

STAFF EVALUATION

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Reviewed By: Mike Hayes, AICP 728-5244
Bonnie Brown, Deputy City Attorney

Case No.: Rezoning No. 21-00009
City Council Date: February 9, 2022

General Information

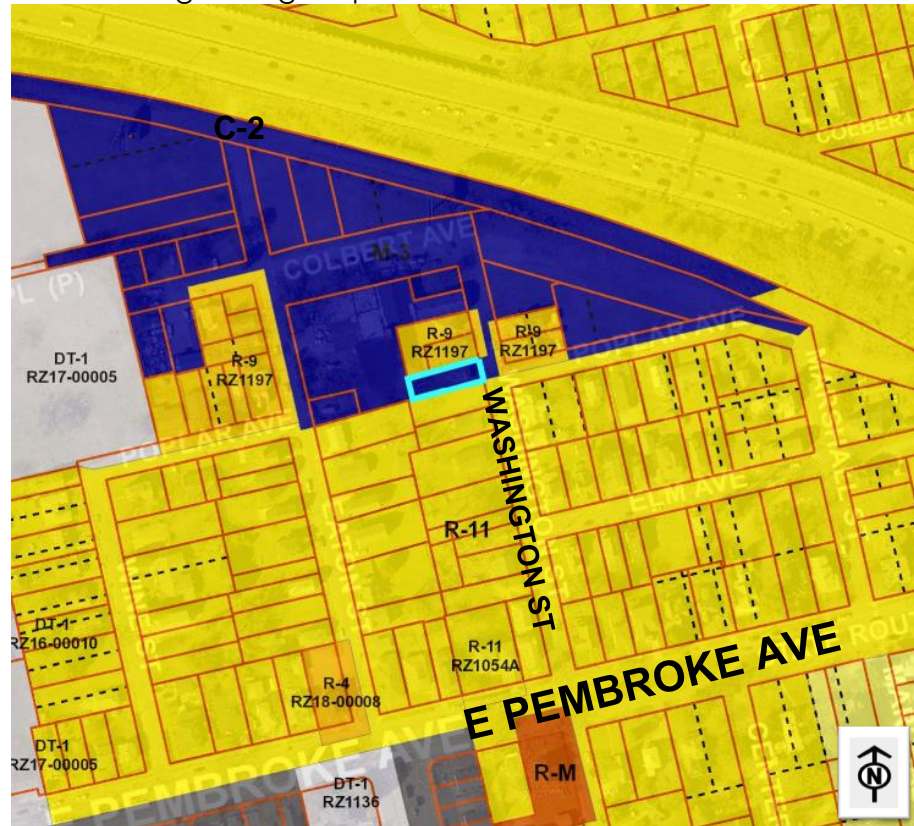
<i>Applicant(s)</i>	Eagle Landing Investment Co.
<i>Applicant Agent</i>	Thomas A. Burcher Hawkins, Burcher & Boester, P.C.
<i>Property Owner(s)</i>	Eagle Landing Investment Co.
<i>Site Location</i>	603 Washington Street [LRSN: 2003475]



<i>Requested Action</i>	Rezone ± 0.0963 acres at 603 Washington Street [LRSN: 2003475] from Heavy Manufacturing (M-3) District to One Family Residential (R-9) District without proffered conditions.
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<i>Description of Proposal</i>	The applicant is proposing to allow an existing, historic residential structure to be utilized as a <i>1-Family Detached Dwelling</i> use. , No changes or alterations to the existing structure are proposed under this application for rezoning.
<i>Existing Land Use</i>	Vacant Structure – Existing, historic residential structure
<i>Zoning & Zoning History</i>	<p>The subject site is currently zoned Heavy Manufacturing (M-3) District. The M-3 District does not permit residential uses.</p> <p>In 2005, the subject site was included in the Comprehensive Rezoning case RZ 1197, which sought to rezone fifteen residentially used M-3 properties within the Pasture Point neighborhood to R-9 in order to align the zoning with the existing use and policy for future land use. Prior to approval, RZ 1197 was modified at the request of Mr. Frear Hawkins, of <i>Hawkins, Burcher & Boester, P.C.</i>, who was representing Mr. James Chisman, owner of <i>Eagle Landing Investment Co.</i>, to exclude the subject property, 603 Washington Street, from RZ 1197. Another property, 112 Colbert Avenue, was also excluded from RZ 1197 by City Council prior to approval of the Comprehensive Rezoning.</p> <p>This current proposed rezoning would align with the previous Comprehensive Rezoning case, and would permit 603 Washington Street to be utilized as a <i>1-family detached dwelling</i>.</p>
<i>Surrounding Land Use and Zoning</i>	<p>North: One-Family Residential (R-9) District; single family homes and Heavy Manufacturing (M-3) District; industrial/warehouse</p> <p>South: One-Family Residential (R-11) District; single family homes</p> <p>East: One-Family Residential (R-9) District; single family homes</p> <p>West: Heavy Manufacturing (M-3) District; industrial/warehouse</p>

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:

Land Use and Community Design Policies:

LU-CD Policy 3: Encourage and maintain a diverse mix of housing types and values.

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.

LU-CD Policy 13: Encourage public and private upkeep, preservation, and adaptive reuse of buildings and other resources that have been determined to have historic value to the community.

Housing and Neighborhoods Policies:

HN Policy 11: Expand the use of historic and other housing preservation techniques as a strategy to promote healthy neighborhoods and higher quality housing.

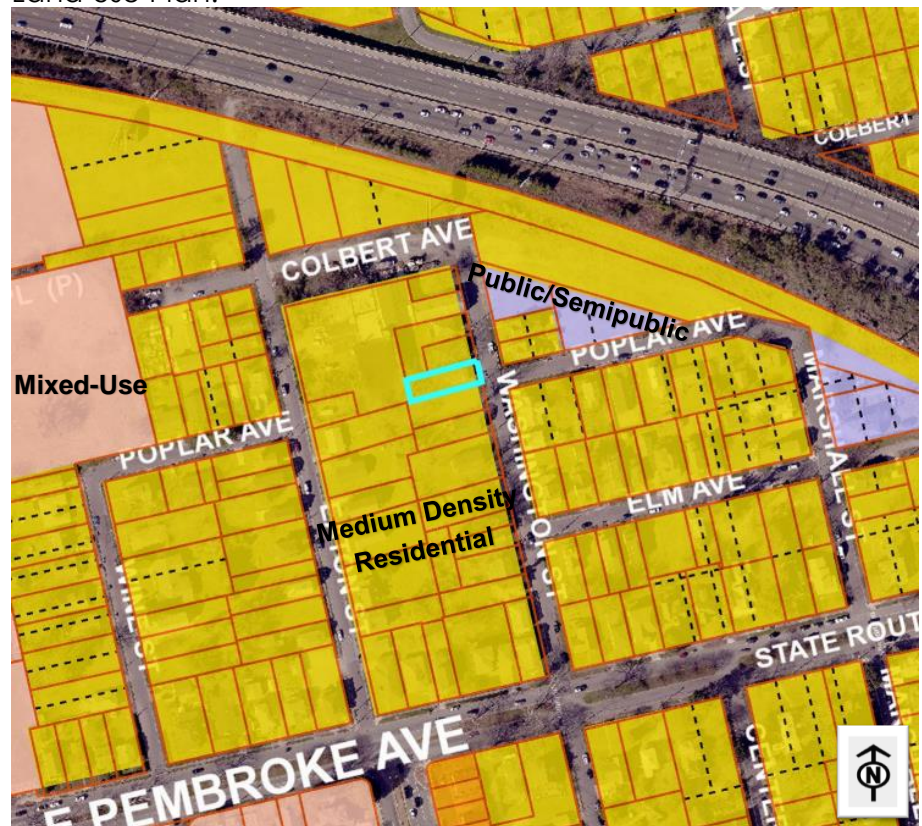
Additionally, this property is also within the Downtown Hampton Master Plan (2004, as amended) Initiative Area 5: Pasture Point Neighborhood. This initiative area recommends the preservation of, and the reinvestment in, the existing housing stock.



Future Land Use:

The Hampton Community Plan (2006, as amended) designates this area as Medium Density Residential.

Land Use Plan:



Traffic Impact

No negative impacts on traffic are expected.

<i>Community Meeting</i>	The applicant has not scheduled a community meeting at this time.
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Analysis

Rezoning Application No.21-00009 is an application to rezone approximately ±0.0963 acres at 603 Washington Street [LRSN: 2003475] from Heavy Manufacturing (M-3) District to One Family Residential (R-9) District without proffered conditions. 603 Washington Street is a 35' by 120' lot located within the Pasture Point neighborhood, north of Downtown Hampton. The lot contains an existing vacant, two-story residential structure that was constructed in 1915, prior to the adoption of the Zoning Ordinance in 1960. The applicant, Eagle Landing Investment Co., is seeking to allow the property to be utilized as a *1-family detached dwelling*, a use that is not permitted within the M-3 district.

The Hampton Community Plan (2006, as amended) recommends medium density residential for this property and most of the surrounding area. The Plan also emphasizes maintaining the integrity and character of the City's neighborhoods. Further, the subject property is also within the Downtown Hampton Master Plan (2004, as amended) Initiative Area 5: Pasture Point Neighborhood. This initiative area recommends the preservation of, and the reinvestment in, the existing housing stock. This rezoning application is in line with both the Hampton Community Plan (2006, as amended) and the Downtown Hampton Master Plan (2004, as amended) in that it will permit this existing, historic structure to be utilized as a residential dwelling in a historic residential neighborhood, and in that it will be eliminating a zoning district within this neighborhood that is not supported by the Future Land Use Plan nor is beneficial to the preservation of this Initiative Area as a historic neighborhood with an existing housing stock.

Further, the subject property is within the Pasture Point Historic District, which is recognized on both the National Register of Historic Places (2012) and the Virginia Landmarks Register (2008). The structure on the subject property is considered to be a Contributing Resource to the Historic District. The Pasture Point Historic District is significant for its exemplary status as an early suburb driven by local transportation development. Pasture Point is noted for its typical role as a streetcar neighborhood which encompasses a collection of residential architectural patterns and styles, such as 603 Washington Street's Colonial Revival residential structure, that characterize the district's Period of Significance from 1885 to 1938. Staff finds that the rezoning of the subject property would align with its status as a Contributing Resource to the Historic District and would be beneficial for, and not detrimental to, its underlying significance and integrity. The rezoning of the property is considered by Staff to be a sound preservation technique that would allow the structure to be utilized for its intended, historic purpose.

Additionally, this rezoning application is consistent with a previous Comprehensive Rezoning of the Pasture Point neighborhood in 2005, rezoning case RZ 1197, which rezoned thirteen residentially used M-3 properties within the neighborhood. At the time of that cases approval by City Council, the subject property was requested to be taken-off of RZ 1197. This current rezoning application is a continuation of the previous cases goal of eliminating the manufacturing-zoned parcels within Pasture Point.

Given this applications alignment with the previously approved comprehensive rezoning of Pasture Point and its alignment with the adopted land use policy, paired with the existence of a historic structure on the subject property, Staff finds that the proposed rezoning application, Rezoning No. 21-00009, is an appropriate request of action.

Planning Commission and Staff recommends **APPROVAL** of Rezoning Application No. 21-00009, without proffered conditions.