

## Project Narrative

The owner wishes to rezone two existing properties currently zoned C-3 (General Commercial) to R-9 (One Family Residential). These are located at 2135 W. Pembroke Avenue (LRSN: 1003830) and 658 Vaughan Avenue (LRSN: 1003828) and are adjacent to one another and abut several zoning districts which include R-9 (One Family Residential), MD-4 (Multifamily Residential), and C-3 (General Commercial). The owner also wishes to subdivide the parcel located at 658 Vaughan Avenue to create two single family residential lots.

The property located at 2135 W. Pembroke Avenue (LRSN: 1003830) is +/- 0.32 acres and is zoned C-3. The parcel has street frontage along both Pembroke Avenue (61.53') and Vaughan Avenue (22.79'). The parcel is 60' wide at the rear and for most of the buildable area. The limited size of this property restricts the commercial uses available for this parcel and will not support a typical commercial development. Although the zoning ordinance does not list a minimum lot size for a property zoned C-3; a typical commercial development would need approximately 15,000 – 20,000 SF minimum. Of the surrounding properties zoned C-3 fronting on Pembroke Avenue, two to the south are being used as Bulk Storage Yards. The two to the North are a convenience store and a contractor's office; neither of these properties could be developed as they currently exist due to the location of the parking area to the Pembroke Avenue right-of-way. These instances indicate the difficulty in developing a commercial use at 2135 W. Pembroke and support a change of zoning to match the nearby residential properties.

The property located at 658 Vaughan Avenue (LRSN: 1003828) is +/- 0.689 Acres with 120' of frontage along Vaughan Avenue. The property has split zonings both C-3 and R-9 are present. Each zoning district encompasses approximately half of the lot. The parcels located to the South and East are zoned R-9; as well as the surrounding neighborhood. With a change of zoning to remove the split zoning the 120' lot width will allow for the lot to be subdivided to create two new parcels meeting the R-9 zoning standards.

As listed above the need for a rezoning is twofold. First the property located at 2135 W. Pembroke Avenue is not adequately sized for a commercial development; however, the lot meets the minimum requirements for an R-9 residential property. Second with regard to the property located a 658 Vaughan Avenue there is a split zoning across the property that does not allow for it to be used to its full potential. The removal of the split zoning (C-3) will allow for this property to be developed as two R-9 residential properties.

These three new residential properties would be constructed as single family residential lots containing a two-story structure approximately 2,700 sf in size. All three parcels will have access from Vaughan Avenue; the parcel located at 2135 W. Pembroke will have a shared driveway access from Vaughan Avenue.

This rezoning will have no adverse impacts on the adjacent properties. The proposed R-9 zoning is consistent with the surrounding neighborhood as well as the neighborhood located on the north side of W. Pembroke Avenue. The parcels will all meet the minimum standards for the R-9 district. This request is consistent with similar rezonings in the area. RZ15-0005 was approved May, 11, 2016 for the rezoning of 692, 694, and 698 Greenbriar Avenue from C-3 to R-9. These properties are located one street over to the west.

There are no anticipated adverse impacts to city services associated with this application. Water and Sewer services are available within the Vaughan Avenue Right-Of-Way.

This proposed rezoning is consistent with the Hampton Community Plan. Specifically: LU-CD Policy 3, which encourages a diverse mix of housing types and values; LU-CD Policy 7, safeguard the integrity of existing residential neighborhoods; and LU-CD Policy 11, Promote high quality design and site planning that is compatible with surrounding development.