

Rezoning Application No. 25-0322

1700 E Pembroke Ave
Gloria Higuera Lopez

Planning Commission
November 20, 2025

Application

Rezone the parcel located at
1700 E Pembroke Ave from
Limited Commercial (C-2) District
to One-Family Residential (R-9)
District with conditions

Location Map



Location Map

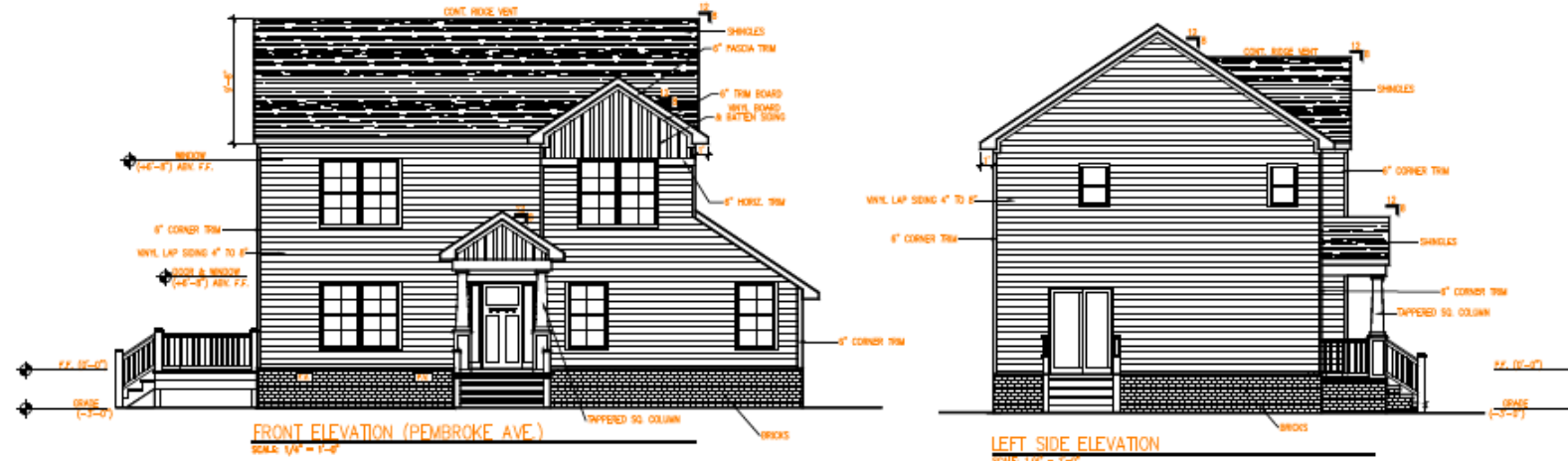


Proposal

- 1,930 square foot single-family home
- Two-story with 3 bedrooms and 3.5 bathrooms with attached garage
- Vehicular access off of Smiley Road



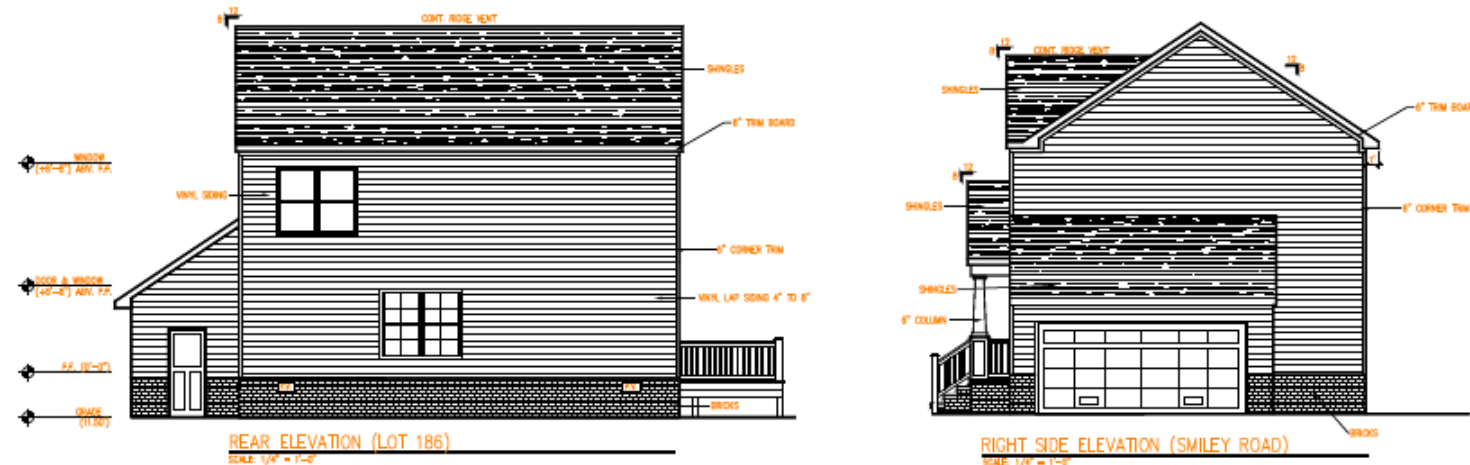
Building Elevations



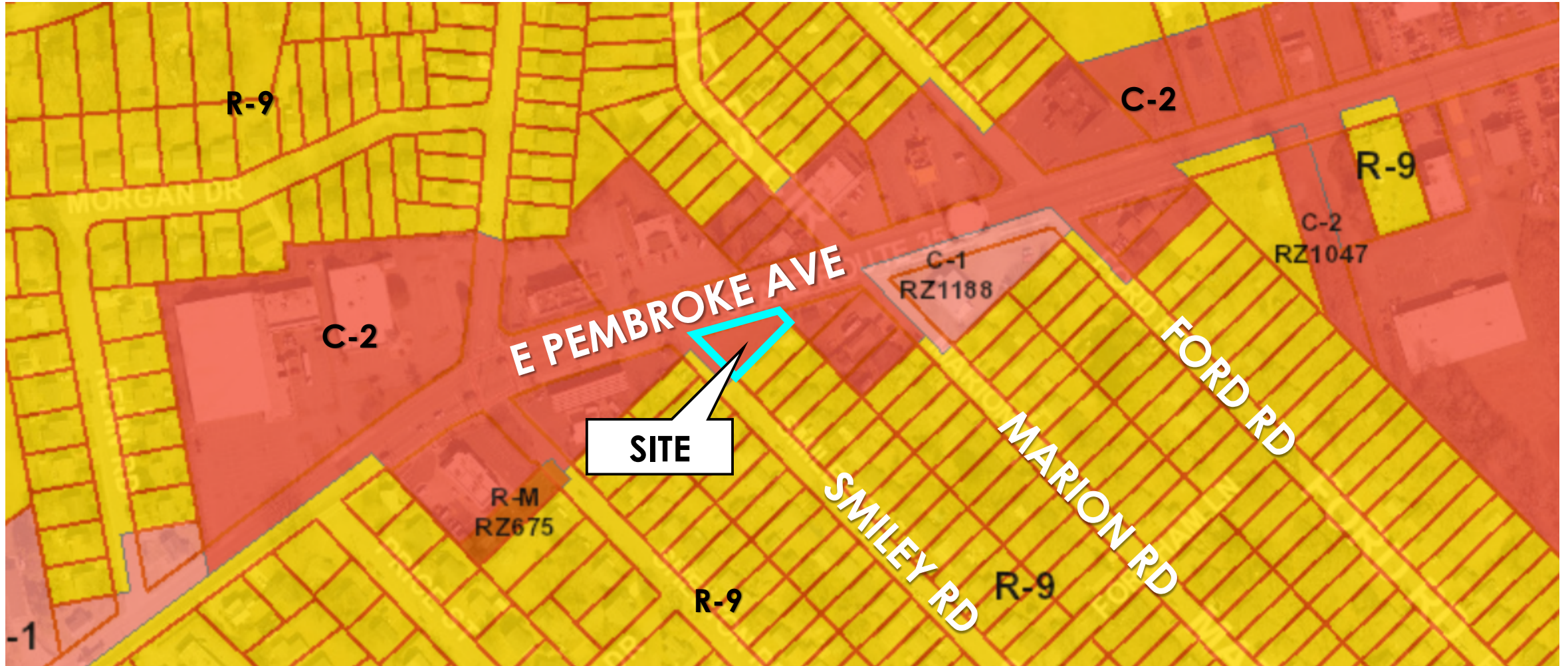
GARAGE.....	306 S.F.
FIRST FLOOR.....	863 S.F.
SECOND FLOOR.....	891 S.F.
TOTAL LIVING.....	1,830 S.F.

ROOF VENTILATION CALCULATION

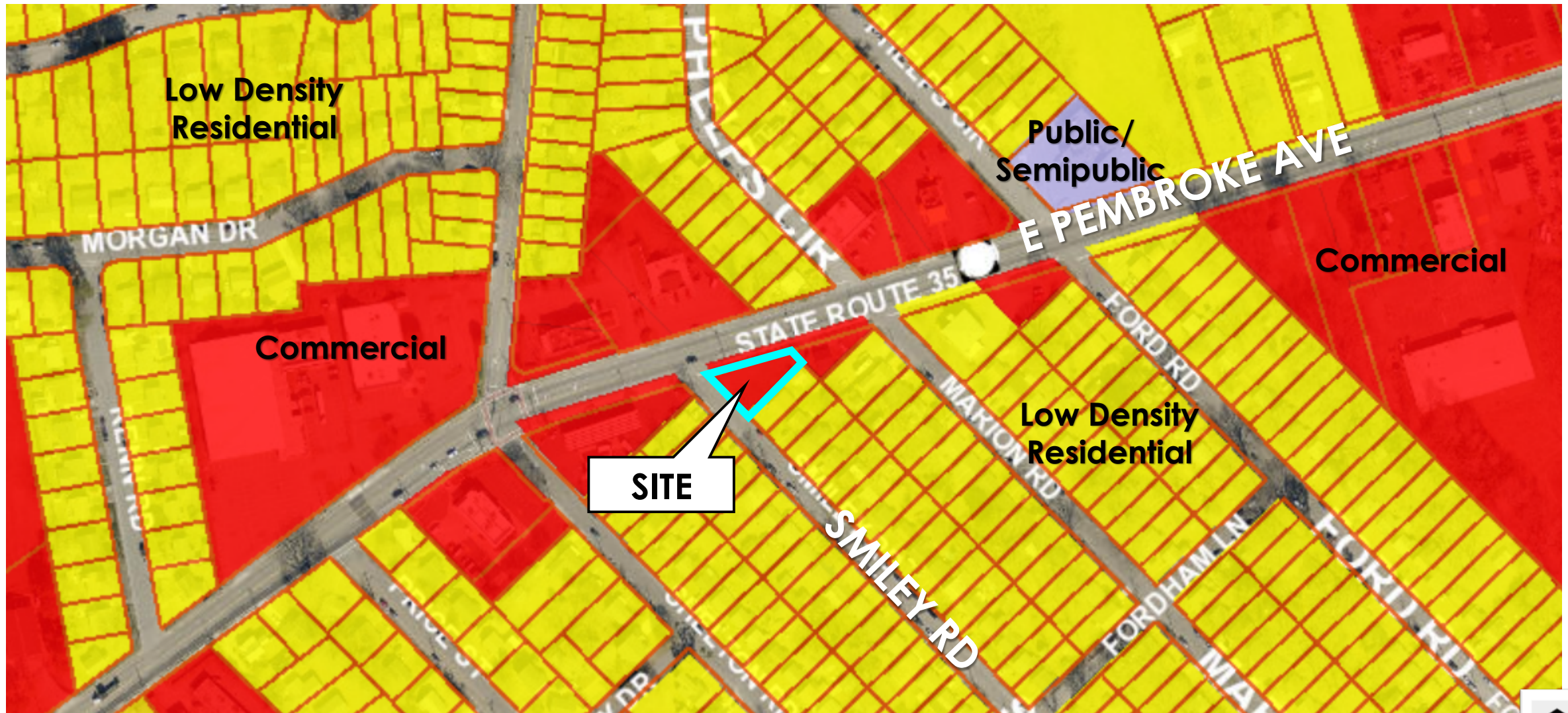
4780 S.F. = 881 S.F.
880/3000 = 2.93 S.F.
2.97 x 144 = 427.68 S.F.
427.68 / 2 = 213.84 S.F.
213.84 S.F. REQUIRED FOR SOFFIT
(106.92 S.F. FOR EACH OF 2 SIDES)
213.84 S.F. REQUIRED FOR ROOF
SURFACE



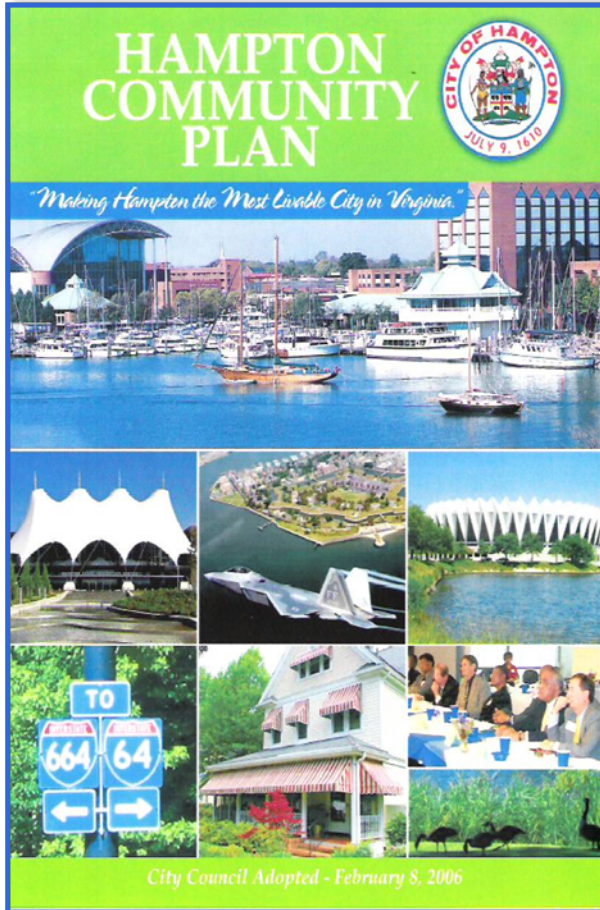
Zoning Map



Future Land Use Map



Public Policy



Hampton Community Plan (2006, as amended)

Coliseum Central Master Plan
(2015, as amended)

- **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

Public Policy



BUCKROE MASTER PLAN

Hampton, Virginia

URBAN DESIGN ASSOCIATES

MARCH 2005



ADOPTED BY CITY COUNCIL ON MARCH 23, 2005

Buckroe Master Plan
(2005, as amended)



- New single-family housing on the north side of Pembroke Avenue will improve the character of the street. Establishing single-family residential development at this important gateway provides a hint of the character of the Buckroe neighborhood beyond, as well as sends the message that the neighborhood is undergoing positive growth and change
- The Plan indicates a weakness of the area in old housing stock and demand for single-family homes
- Pembroke Ave identified in the Plan as an improvement opportunity

Proffered Conditions

- Adherence to concept plan and elevations
- Building materials
- Site Plan approval
- Compliance with the Zoning Ordinance

*Complete Conditions found in Package

Analysis

- Furthers adopted policy for the Buckroe Master Plan
- The proposal would be consistent with the characters of the residential neighborhood
- Fulfills housing demand in the Buckroe area
- Improves the image of the Pembroke corridor

Community Meeting

- To date, a community meeting has not been held

Conclusion

- Applicant opportunity to present
- Public hearing
- Action
 - o Staff recommends **APPROVAL** of Rezoning Application No. 25-0322 with seven (7) proffered conditions