

Rezoning# 15-00006

960, 1014, 1020, 1018 Big Bethel Road
Franciscus Homes, Inc.



Hampton
VIRGINIA

City Council

February 10, 2016

Application

Rezoning from R-11 & C-2 to MD-2
with proffered conditions



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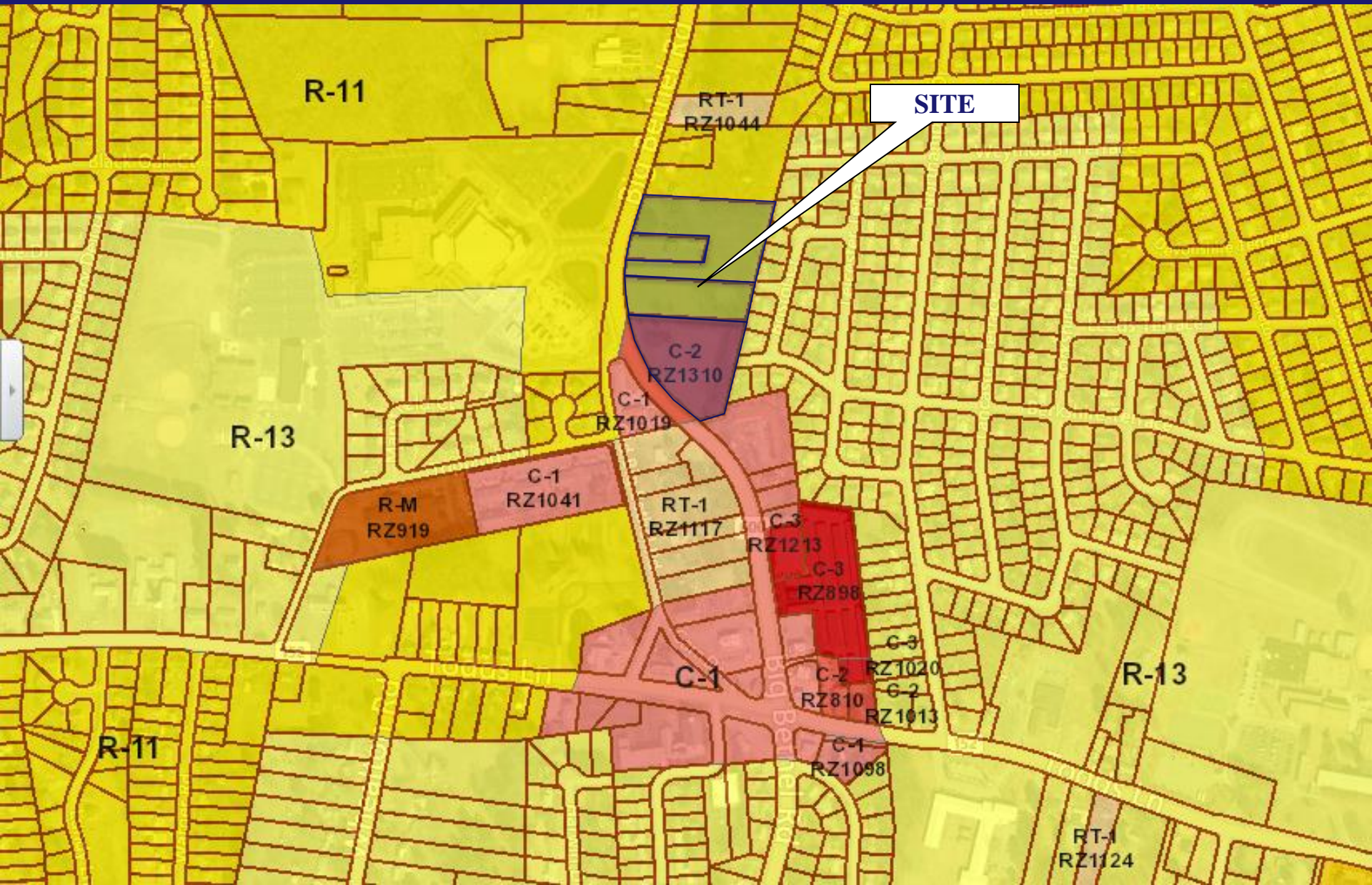
Site Location



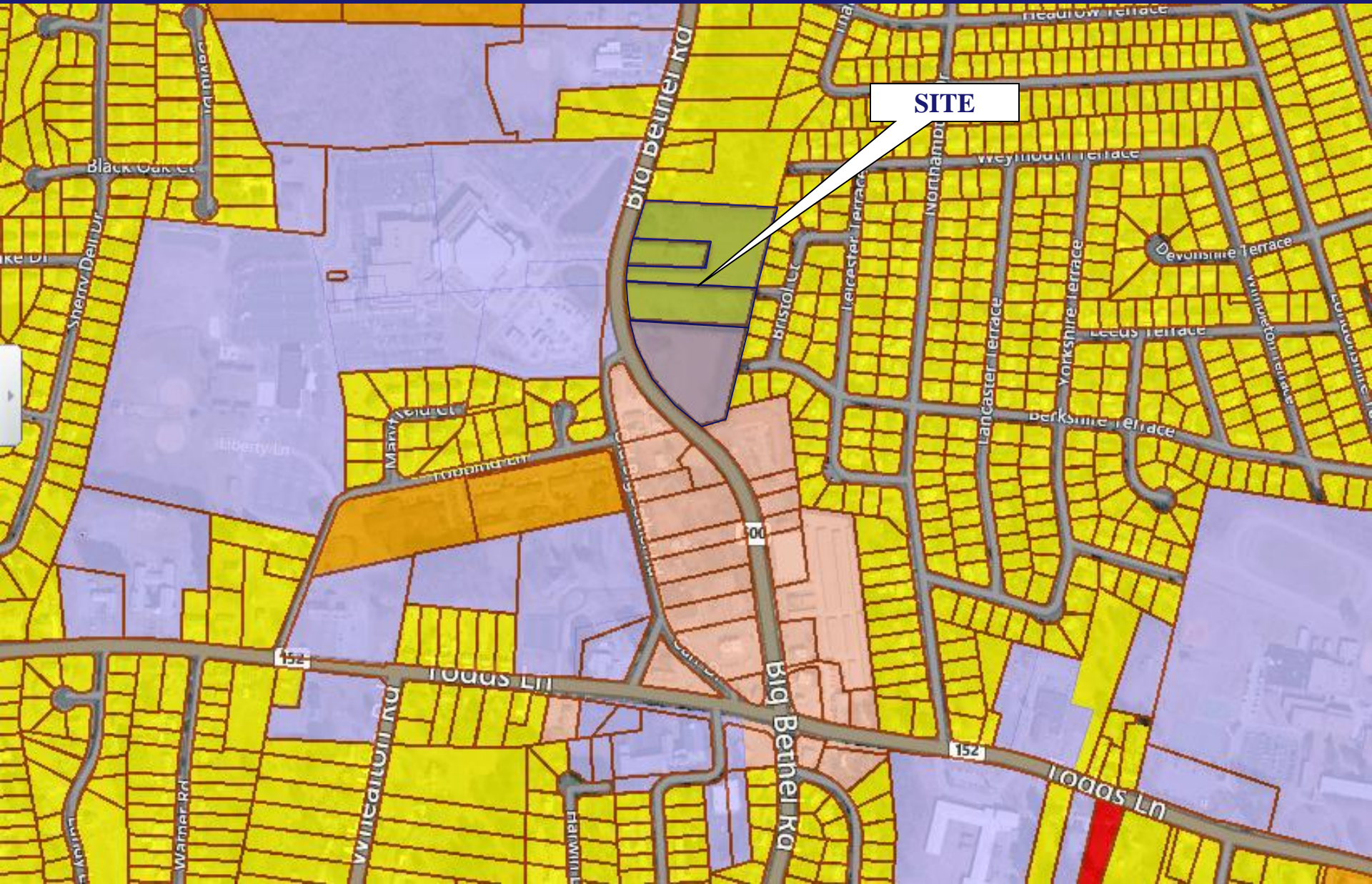
Property = 7.6± acres



Zoning

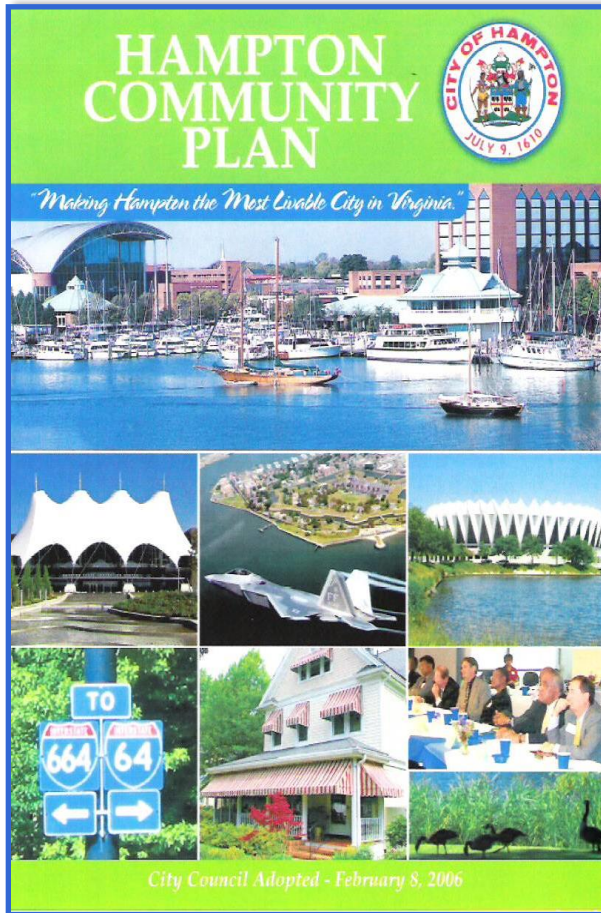


Land Use



SITE

Public Policy



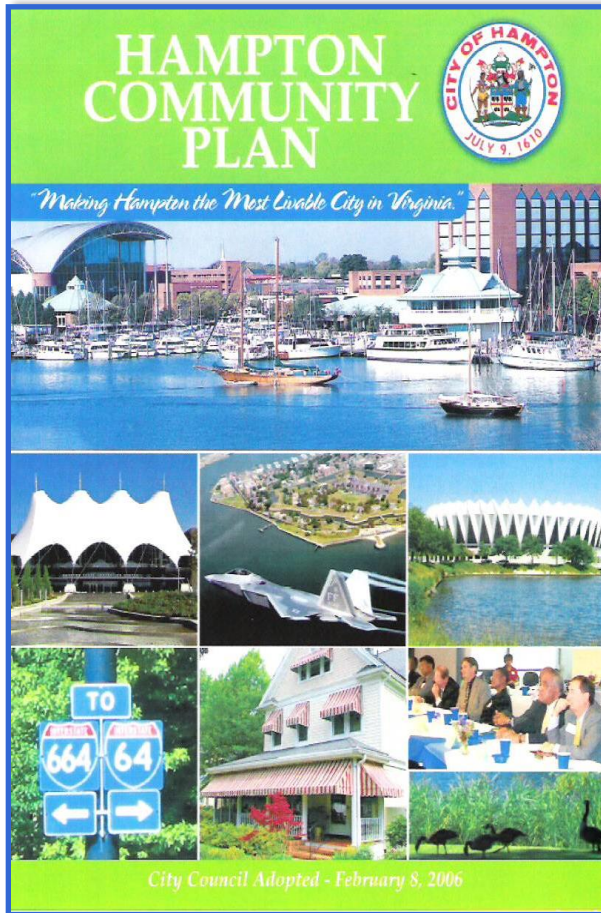
- ✦ LU-CD 3: Encourage and maintain a diverse mix of housing types and values.
- ✦ LU-CD 7: Safeguard the integrity of existing residential neighborhoods.
- ✦ LU-CD 17: Preserve and enhance the identity and scenic qualities of city corridors and gateways.
- ✦ LU-CD 28: Treat residential streets as both public rights-of-way and neighborhood amenities. Provide sidewalks, street trees, and other amenities that favor pedestrians.
- ✦ LU-CD 31: Encourage a mix of land uses that is appropriate for each district. Promote the efficient use of land and high quality urban design.

Hampton Community Plan (2006, as amended).

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Analysis of Public Policy



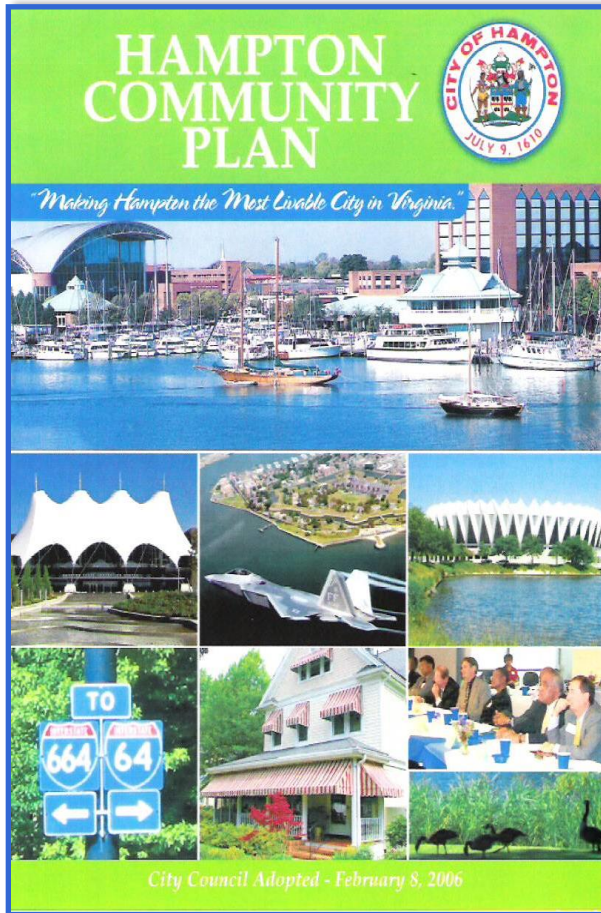
- ✦ **Policy:** Big Bethel Road listed as “Residential Corridor with Commercial Nodes” in Community Plan.
- ✦ Portion of subject site is adjacent to a designated commercial node. Portion lies within commercial node.
- ✦ The mixed use designation is better served by adding multi-family residences than additional one-family residences.

Hampton Community Plan (2006, as amended).

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Analysis of Public Policy



- ✦ **Policy:** Big Bethel Road is designated as an arterial street in Community Plan as well as “Critical Transportation Corridor”
- ✦ Multi-family development is better served with direct access to and fronting a major road
- ✦ Fronting properties should serve as a transition between the road and adjacent low density development

Hampton Community Plan (2006, as amended).

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Proffered Conditions

- ✦ 15 buildings with 5 units, 75 total units (max)
- ✦ Conceptual site plan
- ✦ Building elevations and materials
- ✦ Fencing location and materials
- ✦ Upgrade of intersection signal at Big Bethel Road and Old Big Bethel Road
- ✦ Complete streetscape with sidewalks, pedestrian scale lighting, on-street parking, street trees
- ✦ Multi-use paths, community amenities, sidewalks fully connected to Big Bethel Road

Community Feedback

- ✦ Community meeting held December 2nd
- ✦ 6 members of the public in attendance
- ✦ Main questions/concerns:
 - ✦ Run-off from the ditch/flooding
 - ✦ Total height of buildings
 - ✦ Impact on property taxes
 - ✦ Ability to cut through to Big Bethel Road (access to library and Big Bethel school)

CONCEPTUAL SITE LAYOUT PLAN OF
BIG BETHEL ROAD PROPERTY
 HAMPTON, VIRGINIA

Site Data	4001448
PIN/URN/RPC:	4001447
	4001446
	4001445
Site Area:	7.5698 AC
Existing Zoning:	R-11 & C-2
Proposed Zoning:	MD-2



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 MSA PROJ. 010

SECTION-ELEVATION 'A'
 SCALE: 1" = 10'



DATE: 11/0/15
 EXHIBIT FOR REZONING

THIS DRAWING IS CONCEPTUAL AND HAS BEEN PREPARED WITHOUT BENEFIT OF A SITE SURVEY. THEREFORE, PROPERTY LINES, SETBACKS, ENCROACHMENTS, AND OTHER SITE SPECIFIC DATA ARE APPROXIMATE. CONCEPT DRAWINGS AND GENERAL PLANS ARE INTENDED ONLY TO ILLUSTRATE THE DEVELOPMENT POTENTIAL FOR A PROPERTY. THEY SHOULD NOT BE RELIED UPON AS THE SOLE BASIS FOR ANY FINANCIAL OR LEGALLY BINDING TRANSACTION.



600

Bristol Ct

Leicester Terrace

Berkshire Terrace

Leicester Terrace

Topping Ln

Ian Ct

600

Big Bear Ln



D FRONT ELEVATION
Scale: 1/8" = 1'-0"



A LEFT ELEVATION
Scale: 1/8" = 1'-0"



B

REAR ELEVATION

Scale: 1/4" = 1'-0"



C

RIGHT ELEVATION

Scale: 1/4" = 1'-0"



E



F



G



H

Recommendation

Staff and Planning Commission
recommend approval of
Rezoning #15-00006
with 15 proffered conditions