

STAFF EVALUATION

To: Planning Commission

Prepared By: Mike Hayes, AICP

728-5244

Reviewed By: Keith Cannady, AICP
Sharon McSmith, CAP

728-5239
728-5240

Case No.: Rezoning Application No. 16-00011

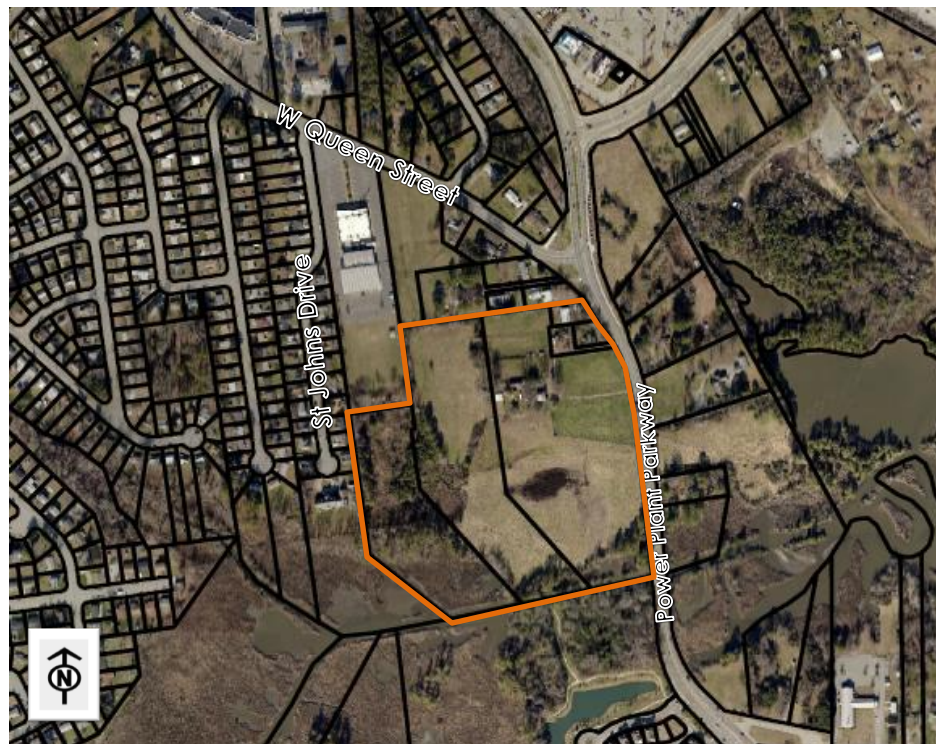
Date: October 6, 2016

General Information

Applicant Franciscus Homes, Inc.

Property Owners South Moyock Development, LLC

Site Location 1611 Power Plant Parkway [LRSN 13004389]



Requested Action To amend the proffers on 28.0 ± acres in the Multiple Dwelling (MD-2) District.

Description of Proposal The development, as described in the application, includes a combination of five and ten unit, two story condominium buildings with a variety of amenities, including a clubhouse and pool, community focal points, such as fire pits and fountains, a system of walking paths, and open space amenities. A maximum of five 10 unit buildings would be constructed, and a minimum of 14 five unit buildings would be built with no more than 125 units total. All units would be larger than 1,200 square feet, and units in

the five unit buildings would have a garage.

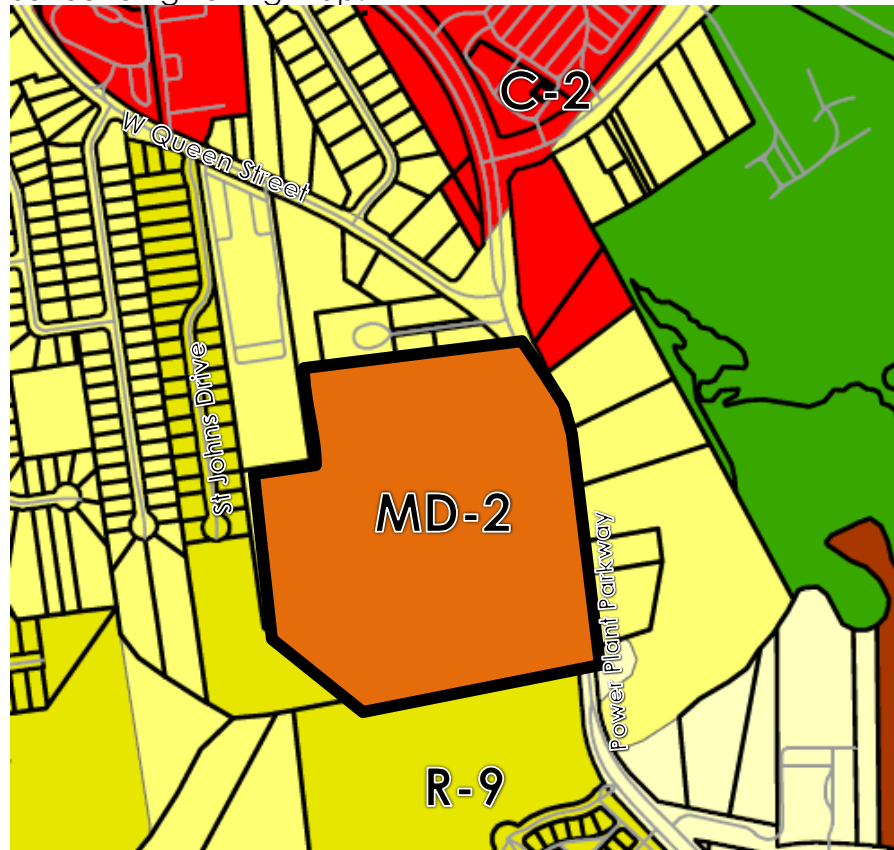
Existing Land Use The properties contain a combination of vacant single family homes and a small horse farm.

Zoning The property is currently zoned MD-2 with conditions requiring a similar development but limiting all buildings to the same five unit type proposed in this application.

A portion of the property is also located in the Chesapeake Bay Preservation (O-CBP) Overlay District and the Flood Zone (O-FZ) Overlay District. These factors limit the developable area of the site and will not be changed if the rezoning is approved.

Surrounding Land Use and Zoning **North:** R-11, One-Family Residence District; single family residences
South: R-9, One-Family Residence District; New Market Creek and single family
East: R-9, One Family Residence District; single family residences
West: R-11 and R-9, religious facility and single family residences

Surrounding Zoning Map:



Public Policy As stated on page I-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.

Objectives within the Land Use and Community Design component of the Community Plan include:

- 1) Promote the efficient use of land. Recognize land as a limited resource.
- 3) Promote compatibility and synergy among different land uses.
- 4) Be responsive to market and demographic trends and opportunities.
- 7) Be responsive to fiscal and other tax base implications of land use and community design.
- 8) Recognize environmental constraints and opportunities.

Objectives within the Housing and Neighborhoods component of the Community Plan include:

- 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.

Objectives within the Environmental Stewardship component of the Community Plan:

- 5) Protect and improve the natural features around Hampton.
- 15) Expand opportunities for enjoying the environment (connecting green spaces, waterways, walking and biking trails, etc.).
- 16) Protect the open space environment as an asset, valued for aesthetics, recreation, and protection of wildlife habitats.

In an effort to achieve these objectives, the Hampton Community Plan includes the following policy recommendations pertinent to this case:

Land Use and Community Design 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 5: Promote increased compatibility, interdependence, and support among the city's neighborhoods, districts, and corridors.

LU-CD Policy 9: Promote the appropriate use and reuse of water front land. Encourage appropriate design of new developments in relation to water.

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

LU-CD Policy 12: Encourage building design and site planning that enhances community interaction and personal safety.

Environmental Stewardship Policies

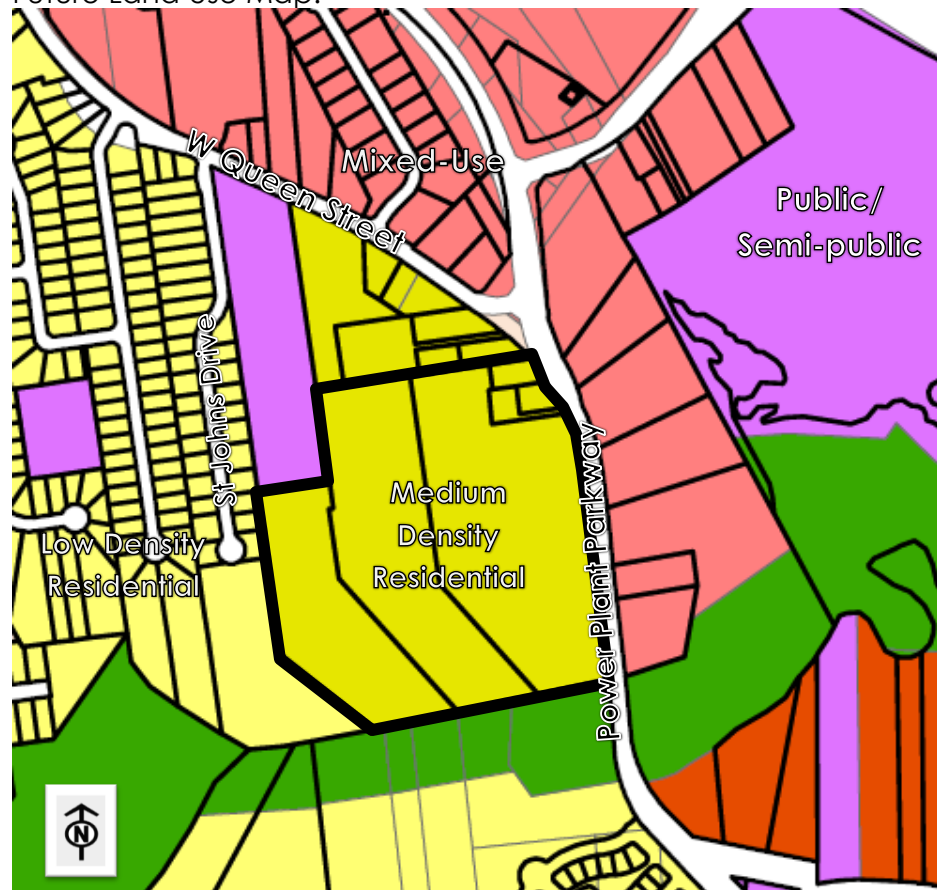
EN Policy 12: Comply with the Chesapeake Bay Preservation Act and regulations. Continue to implement and enforce the ordinance provisions and planning policies that advance the water quality objectives of the Act and regulations.

EN Policy 19: Promote the preservation and enhancement of functional open spaces such as greenways, blueways, and wildlife habitat corridors.

Future Land Use:

The property is designated for medium density residential land use. Medium density residential is defined by the Hampton Community Plan as ranging from 9 units to fewer than 15 units per acre. The expected development type in this designation includes smaller lot single family residences and small scale multifamily residences.

Future Land Use Map:



<i>Traffic Impacts</i>	The impacts are no different than those of the current zoning and conditions.
	Based on a preliminary review and recommendation by Public Works, the applicant has agreed to proffer a left turn lane into the site off of Power Plant Parkway.
	Design details for turning onto and off of the site would be worked out during site plan review should the rezoning be approved and proposal move forward. The developer would be responsible for any needed improvements generated by the new development.
<i>Environmental</i>	Being adjacent to New Market Creek, the site is very much environmentally sensitive. New Market Creek is a tidal wetlands feature, which requires adherence to a 100' RPA buffer in this location. A non-tidal wetland feature is also present on the southern portion of the property. The southern portion is also heavily impacted by the flood zone with much lower elevations on the southern half of the property than the north. Once accounting for the environmental constraints, approximately 9.5±acres of the 28.0±acre site are buildable.
<i>Community Meeting</i>	At the time the package was published no community meeting had been scheduled by the applicant.

Analysis

Rezoning Application No.16-00011 is a request to amend the proffers on 28.0 ± acres off of Power Plant Parkway along New Market Creek. The property is zoned Multiple Residence (MD-2) District with conditions. Many of the proposed conditions are the same or similar to the existing conditions. The proposal maintains the same maximum number of units, 125, a similar layout, the same amenities, including a pool and access to New Market Creek, exterior building materials, and architectural features on the buildings. A key difference is that the current conditions limit the development to a series of five unit buildings. The applicant requests the ability to also include up to five 10 unit buildings. The new proffers also include a minimum unit size of 1,206 square feet where the previous proffers did not include a minimum.

The future land use recommendation of the Hampton Community Plan designates the subject property for medium density residential land use. Medium density residential is defined as having a density of between 9 and 15 units per acre. The expected development pattern at medium density is either smaller single family lots or small scale multifamily buildings. The maximum density of the proposed development is 13.2 units per developable acre.

Developable acreage is specifically mentioned when discussing the density because of the environmentally sensitive features on the site. Due to the presence of New Market Creek, its tidal wetlands, the associated Chesapeake Bay Preservation buffer, and an isolated wetlands feature, only approximately 9.5 acres of the site is developable.

As is recognized in various policies within the Hampton Community Plan environmental features, such as New Market Creek, are not merely restrictions to development, but a great asset. The proffers offered by the applicant create the opportunity for future residents to take advantage of New Market Creek and the adjacent open space.

The built portion of the proposal is based around orienting the buildings toward shared courtyards and paths connecting to amenities. Each five unit has its own entrance from the outside as well as an attached garage. Units in the 10 unit buildings do not have a garage. While the same buildings would be repeated if the development moves forward, the individual buildings are segmented in a way to provide varied fronts with a coastal flair.

Despite being on the fringe of Coliseum Central with great vehicular access to the many amenities Hampton's commercial hub offers, as well as the interstate, as a potential piece of a neighborhood, this site is somewhat isolated. Development of this site will not neatly graft into an urban, mixed use environment as might be expected of development in other areas of the city, such as the area near Peninsula Town Center, Downtown, and Phoebus. This being the case, it is important that the development and future community have a connection to the world beyond its boundaries while also providing amenities onsite to serve residents and remain a desirable place to live. So, the design of the site incorporates a series of sidewalks to connect the community both internally and externally. The sidewalks not only grant access out to Power Plant Parkway, but they create gathering spaces with features such as fire pits and fountains, small yards in front of some units, overlooks of New Market Creek and what would be a water feature addressing storm water, as well as easy pedestrian access to a club house and pool. By adding these features and providing these connections, the proposed development would not simply be a place people drive to and from but creates an opportunity for a community to form through shared space and activity. It also provides points for respite and connection with nature.

The quality of the site design, amenities included, quality of the proposed buildings, size of units, and density meet the land use policies relevant to this location and should create a higher value for this type of development.

Staff recommends **approval** of Rezoning Application No. 16-00011 with fifteen (15) proffered conditions.