

AT A PUBLIC HEARING IN A REGULAR MEETING OF THE HAMPTON PLANNING COMMISSION HELD IN THE CITY COUNCIL CHAMBERS, CITY HALL, HAMPTON, VIRGINIA, ON THURSDAY, MAY 21 AT 3:30 P.M.

WHEREAS: the Hampton Planning Commission has before it this day a Rezoning Application by North Mallory Quay, LLC to rezone +/- 14.0 acres at 1, 2, 3, 6, 7, 10, 11, 14, 15, 18, 19, 22, 23, 26, 27, 30, 31, 35, 39, and 43 Sargeant Street and 1, 2, 3, 5, 9, 10, 14, 17, 18, 21, 22, 25, 26, 29, 30, 33, 34, 37, 38, 39, 41, 45, and 49 Lawrence Avenue, [LRSNs: 12006047, 12006083, 12006048, 12006084, 12006049, 12006085, 12006051, 12006086, 12006052, 12006087, 12006053, 12006088, 12006054, 12006089, 12006055, 12006090, 12006056, 12006057, 12006058, 12006059, 12006067, 12006066, 12006068, 12006069, 12006070, 12006091, 12006092, 12006072, 12006093, 12006074, 12006094, 12006075, 12006096, 12006076, 12006097, 12006077, 12006098, 12006078, 12006099, 12006079, 12006080, 12006081 & 12006082, respectively] from One-Family Residential (R-11) District to One-Family Residential (R-4) and Multifamily Residential (MD-4) Districts with conditions to redevelop the properties for one family residences and townhouse units;

WHEREAS: the proposed new residential development would consist of 40 one-family detached dwellings and 35 townhouse residences. The one-family dwellings would include 2-story structures, a minimum of 2,000 square feet of heated living area, with attached garages that front Lawrence Avenue or Sargeant Street. The townhouses would include a mix of 2-story structures with detached garages and 3-story structures with attached garages, fronting the streets or the lake amenity. Each townhome would have a minimum of 1,800 square feet of heated living area;

WHEREAS: Infrastructure improvements would include new underground utilities (e.g., water, sewer, and electrical lines), curb and gutter, sidewalks, and street trees

WHEREAS: the proposed community amenities include a paved walkway that encircles a stormwater pond and includes benches, trash receptacles, picnic tables, pet waste stations, and landscaping;

WHEREAS: the Hampton Community Plan (2006, as amended) currently recommends low density residential land use for the subject property, which prescribes 3.5 to 9 residential units per acre;

WHEREAS: the Mallory Street Initiative Area of the Buckroe Master Plan, (2005, as amended) recommends developing new housing units on this underutilized piece of property. Additional recommendations include improving the street infrastructure, sidewalks, and drainage; as well as preserving the existing mature and healthy trees;

WHEREAS: the applicant has proffered eleven (11) conditions for the rezoning, which include substantial conformance with the concept plan, substantial conformance with the elevations, provision of high-quality and durable building materials, community amenities, landscaping, and landscape buffers, and infrastructure improvements, among others;

WHEREAS: Commissioners had questions and comments pertaining to the community meeting, landscaping, adequate parking, access to the lake by the general public, and neighborhood signage;

WHEREAS: City staff recommends approval of the rezoning application;

WHEREAS: no one from the public spoke either in support or opposition of the development proposal.

NOW, THEREFORE, on a motion by Commissioner Brooks and seconded by Commissioner Griffith,

BE IT RESOLVED that the Hampton Planning Commission recommends to City Council approval of Rezoning Application No. 26-0095 with eleven (11) proffered conditions.

A roll call vote on the motion resulted as follows:

AYES:	Samuels, Griffith, Brooks, DeProfio, Rogers
NAYS:	None
ABSTAIN:	None
ABSENT:	Coleman, Mugler None

A COPY; TESTE:



Kim Mikel
Secretary to the Commission