

STAFF EVALUATION

To: Planning Commission


Prepared By: Antionette Fowlkes
Reviewed By: Michael Hayes, AICP
 Bonnie Brown,
 Deputy City Attorney

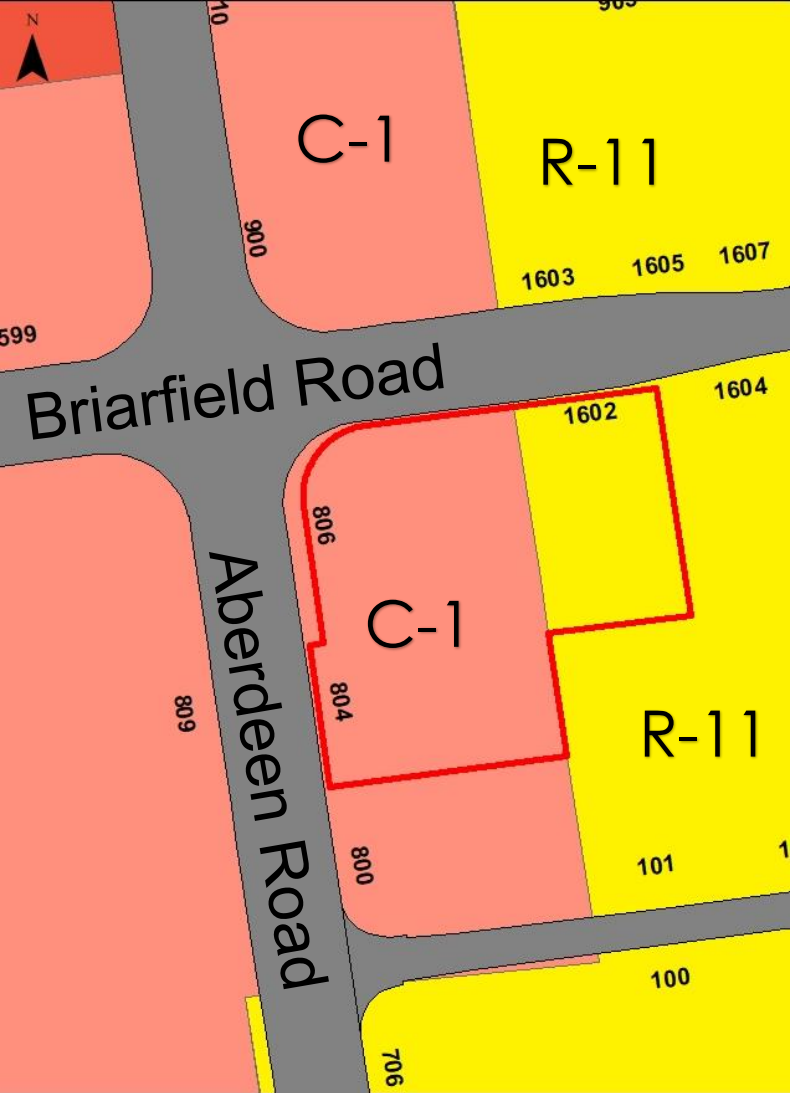
728-3218

728-5244

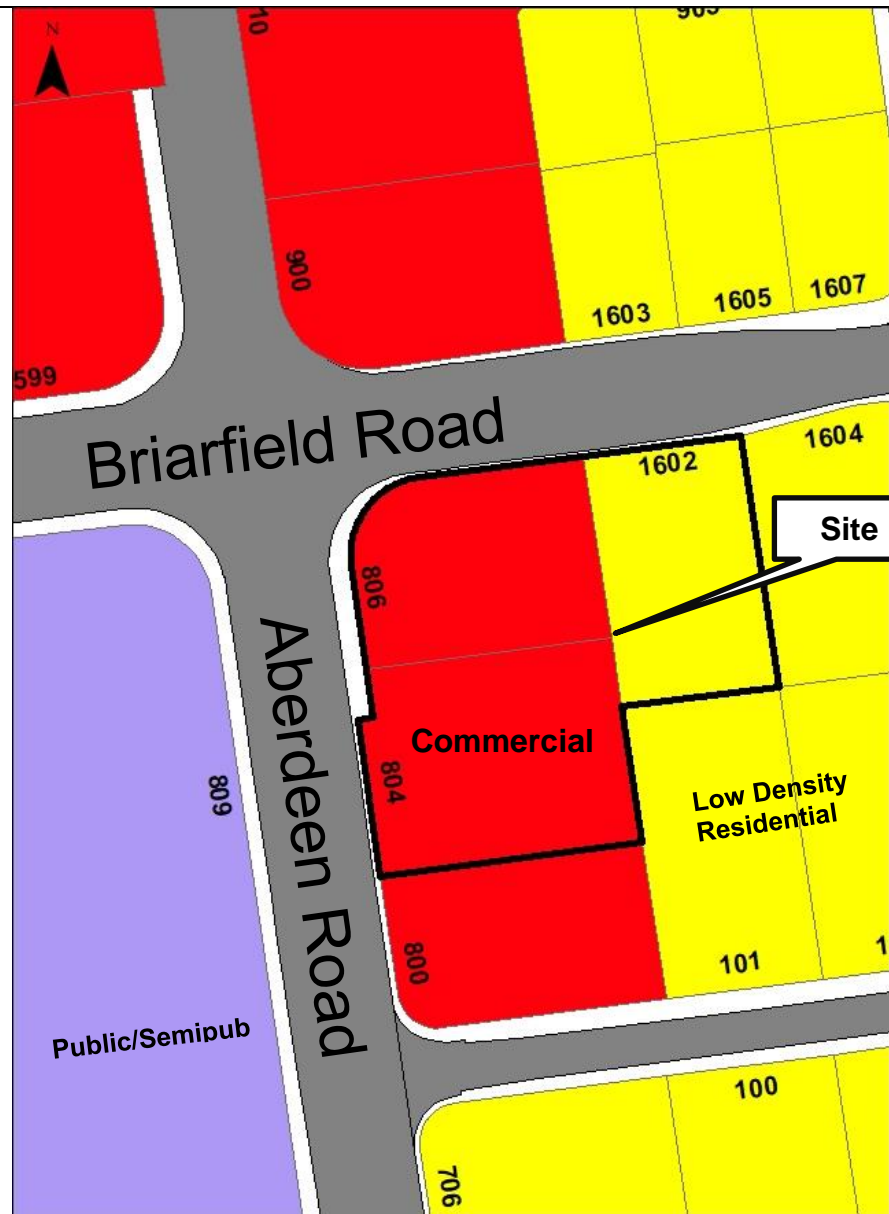
Case No.: Rezoning Application No. 19-00001 **Date:** July 18, 2019

General Information

Applicant	Dollar Tree Retail Properties, LLC
Property Owner	Rahimi, LLC
Location	<p>1602 Briarfield Road, 802 & 804 Aberdeen Road (1000454, 1000455, 1000456,)</p> 
Requested Action	To rezone ±1.27 acres located at 1602 Briarfield Road, 804 and 806 Aberdeen Road [LRSN1000454, 1000455, 1000456] from One

	Family Residential (R-11) district and Neighborhood Commercial (C-1) district to Neighborhood Commercial (C-1) District with proffered conditions.
<i>Description of Proposal</i>	Rezone the subject properties to a Neighborhood Commercial (C-1) district to allow for Dollar Tree to build a general retail store.
<i>Existing Land Use</i>	Vacant
<i>Zoning</i>	R-11 (Single Family Residential) C-1 (Neighborhood Commercial)
<i>Surrounding Land Use and Zoning</i>	<p>North: C-1, Neighborhood Commercial & R-11, Single Family Residential</p> <p>South: C-1, Neighborhood Commercial & R-11, Single Family Residential</p> <p>East: R-11, Single Family Residential</p> <p>West: C-1, Neighborhood Commercial</p> 

<p><i>Public Policy</i></p>	<p>The <u>Hampton Community Plan</u> (2006, as amended) is adopted as the guiding policy document for the City of Hampton. The <u>Hampton Community Plan</u> includes the following policy recommendations pertinent to this case:</p> <p>LU-CD Policy 7: Safeguard the integrity of existing residential neighborhoods</p> <p>LU-CD Policy 11: Promote high quality design and site planning that is compatible with surrounding development.</p> <p>LU-CD Policy 12: Encourage building design and site planning that enhances community interaction and personal safety</p> <p>LU-CD Policy 29: Encourage high quality new developments that are compatible with surrounding neighborhoods</p> <p>LU-CD Policy 36: Encourage corridor-oriented commercial development within specified areas to strengthen the viability of commercial uses and to protect residential uses and adjacent neighborhoods. Areas specified for corridor oriented commercial include business corridors and commercial nodes within residential corridors.</p> <p>The subject property does not fall within the boundary of a master plan area.</p>
-----------------------------	---



Future Land Use Map from the Hampton Community Plan.

<i>Traffic Impacts</i>	There are no negative traffic impacts anticipated.
<i>Environmental</i>	Newly created environmental impacts are not anticipated.

Analysis

Rezoning Application No. 19-00001 is a request to rezone ± 1.27 acres located at the intersection of Aberdeen and Briarfield Roads, encompassing 1602 Briarfield Road [LRSN 1000456], 806 Aberdeen Road [LRSN 1000455], and 804 Aberdeen Road [LRSN 1000454]. The request is to change from a Single Family Residential [R-11] District and Commercial [C-1] District to Neighborhood Commercial (C-1) District with proffered conditions. Approval of this application would allow for the expansion of this commercial node to accommodate a Dollar Tree, general retail store.

The Hampton Community Plan (2006, as amended) recommends commercial and low residential for this site. The proposed rezoning would provide more land for development of the commercial node at the intersection. This proposal implements the fundamental policy of encouraging corridor-oriented commercial development within specified areas (this intersection is one identified) to strengthen the viability of commercial uses and to protect residential uses and adjacent neighborhoods (**LU-CD 36**). This proposal furthers this goal by taking a targeted commercial node and allowing it to expand for a neighborhood commercial use. This allows for more modern commercial development that is larger and requires more parking than those of past decades.

In an effort to assure that a slightly larger commercial development is appropriately executed, the applicant has submitted 14 proffered conditions. The proffers address how the proposed development would fit with the existing development at the intersection and buffer the surrounding neighborhood and reducing any potential impacts. The applicants propose installing a 6' tall privacy fence with a landscape buffer to reduce visual impacts. The dumpster location will be screened and located in a location that has minimal effect on adjacent single family homes. The proffered conditions also eliminate more intense uses otherwise permitted in C-1 while requiring any remaining uses to occur in accordance with the submitted concept plan and building elevations.

The proposed conceptual plan and accompanying elevations are consistent with several policies from the Hampton Community Plan (2006, as amended). This proposal supports the following Land Use-Community Development Policies: **LU-CD Policy 7** Safeguarding the integrity of existing residential neighborhoods; **LU-CD Policy 11**: Promoting high quality design and site planning that is compatible with surrounding development; **LU-CD Policy 12**: Encouraging building design and site planning that enhances community interaction and personal safety; and **LU-CD Policy 29**: Encouraging high quality new developments that are compatible with surrounding neighborhoods. The layout was vetted by Public Works to assure traffic, including trash and recycling collection, were being best addressed, and the elevations show a building finished mostly in more durable materials, brick and split-faced block.

The proposed rezoning by Dollar Tree aligns with the adopted policies of the Hampton Community Plan (2006, as amended).

Staff recommends **APPROVAL** of Rezoning Application No. 19-00001.