

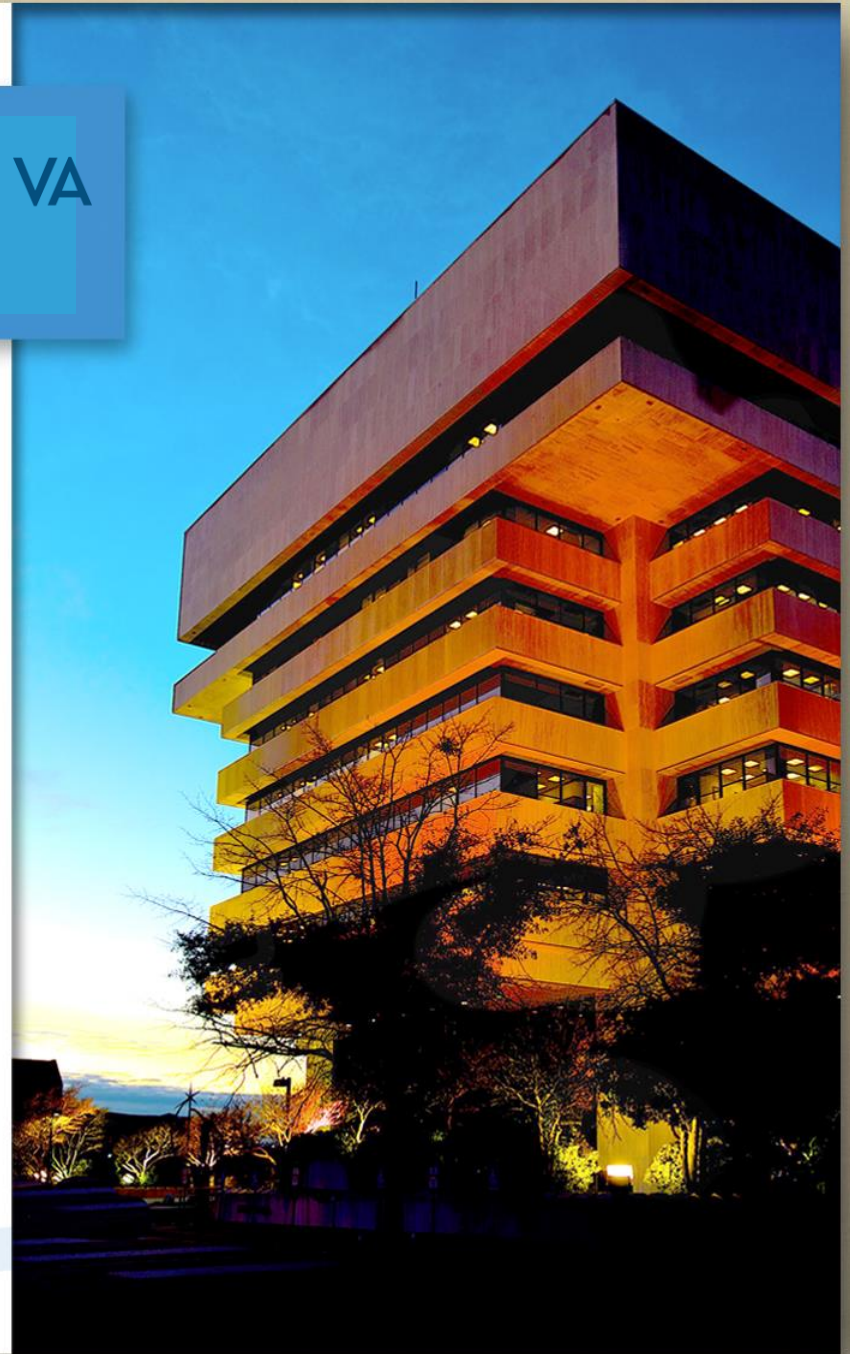


**Rezoning Application
No. 24-0462
&
Use Permit Application
No. 24-0463**

1814 Kecoughtan Road

Cavalier Homes, LLC

**City Council
December 11, 2024**



Application

Rezone the parcel located at 1814 Kecoughtan Road from Neighborhood Commercial (C-1) and One Family Residential (R-11) Districts to Multifamily Residential (MD-4) District with conditions

Location Map



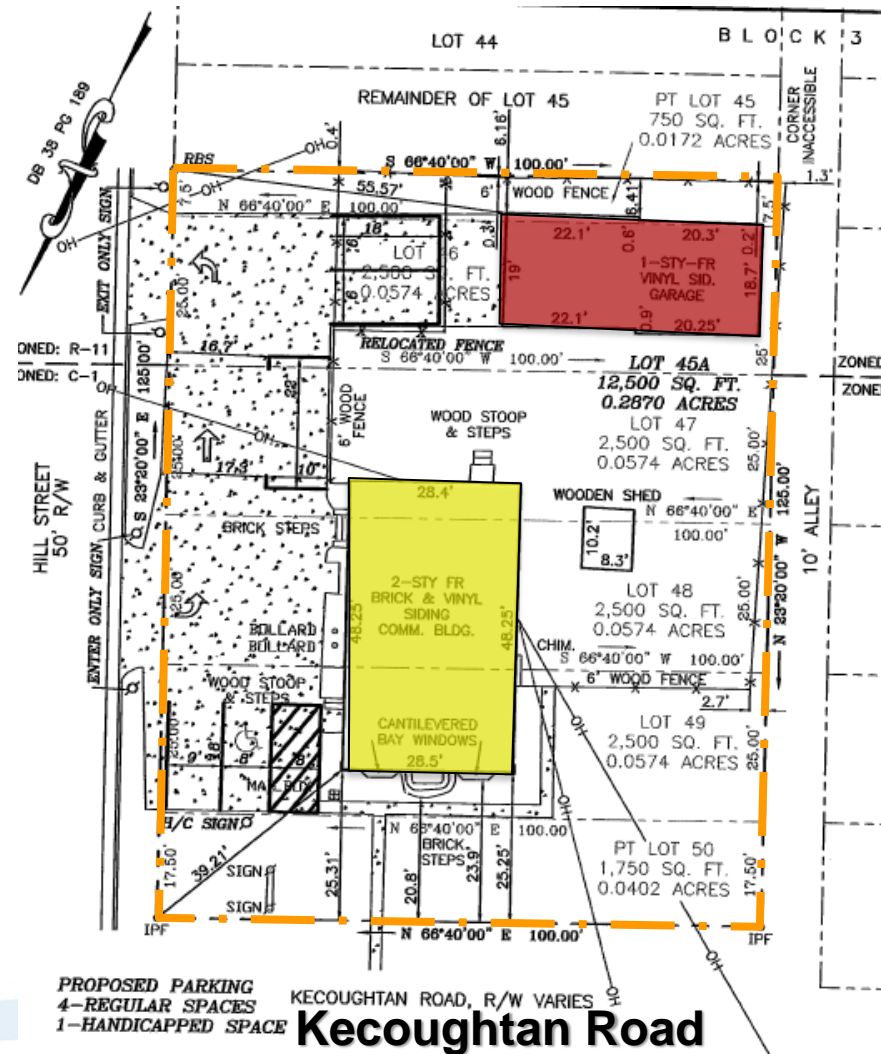
Location Map



Proposal

- Continue to use existing building and parking
 - Change use from commercial to residential
 - Add enhanced landscaping to the property
- 
- A decorative wavy line in a light blue color, spanning the width of the slide near the bottom.

Lot Layout



Building Elevations

Kecoughtan Side



① NORTH ELEV
1/4" = 1'-0"

Hill Side



② EAST ELEV
1/4" = 1'-0"



③ WEST ELEV
1/4" = 1'-0"

Inside



④ SOUTH ELEV
1/4" = 1'-0"

Backside

- NEW ASPHALT SHINGLE ROOF
- NEW FASCIA BOARD
- NEW DOUBLE HUNG VINYL WINDOWS
- NEW 4" VINYL SIDING
- NEW K-STYLE GUTTERS
- EXISTING BRICK
- NEW EXTERIOR DOOR
- NEW P.T. WOOD PORCH, PAINTED
- NEW VINYL BAY WINDOWS

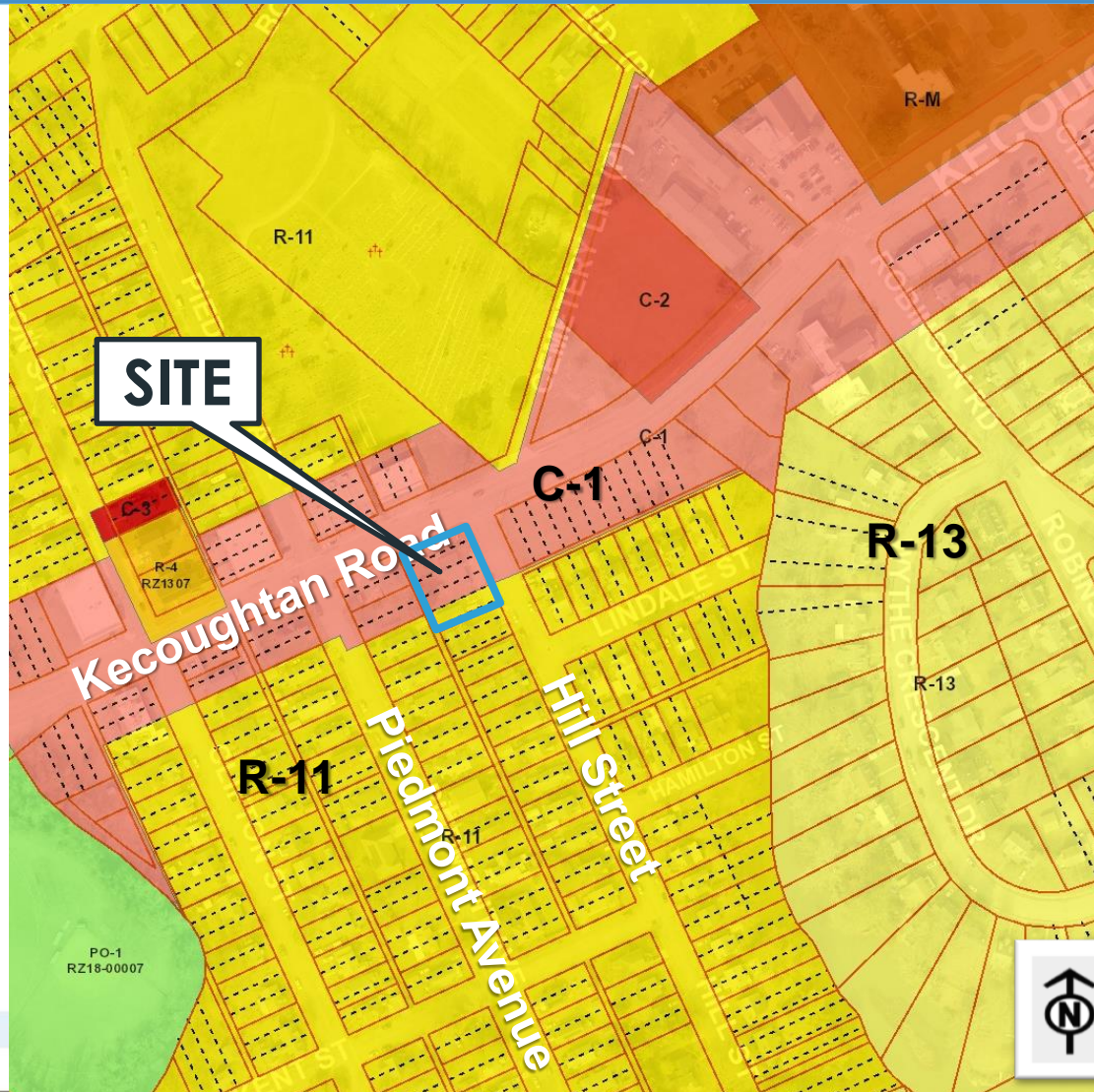
Level 2
8'-0"

Level 1
0'-0"

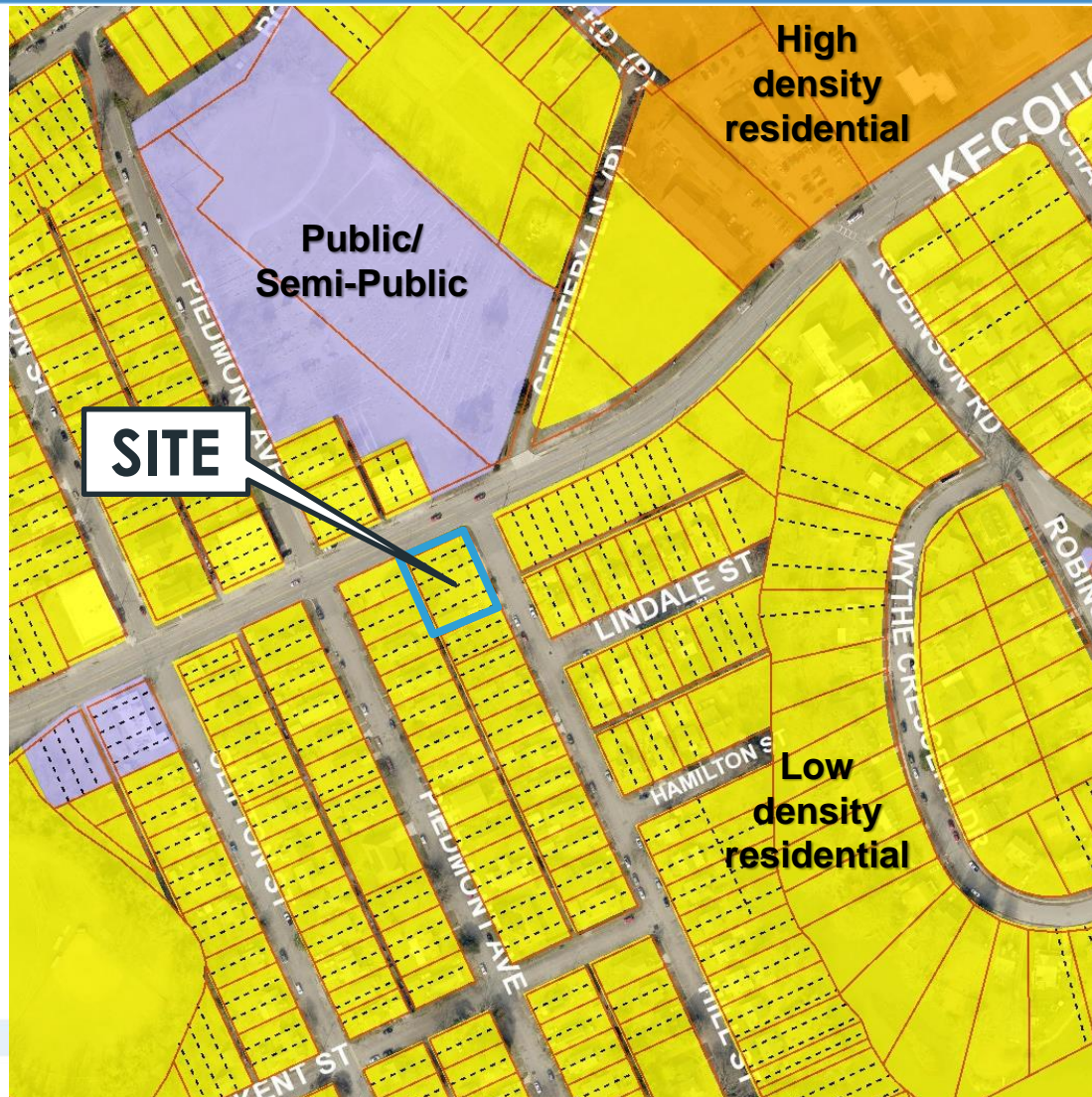
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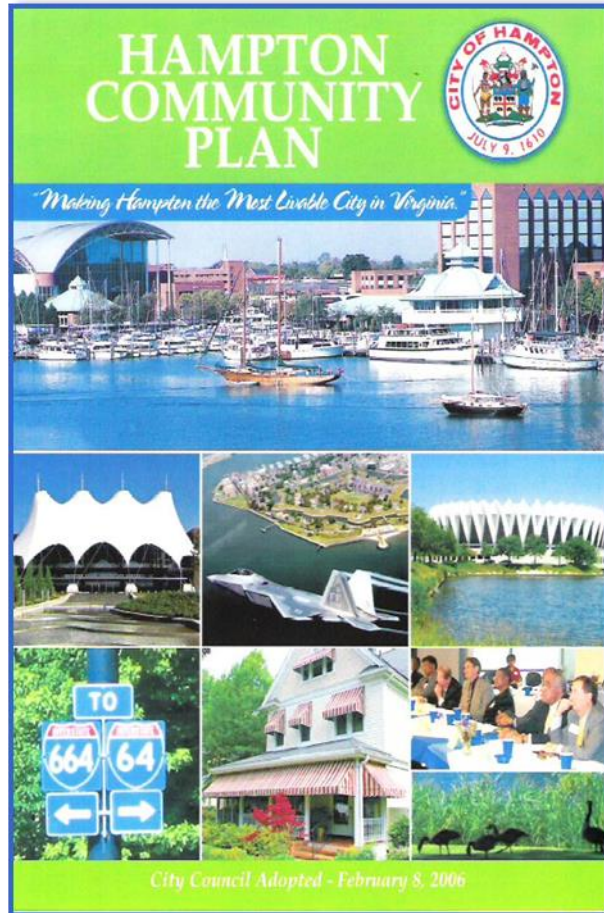
Zoning Map



Land Use Map



Public Policy



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

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

LU-CD Policy 17: Promote and enhance the identity and scenic qualities of city corridors and gateways

Hampton Community Plan (2006, as amended)

Public Policy

Kecoughtan Road Corridor Master Plan



- Move Kecoughtan Road toward a residential boulevard with key commercial intersections
- Improve Kecoughtan Road, properties fronting Kecoughtan Road, as a positive front door to adjacent neighborhoods
- West Kecoughtan Road Gateway: Redevelop or reuse underutilized commercial properties for new residences

Proffered Conditions

- Adherence to concept plan
- Exterior improvements to the building
- Landscape plan
- Removal of commercial sign

*Complete Recommended Conditions found in PC Package

Use Permit Conditions

- Adherence to rezoning proffers
- Location and screening should a dumpster be used for trash collection

*Complete Recommended Conditions found in PC Package

Community Meeting

- Held November 15, 2024

Analysis

- Furthers adopted policy for the Kecoughtan Road Corridor
- Brings a structure originally built as a residence back to residential use
- Diversifies housing opportunity in the Greater Wythe area
- Improves the image of the Kecoughtan Road corridor

Conclusion

- Applicant opportunity to present
- Public hearing
- Action
 - Staff and Planning Commission recommend **APPROVAL** of RZ No. 24-0462 with nine (9) proffered conditions
 - Staff and Planning Commission recommend **APPROVAL** of UP No. 24-0463 with seven (7) conditions