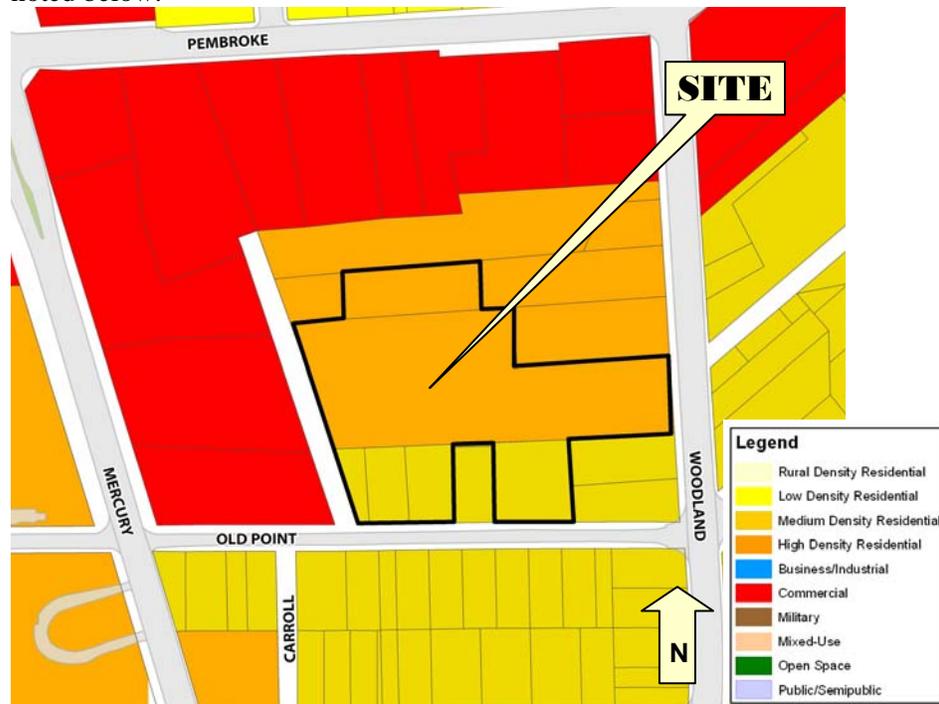
West: C-3: Offices and vacant land.



Public Policy

The Hampton Community Plan (2006, as amended)

The Hampton Community Plan (2006, as amended), recommends Medium Density Residential fronting on Old Point Avenue and High Density Residential for the interior of the block and the Woodland Road frontage. Other policies from the Community Plan related to the proposed development of this site are noted below.



Housing & Neighborhoods

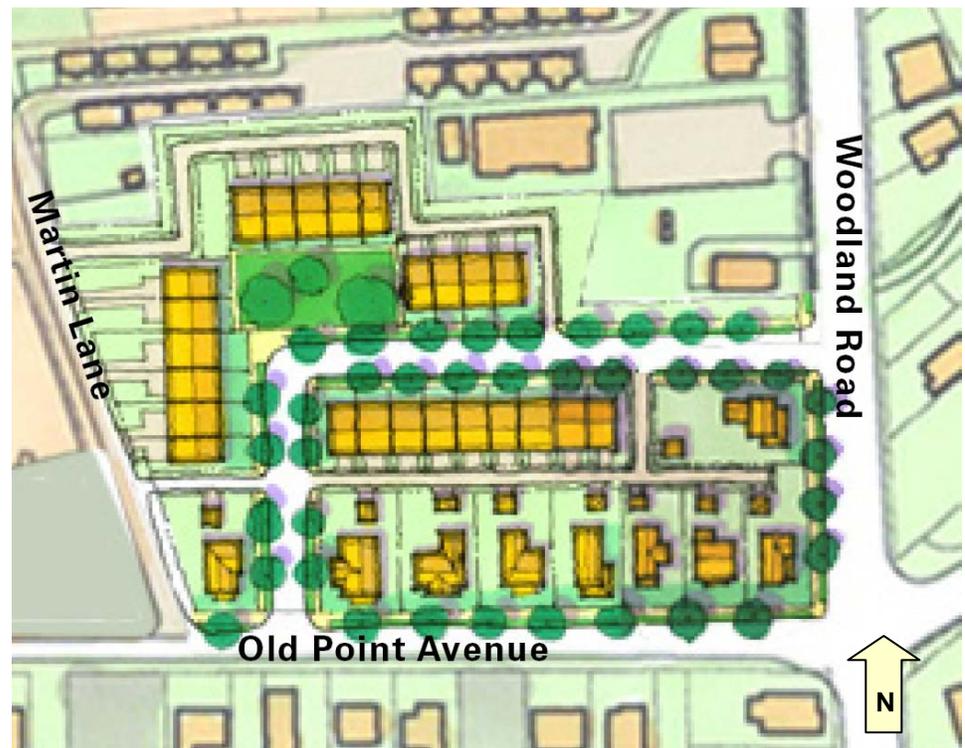
The City of Hampton is a nearly fully developed city and is facing many issues common to “First Suburbs” including aging housing and infrastructure, a high percentage of low value housing when compared to the rest of the region, and a lack of housing choices consistent with current market trends. Many of the

policies in the Housing and Neighborhood Section of the Community Plan are intended to address these conditions. Some of those key policies include support for targeted community redevelopment, encouragement of mixed use projects, and promotion of infill development with a level of quality and design that contributes to enhancing the value of surrounding properties. The Community Plan also directs that the City support the HRHA in its efforts to improve the supply and condition of affordable housing and creating mixed income neighborhoods.

Phoebus Master Plan

The Phoebus Master Plan (2007) has five overall principles to guide development and redevelopment in Phoebus. A number of these principles are directed at maintaining Phoebus’s unique character and in strengthening its residential areas. Of particular importance are the ideas of eliminating blighted properties, seeking new housing opportunities that are sensitive to the scale and character of surrounding neighborhoods, and providing a diversity of housing choices.

The Phoebus Plan includes specific recommendations for the property owned by HRHA off of Woodland Road. These include providing a new public street connection through the site from Woodland Road to Old Point Avenue, lining Old Point Avenue and Woodland Road with single family homes consistent with the homes on the remainder of these roads. Finally, the townhouses are to be served by rear alleys and corner units should be designed to address both streets.



Impact Analysis

Traffic

Per the City Traffic Engineer, the existing mobile home park is estimated to

produce 130 trips per day. Based on adding 26 townhouse units, the proposed development would produce an estimated 152 trips per day creating a difference of only 22 additional trips a day. From a traffic engineering perspective, 22 additional trips would not constitute a significant change that would cause traffic problems. In addition, with access points onto both Woodland Road and Old Point Avenue, trips generated from the site would be able to be spread between both Woodland Road and Mercury Boulevard.

Schools

This property is zoned for:

Kindergarten: Smith Elementary School

Current Enrollment: 394 (source: Armstrong School, March 15, 2007)

Capacity: 528 (source: Hampton City Schools)

Kindergarten through Fifth Grade: Capt. John Smith Elementary School

Current Enrollment: 275 (source: Wythe Elementary School, March 15, 2007)

Capacity: 374 (source: Hampton City Schools)

Middle: Spratley Middle School

Current Enrollment: 1,053 (786 physically in the building, 267 in alternative education locations)(source: Sprately Middle School, March 8, 2007)

Capacity: 1,125 (source: Hampton City Schools)

High: Phoebus High School

Current Enrollment: 1,354 (source: Phoebus High School, March 8, 2007)

Capacity: 1,750 (source: Hampton City Schools)

The proposal would generate an estimated 8 to 9 new students, based on City of Hampton school enrollment generator factor of 0.35 new students per single family detached unit and 0.22 new students per townhouse unit. **Based on existing school counts and program capacity this estimated additional 8 to 9 new students is not significant and will not adversely effect school enrollment.**

Environmental

There are no wetlands or other environmentally sensitive features impacted by the proposed project. As the proposed project is redeveloping a site with existing impervious area it is not anticipated to generate a large amount of new stormwater run-off. Stormwater run-off generated by the site will be addressed on-site as per the City's Stormwater Ordinance.

Additional Information

Proffered Conditions

Proffered conditions are intended to ensure consistency with the Phoebus Master Plan (2007) and the quality of the project.

- The property will be developed to be substantially consistent with the attached conceptual site plan labeled Old Point Townhomes, dated October 16, 2007, including configuration of roadway, alleys, and sidewalks, the orientation and placement of townhouse buildings, and the location of parking areas and open space.
- A 40' right-of-way for the primary street through the development will be dedicated to the City of Hampton.
- Up to five (5) single family homes will be built facing onto Old Point Avenue and Woodland Road with design and materials

consistent with the attached document entitled "Design Information," dated October 16, 2007 and example images.

- Up to 30 two- and three- bedroom townhouses will be built with design and materials consistent with the attached document entitled "Design Information" and example images.
- Single family homes will be a minimum of 1,500 square feet. Townhouses will be a minimum of 900 square feet.
- Townhouse and single family buildings on corner lots will use architectural elements that address both streets.

Community Meeting

A community meeting was held September 13, 2007 at 7:00 pm at the Moton Early Childhood Learning Center located on Old Buckroe Road. Thirteen people attended. Concerns were raised with regard to traffic and the condition of Old Point Avenue but overall there was support for eliminating the existing mobile home park. Preference was stated for ownership rather than rental units.

Analysis

The Hampton Redevelopment and Housing Authority (HRHA) is requesting a rezoning of 3.25± acres from C-2 and R-9 to MD-2 and R-9 in order to redevelop an existing mobile home park into ## townhouse units and # single family homes, implementing a project proposed in the Phoebus Master Plan (2007). The project, based on the proposed land use and design, is consistent with the design principles of the Phoebus Plan and the policies of the Hampton Community Plan (2006, as amended).

Phoebus has been recognized as a strategic investment area within the City of Hampton; a place which has a number of inherent assets where City resources could be applied to realize a significant benefits to quality of life for the City as a whole. The Phoebus Master Plan directs the application of City resources in order to achieve those benefits and return on investment. Six design principles, along with specific recommendations for properties within the identified initiative areas of the plan, are intended to guide City actions and decision making within the Phoebus Master Plan area in order to achieve the goals of the plan. The proposed redevelopment follows closely the design principles and recommendations of the Phoebus Plan.

HRHA began acquiring the mobile home park property during the Phoebus planning process and sought out recommendations for the property from Urban Design Associates (UDA), the City's design consultant for the Phoebus Master Plan. HRHA has used UDA's recommendations in the design of this project and those recommendations were also included in the Phoebus plan, in the Mercury / Woodland Gateway Initiative.

The proposed project responds directly to many of the design principles of the Phoebus Plan. In particular, the mobile home park that is being replaced has had a blighting influence on the community with a significant history of crime and code compliance problems. A key design principle of the Plan calls for eliminating such properties to encourage redevelopment and investment in Phoebus's neighborhoods. Another important principle of the Plan calls for a greater diversity in housing types in order to attract and retain a diversity of people, an important component of Phoebus's character. In building both townhouses and single family homes that would initially only be available to qualifying low and moderate income residents, this project would contribute to the diversity of Phoebus.

Specific design recommendations for the subject property, with HRHA's input, were included in the Phoebus Master Plan. These recommendations include creating a new public street through the property running from Woodland Road to Old Point Avenue, providing a community green, and having individual units accessed from rear alleys. Two components of the plan for this site are essential to achieving

compatibility with the surrounding neighborhood and Phoebus; lining Old Point Avenue and Woodland Road with single family homes compatible in scale with those already existing on the street, and utilizing traditional architecture consistent with that found in other parts of Phoebus. HRHA's proposed development was designed using the Phoebus Plan as a base and the project is consistent with the recommendations of the Plan.

This project will require a Zoning Ordinance variance from the Board of Zoning Appeals (BZA) to allow the rear unit parking areas for the townhouses backing up to Martin Lane to be located within the project side setback. Approval of this rezoning request will have to be conditioned on the BZA approving the variance request.

Staff recommends approval of this rezoning application with six (6) proffered condition, as this project implements the recommendations of the Phoebus Master Plan (2007) and is consistent with the policies of the Hampton Community Plan (2006, as amended).