

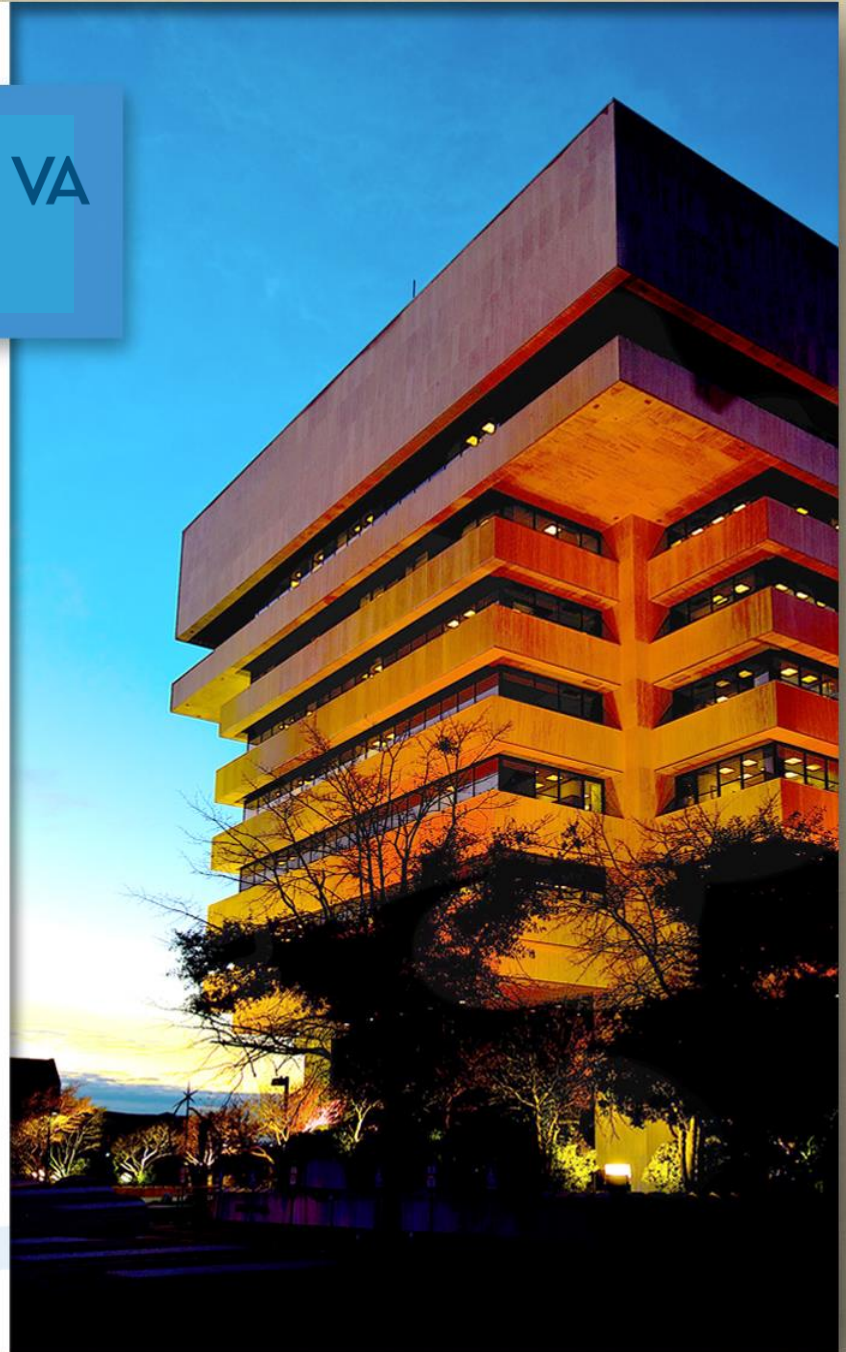


Rezoning Application No. 24-0430

1721 N King St.

Armia Real Estate LLC

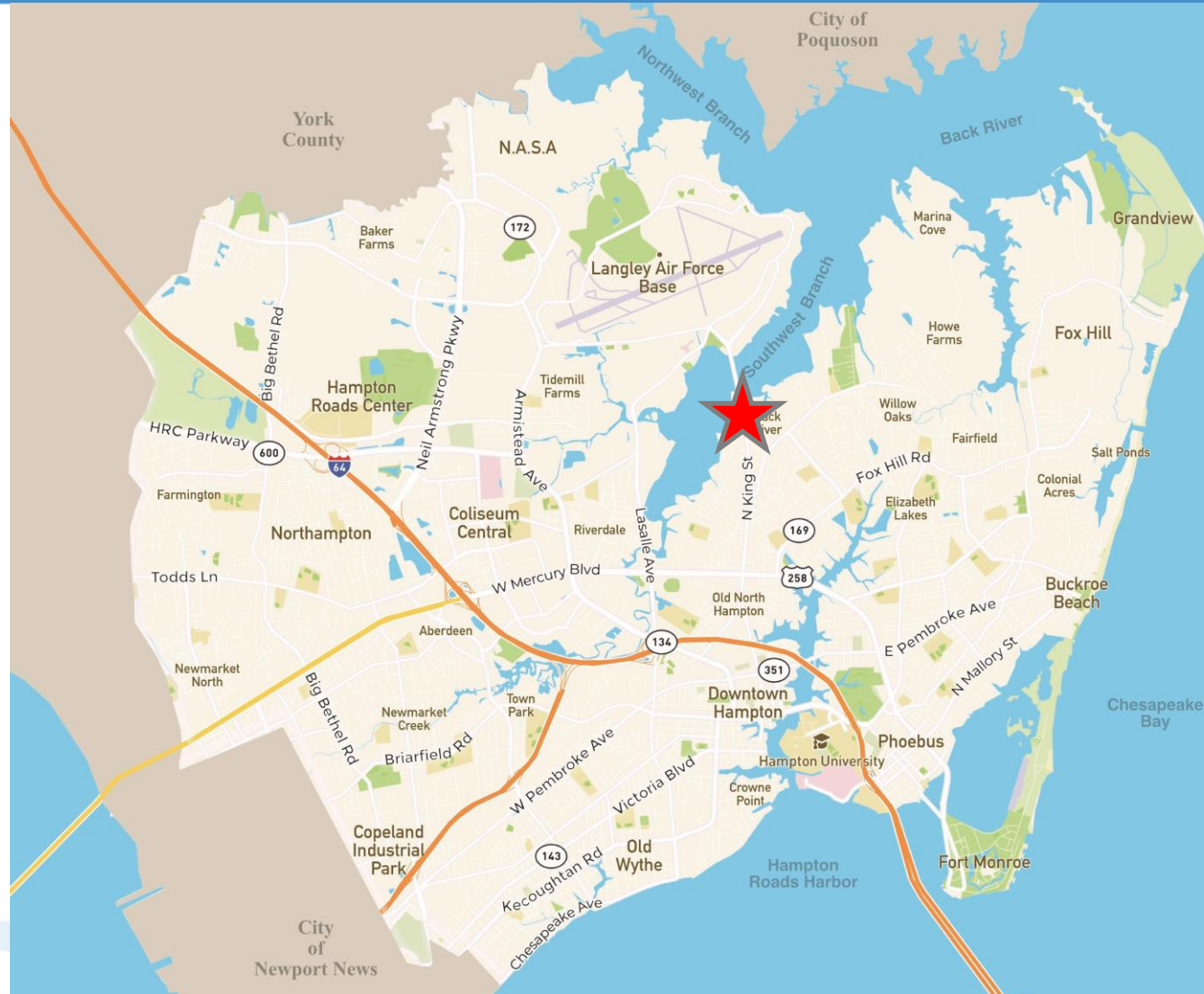
City Council
November 13, 2024



Application

Rezone the parcel located at 1721 N King St and at the corner of N King St and Percy Ln, totaling +/- 0.88 acres, from Multiple Residential (R-M) District and Neighborhood Commercial (C-1) District to Neighborhood Commercial (C-1) District with conditions


Location Map



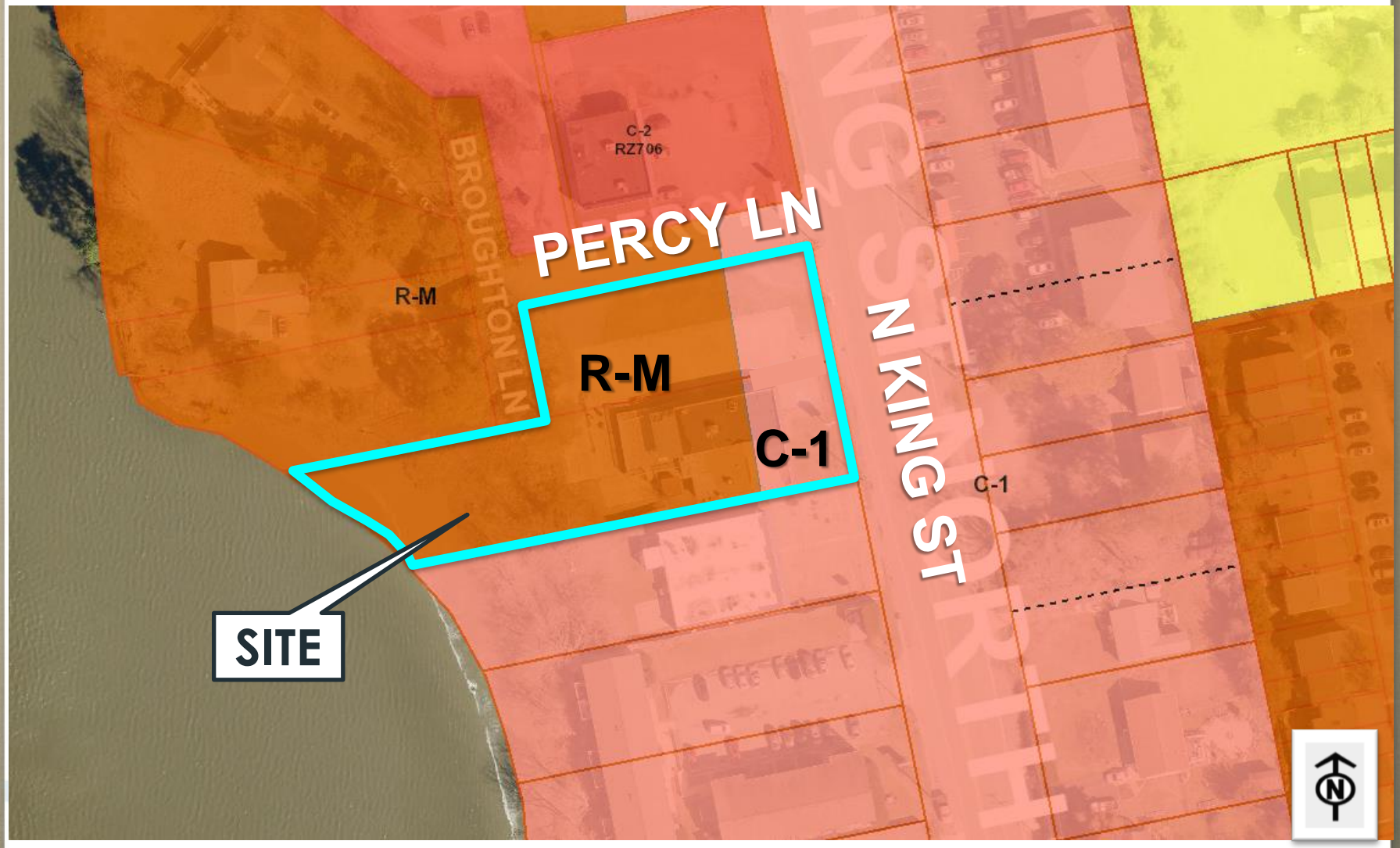
Location Map



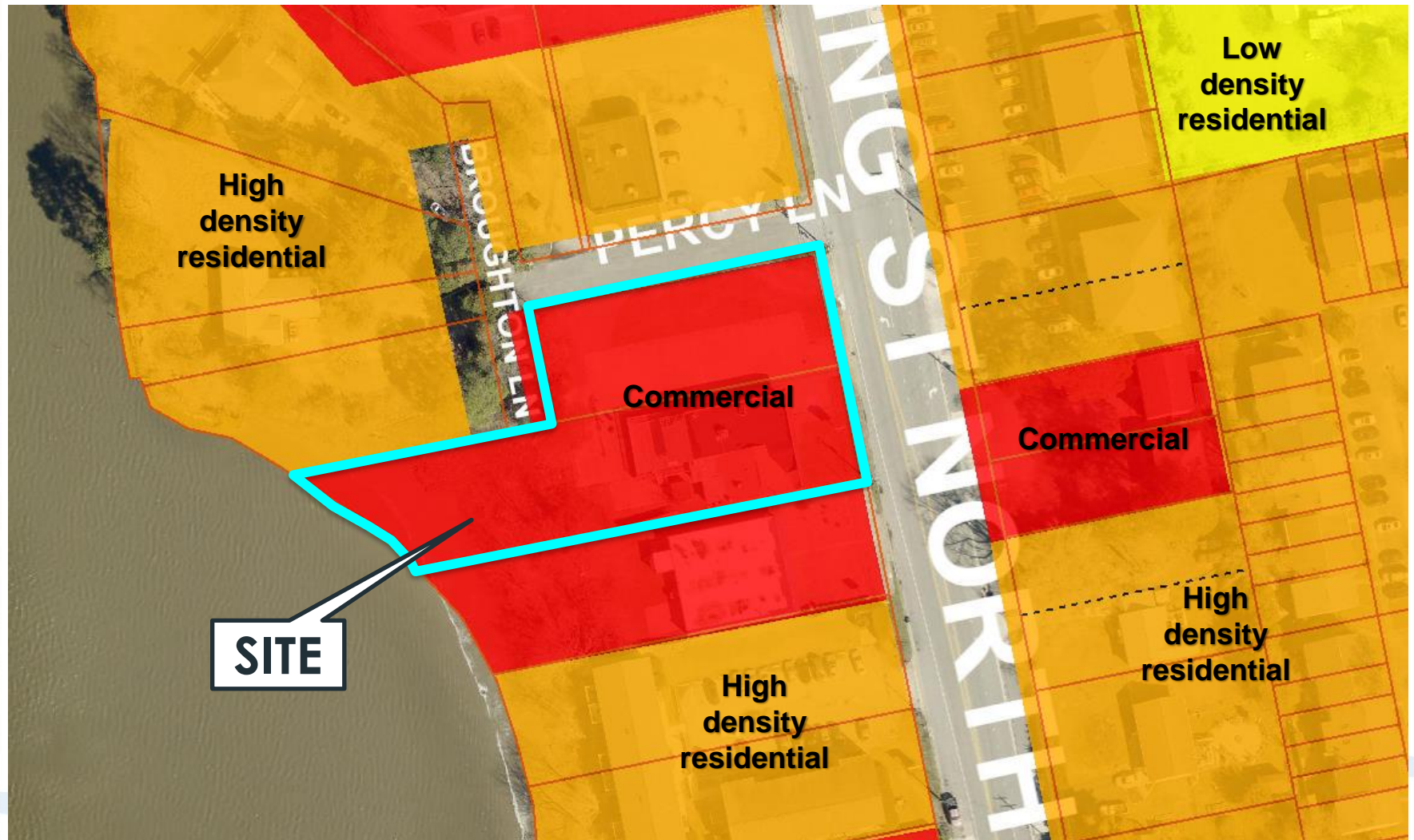
Rezoning Proposal

- Continue to use existing building and parking
 - Add enhanced landscaping to the property to comply with current City of Hampton Landscape Guidelines
 - Seeking to add commercial uses in Suite A, specifically a commercial Day Care which is not currently permitted in the R-M District
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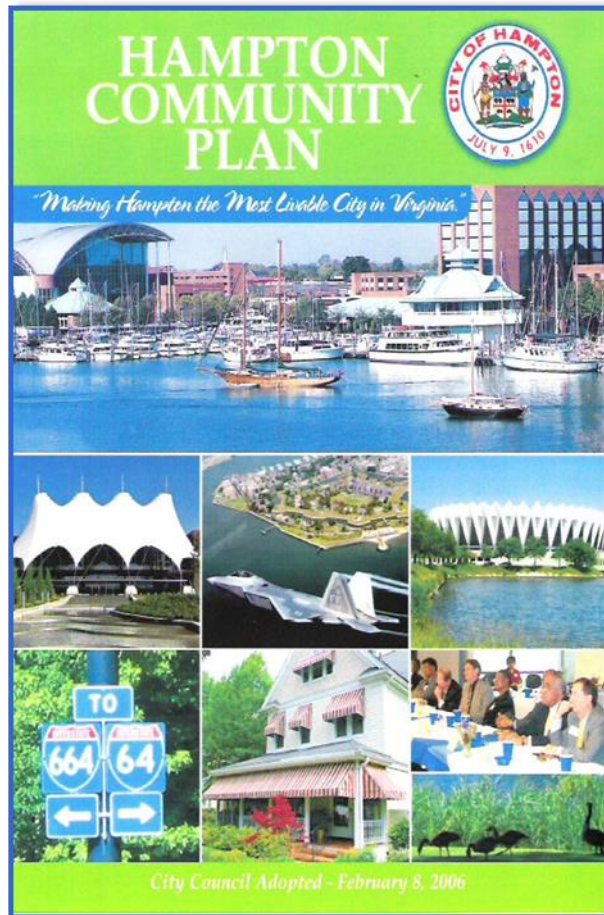
Zoning Map



Land Use Map



Public Policy



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.

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.


Public Policy

North King Street Master Plan (2007, as amended)

- Encourage land uses that reflect market realities and a commercial tenant mix that provides for reinvestment and future growth
- 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



Proffered Conditions

- Limitation on permitted primary and accessory uses
 - Landscaping to be installed and maintained consistent with the City of Hampton Landscape Guidelines
 - Compliance with all ordinances
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Analysis

- The proposed rezoning will add landscaping to bring the property into compliance with current Landscape Guidelines
- Supported by the Community Plan and North King Street Master Plan
 - Continued reuse and investment in commercial property along N King St.

Conclusion

- Applicant opportunity to present
- Public hearing
- Action
 - Staff and Planning Commission recommend **APPROVAL** of RZ No. 24-0430 with seven (7) proffered conditions