

STAFF EVALUATION

To: City Council

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Case No.: Rezoning Application No. 18-00007 Date: November 14, 2018

General Information

Applicant City of Hampton

Property Owners City of Hampton

Site Location 1300 Kecoughtan Road [LRSN 1004555 formerly designated 1004553] and a portion of 200 Claremont Avenue [LRSN 1005036]



Requested Action To rezone 1.00± acres located at 1300 Kecoughtan Avenue [LRSN 1004555 formerly designated 1004553] and 4.66± acres at 200 Claremont Avenue [LRSN: 1005036] One Family Residence [R-11] district to Parks and Open Space General [PO-1] district.

Description of Proposal The proposed rezoning will align the zoning with the existing recreational use, and help ensure that recreational uses remain on the site in the future.

Existing Land Use Park including: two baseball fields, a tee-ball field, playground equipment and a number of accessory structures related to the recreation uses including bleachers and sheds.

Zoning One Family Residence [R-11] District. Portions of 200 Claremont

Avenue are located in the Flood Zone (O-FZ) and Chesapeake Bay Preservation District (CBPD) overlay.

Surrounding Land Use and Zoning

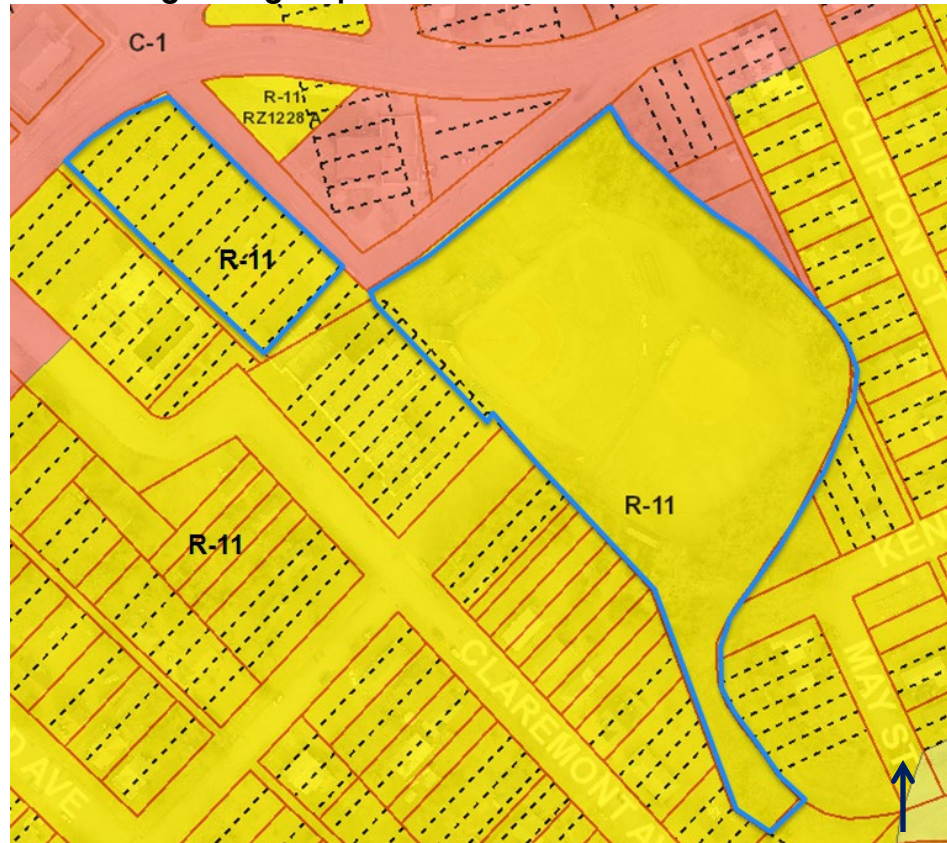
North: Neighborhood Commercial [C-1] District, fire station, church, vacant land.

South: One Family Residence [R-11] District, former Wythe Elementary school, residences

East: One Family Residence [R-11] District, residences

West: One Family Residence [R-11] District, Wythe pool, residences

Surrounding Zoning Map:



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:

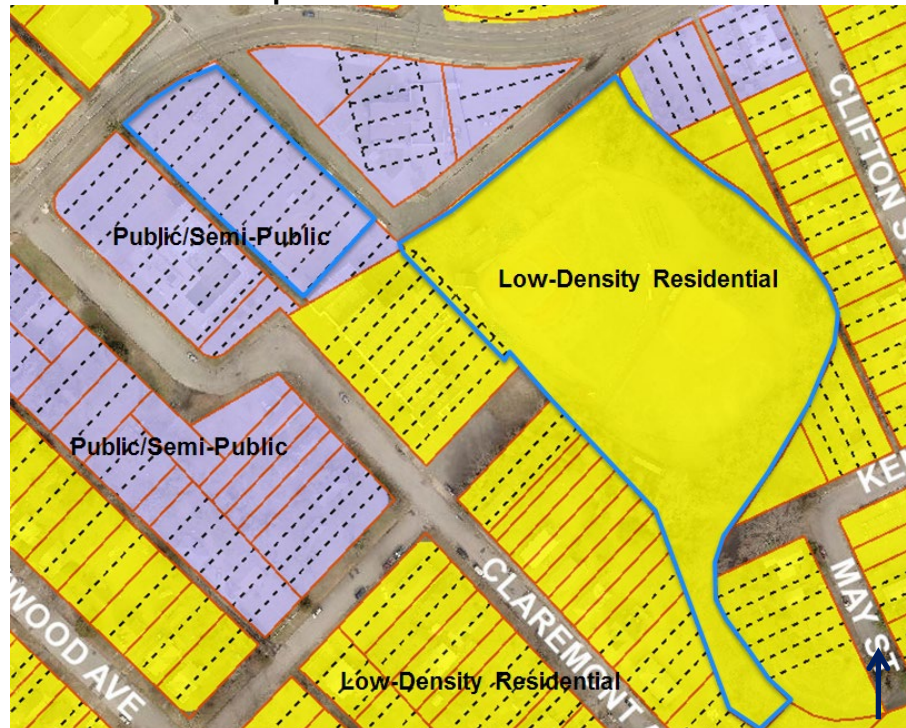
CF Policy 1: Ensure community input in the decision making process of upgrading, replacing, or building community facilities and infrastructure.

CF Policy 26: Continue to provide parks and recreational facilities that promote passive and active recreational, educational, and cultural opportunities for all residents and visitors.

CF Policy 29: Provide parks and recreational facilities that contribute to the health and safety of children and youth.

Encourage physical activity and pedestrian and bike access to reduce the dangers of traffic and the risks associated with a sedentary lifestyle.

Future Land Use Map:



Zoning History

Use Permit No.932 to develop a neighborhood park. While the ballfields existed prior to this, this use permit included plans for additional improvements, including a walking trail and upgraded playground equipment.

Traffic Impacts

As there are no proposed changes to the site, there are no new traffic impacts to this site. Parking has historically been problematic at the site, and the City is currently working on constructing a public parking lot in the area.

Environmental

No particular development is proffered with this rezoning. However, the City is well aware of the Chesapeake Bay Preservation District feature on the eastern side of the site. Additionally, any new improvements will adhere to all requirements related to environmental issues, including stormwater.

Analysis

Rezoning Application No.18-00007 is a proposal to rezone 1300 Kecoughtan Road [LRSN 1004555 formerly designated 1004553] and a portion of 200 Claremont Avenue [LRSN 1005036] from One-Family Residence (R-11) to Parks and Open Space General (PO-1) district. The subject properties are located in the Old Wythe neighborhood and are adjacent to the former Wythe Elementary School. This proposed rezoning does not include any particular physical changes to the site; it aligns the zoning on the site with the existing uses.

The Hampton Community Plan (2006, as amended) recommends public/semipublic use for 1300 Kecoughtan Road, and low density residential for 200 Claremont Avenue. However, residents have expressed a strong desire to maintain this land as a tee-ball and baseball fields. Further, the City has devoted considerable funding towards parks improvements, and unanimously supported a use permit for a park on this property. It is clear the commitment to maintain the park exists, both among residents and the City. Rezoning these properties to PO-1 will align the zoning with the uses, and provide a formal layer of protection for those uses in the future. Policies in the Hampton's Community Plan promote providing parks and recreational facilities. The Kecoughtan Corridor Master Plan (2006) shows these properties remaining as recreational open space, and further shows a recommendation to expand open space adjacent to these parcels once the Wythe fire station is relocated. By aligning the zoning with the existing uses, the City can better ensure the properties will remain park space in the future.

Staff and Planning Commission recommend **APPROVAL** of Rezoning Application No. 18-00007.