

STAFF EVALUATION

To: City Council


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728-5244

Reviewed By: Bonnie Brown, Deputy City Attorney

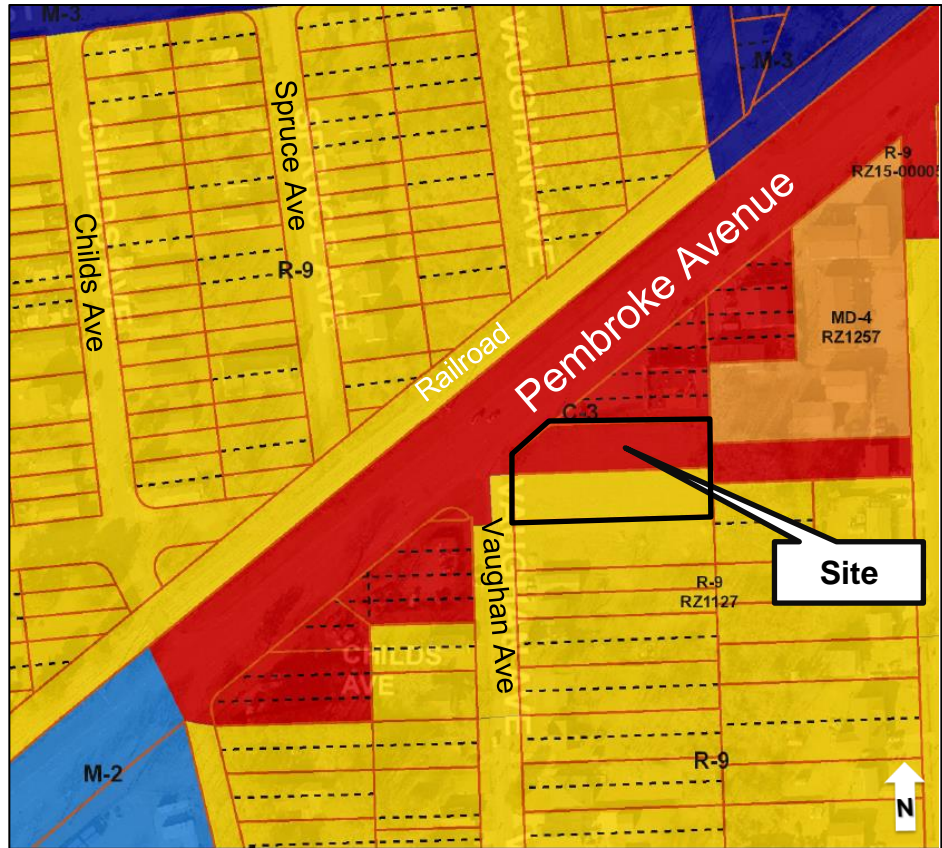
Case No.: Rezoning Application No. 19-00006 **Date:** March 11, 2020

General Information

<p><i>Applicant/Property Owner</i></p>	<p>STM Properties, Inc.</p>
<p><i>Location</i></p>	<p>2135 W. Pembroke Avenue and 658 Vaughan Avenue [LRSN 1003830 and 1003828]</p> 
<p><i>Requested Action</i></p>	<p>To rezone ±0.67 acres located at 2135 W. Pembroke Avenue 658 Vaughan Avenue [LRSN1003830 and 1003828] from General Commercial (C-3) District to One Family Residential (R-9) District with proffered conditions.</p>
<p><i>Description of Proposal</i></p>	<p>The desire is to construct a single family home on each of the two lots.</p>
<p><i>Existing Land Use</i></p>	<p>Vacant</p>
<p><i>Zoning</i></p>	<p>General Commercial (C-3) and One Family Residential (R-9)</p>
<p><i>Surrounding Land Use and Zoning</i></p>	<p>North: C-3 and R-9, convenience store and across Pembroke Avenue is a single family subdivision South: R-9, Single family subdivision</p>

East: Multifamily (MD-4), C-3, and R-9, Multifamily complex and single family subdivision

West: C-3 and R-9, Vehicle storage and single family subdivision



In 2013, a similar rezoning request was approved one block to the east on Greenbriar Avenue at the intersection with Pembroke Avenue. Those lots were rezoned from C-3 to R-9 with proffered conditions similar to those included with this application.

Public Policy

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

Land Use and Community Design Policy

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

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

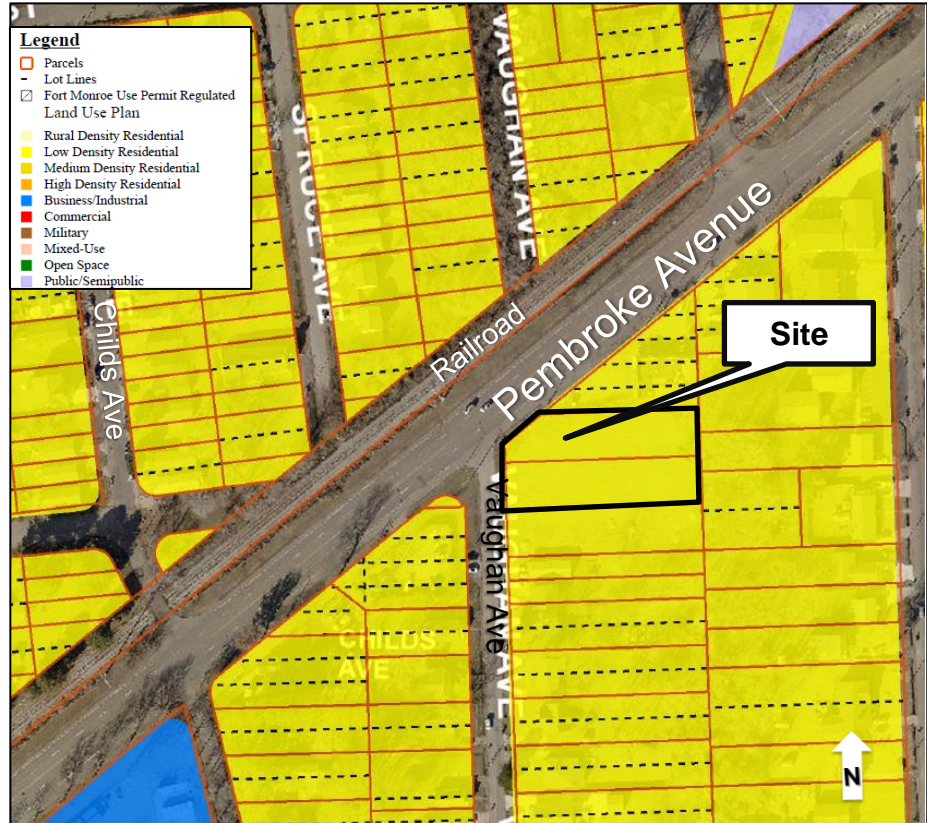
LU-CD Policy 11: Promote high quality design and site planning that is compatible with surrounding development.

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

Housing and Neighborhood Policy

HN Policy 6: Promote infill housing and ensure that the design and quality of infill housing enhances the value of surrounding structures and the neighborhood.

Future Land Use Map from the Hampton Community Plan recommends low density residential.



<p><i>Traffic Impacts</i></p>	<p>A single family house typically generates less traffic than the commercial uses permitted under the current C-3 zoning. The development of a single family home will not negatively affect traffic volume in this area.</p> <p>The builder also intends to provide driveway access on Vaughan Avenue where traffic speed and volume is lower.</p>
<p><i>Environmental</i></p>	<p>There are no particular environmental concerns with this property. It does not fall within either the Chesapeake Bay Preservation District or the Flood Zone District. The site is also largely cleared.</p>
<p><i>Community Meeting</i></p>	<p>No community meeting was held.</p>

Analysis

Rezoning Application No. 19-00006 is a request to rezone ± 0.67 acres located at 2135 W. Pembroke Avenue and 658 Vaughan Avenue [LRSN 1003830 and 1003828]. The request is to rezone the lots from General Commercial (C-3) and One Family Residential (R-9) to One Family Residential (R-9) with conditions. The property owner would like to construct single family homes on these adjacent lots. The subject lots meet the R-9 dimensional requirements.

The Hampton Community Plan (2006, as amended) recommends low residential for this property and most of the surrounding area. The Plan also emphasizes maintaining the integrity and character of the City's neighborhoods.

Much of the neighborhood housing stock is older. However, in recent years, builders have constructed new homes on infill lots. The applicant proffered development standards in keeping with the standards of the infill housing district. The infill housing standards assure that at least 50% of the front yard will be green area and that the garage is pushed behind the plane of the front door to eyes on the street and community interaction. The proffers also limit the height of the homes to two stories, which respects the scale of the neighborhood.

The construction of these homes is not expected to have a negative impact on traffic conditions, as all driveways will access Vaughan Avenue. The lots also do not have known environmental concerns.

Lastly, a similar rezoning request, Rezoning No.15-00005, was approved in 2015 near the intersection of Pembroke Avenue and Greenbriar Avenue, just one block away. The property was rezoned from C-3 to R-9. Three new homes were constructed and sold in 2017.

Staff recommends **APPROVAL** of Rezoning Application No. 19-00006 with seven (7) proffered conditions.