

STAFF EVALUATION

To: City Council

Prepared By: Alison Eubank, AICP 728-5238
Reviewed By: Mike Hayes, AICP 728-5244
Bonnie Brown, Deputy City Attorney

Case No.: Rezoning Application No. 19-00002 Date: June 12, 2019

General Information

Applicant City of Hampton

Property Owner City of Hampton

Site Location 65 Hall Road [LRSN 10000173]



Requested Action To rezone ±4.9 acres located at 65 Hall Road [LRSN: 10000173] from One Family Residential (R-33) district to Parks and Open Space General (PO-1) district with no proffered conditions.

Description of Proposal The rezoning will allow for the proposed Fox Hill neighborhood center use and neighborhood serving park and open space uses.

Existing Land Use The site contains a vacant religious facility.

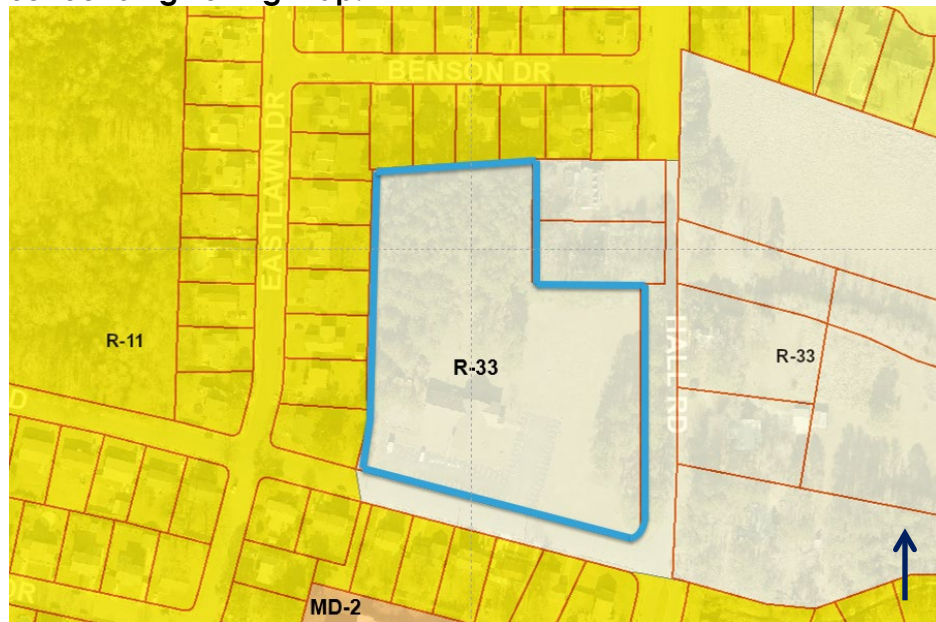
Zoning One Family Residential (R-33) District. A small portion of the property is within the Chesapeake Bay Preservation District (CBPD) overlay, and the property is located within the Flood Zone (O-FZ) overlay.



Surrounding Land Use and Zoning

- North:** One Family Residential [R-11] District, residences
- South:** One Family Residential [R-11] District – residences; and Multi-family Residential [MD-2] District - Residences
- East:** One Family Residential [R-33] District, residences
- West:** One Family Residential [R-11] District, 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:

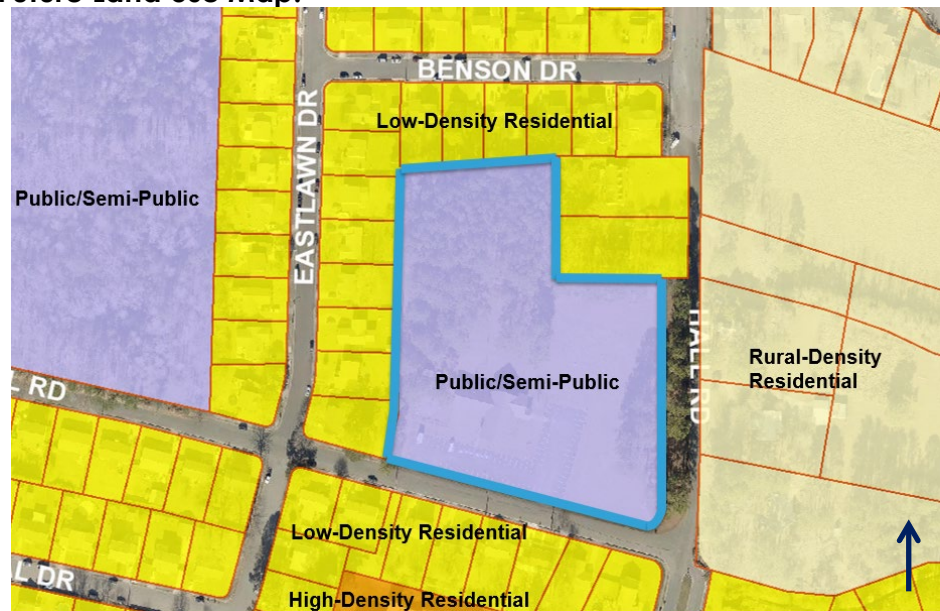
CF Policy 1: Ensure community input in the decision making process of upgrading, replacing, or building community facilities and infrastructure.

CF Policy 7: Use citizen expertise in non-paid and special service functions. Use citizens as an extension of staff whenever possible.

CF Policy 13: Follow a planning process to optimize site selection and identify strategic location, upgrade, and construction of new community facilities.

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.

Future Land Use Map:



<i>Zoning History</i>	This property was approved for variance VA95-00061 to permit an internally illuminated sign.
<i>Traffic Impacts</i>	Should an addition be constructed onto the proposed neighborhood center, parking will also be added to accommodate the use. No new significant impacts are anticipated.
<i>Environmental</i>	A significant portion of the subject parcel has been identified as non-tidal wetlands. Any new development for the proposed neighborhood center will be sited so as not to impact the wetlands. If there is no addition, there will be no changes to the site, and thus no new environmental impacts.



Analysis

Rezoning Application No.19-00002 is to rezone 65 Hall Road [LRSN 10000173] from One-Family Residential (R-33) to Parks and Open Space General (PO-1) district. The subject property is located in the Fox Hill neighborhood. This rezoning will allow for the proposed Fox Hill Neighborhood Center use and align with the intended future use of this parcel as a community open space.

In 2014, a recreation center in Grundland Park was destroyed by a tornado. The City has committed to providing another neighborhood facility. Following a multi-year public input and site selection process, 65 Hall Road was selected as the site for the future Fox Hill neighborhood center. The property was acquired by the City in 2018.

The Hampton Community Plan (2006, as amended) recommends public/semipublic use for 65 Hall Road. Public/semi-public uses include: areas appropriate for government buildings, public or private institution uses, and community facilities.

Rezoning 65 Hall Road to PO-1 will allow for the neighborhood center use and clearly add it to the City's park and open space system. Policies in the Hampton's Community Plan promote providing parks and recreational facilities. By aligning the zoning with the proposed and desired uses, the City can better ensure the properties will remain park and open space in the future.

Staff and Planning Commission recommend **APPROVAL** of Rezoning Application No. 19-00002 with no proffered conditions.