

STAFF EVALUATION

Case No.: Rezoning No. 24-0430

Planning Commission Date: October 17, 2024

City Council Date: November 13, 2024

Prepared By: Michael Hayes, Planning & Zoning Manager
Reviewed By: Jessica Kraus, Assistant City Attorney

728-5244

General Information

Applicant & Property Owners Armia Real Estate LLC

Site Location 1721 N King Street [LRSN: 8005028]



Requested Action Rezone a parcel, totaling +/- 0.88 acres, from Multiple Residential (R-M) District and Neighborhood Commercial (C-1) District to Neighborhood Commercial (C-1) District with conditions

Description of Proposal The applicant proposes to add an additional use to the existing structure located at 1721 N King Street.

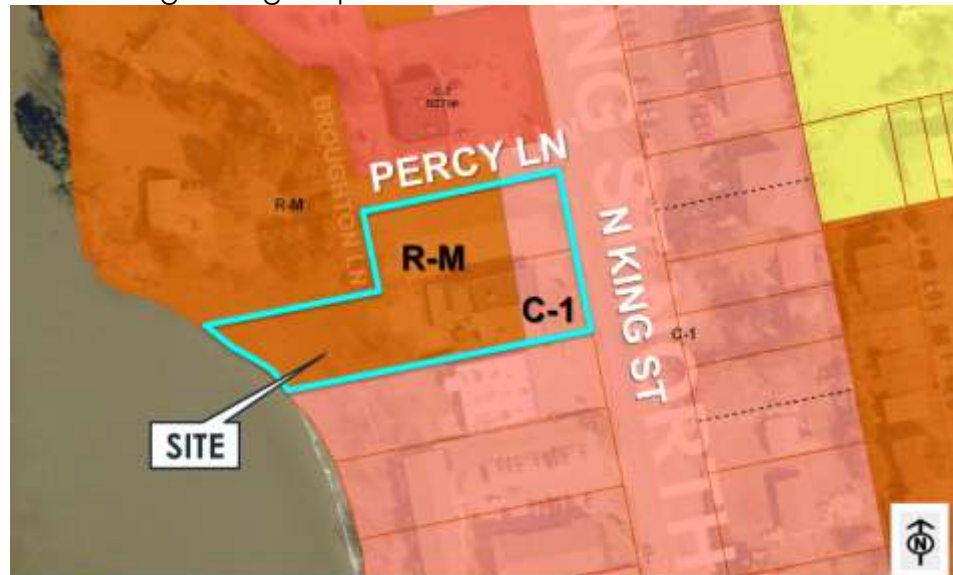
The existing facility is currently split-zoned Multiple Residential (R-M) District and Neighborhood Commercial (C-1) District, with the entire facility located within the R-M District. In order to permit a number of uses, such as a Day Care 1, Commercial, the property is required to be rezoned to a zoning district that permits the desired use.

Existing Zoning Multiple Residential (R-M) District;
Neighborhood Commercial (C-1) District; and
Overlay – Chesapeake Bay Preservation District (O-CBPD) District
Overlay – Flood Zone (O-FZ)

Existing Land Use Medical Office

Surrounding Land Use and Zoning **North:** Multiple Residential (R-M) District, Limited Commercial (C-2) District; religious facility
South: Neighborhood Commercial (C-1) District; general retail sales and restaurant 1
East: Neighborhood Commercial (C-1) District; general commercial
West: N/A

Surrounding Zoning Map:



Public Policy

Hampton Community Plan

The Hampton Community Plan (2006, as amended) is adopted as the guiding policy document for the City of Hampton and includes the following policy recommendations pertinent to this case:

Land Use and Community Design Policies:

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.

Economic Development Policies:

ED Policy 4: Nurture small and start-up businesses

ED Policy 10: Foster the successful redevelopment of well-situated vacant and underutilized commercial and industrial properties within the city.

Future Land Use

The Hampton Community Plan (2006, as amended) designates this area as commercial.

Land Use Plan:



North King Street Master Plan:

The property is located in the North King Street Master Plan (2015, as amended) area, which reinforces the Commercial land use designation. While the subject property is not specifically highlighted, the Plan encourages land uses that reflect market realities and a commercial tenant mix that provides for reinvestment and future growth. Additionally, it emphasizes that the reuse of select existing commercial properties may be in the long-term best interest of both neighborhoods and businesses that can prosper along the corridor.



Traffic/Parking

Staff does not anticipate that the requested rezoning would cause a significant or negative impact in the parking or traffic surrounding the property.

Proffered Conditions

There are seven (7) proffered conditions. In synopsis, proposed proffered conditions include:

1. Limitation on permitted primary and accessory uses

2. Landscaping to be installed and maintained consistent with the City of Hampton Landscape Guidelines

3. Compliance with all ordinances

A full set of proffered conditions can be found in the application package.

Community Meeting

A community meeting has not been scheduled at this time.

Analysis:

Rezoning Application No. 24-0430 is a request to rezone the +/- 0.88-acre parcel located at 1721 N King Street [LRSN: 8005028] from Multiple Residential (R-M) District and Neighborhood Commercial (C-1) District to Neighborhood Commercial (C-1) District with proffered conditions. The applicant proposes to add an additional use to the existing structure, which is currently split-zoned Multiple Residential (R-M) District and Neighborhood Commercial (C-1) District. In order to permit a number of uses, such as Day Care 1, Commercial, which the applicant has expressed a particular interest in accommodating, the property is required to be rezoned to a zoning district that permits the desired use. The applicant would also like to maintain flexibility in the reuse of the building but has proffered out uses not appropriate for the N. King Street corridor.

The Hampton Community Plan designates the subject site as commercial land use. More specifically, the Community Plan recommends that land use proposals be evaluated from a regional, city-wide, and neighborhood perspective (LU-CD Policy 4) and to safeguard the integrity of existing residential neighborhoods (LU-CD Policy 7). The North King Street Master Plan (2007, as amended) also reinforces the designated land use recommendation of the property as commercial. Although there are no specific recommendations for the subject site, the Plan encourages land uses that reflect market realities and a commercial tenant mix that provides for reinvestment and future growth.

Current conditions of the property are not currently compliant with the most recent version of the City of Hampton Landscape Guidelines. In the event the rezoning is approved, the applicant has proffered a condition that landscaping be installed to bring the existing site into compliance with current landscaping standards. This would also further the vision of the N. King Street corridor as a gateway between Downtown and Joint Base Langley Eustis – Langley and as the front door to the many residential neighborhoods off of the corridor.

Staff recommends **APPROVAL** of Rezoning Application No. 24-0430 with seven (7) proffered conditions.