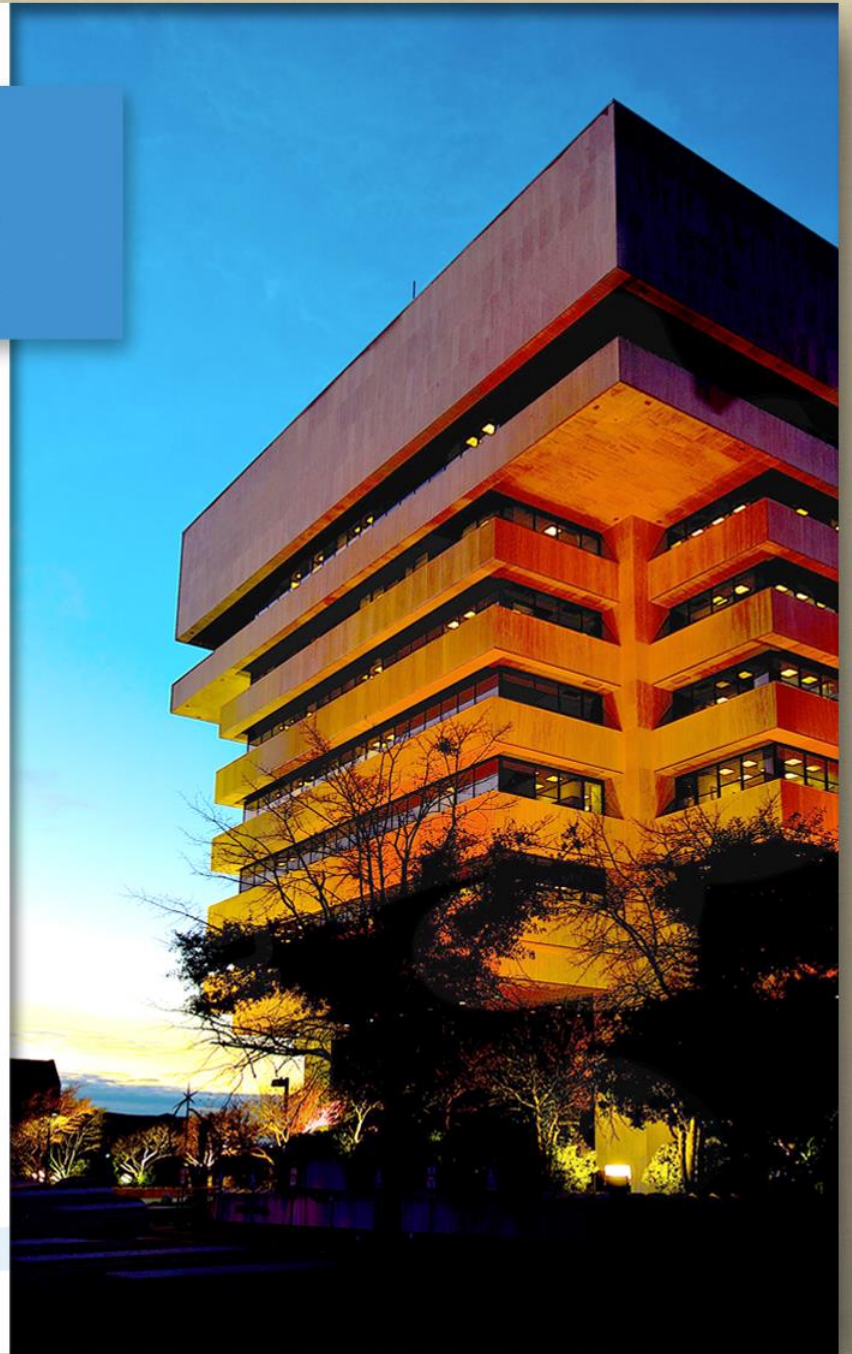


HAMPTON VA

Rezoning Application #16-00012

1300 N Mallory Street
Marlyn Development Corp.
AH&H Corp.

**City Council
August 9, 2017**



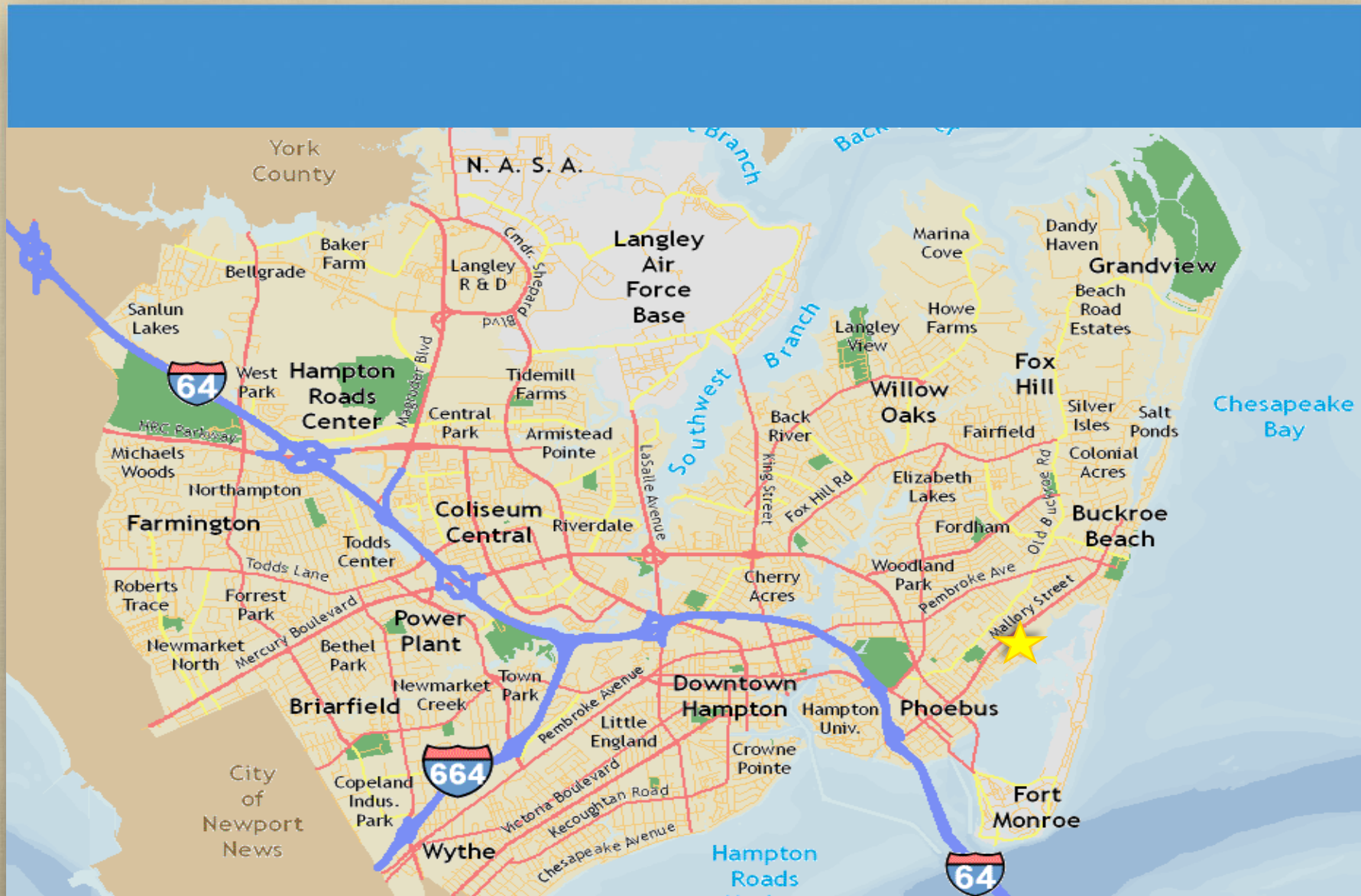
Application

Rezone from MD-4 with conditions to
R-4 with conditions

Current Request

R-4 Zoning District

- **41 Lots**
 - **Minimum 60' wide**
- **Same general layout**
 - **Connects to Tulip Street**
 - **Rear loaded homes along N. Mallory Street**
- **Building elevations meet Buckroe Bayfront Pattern Book**





Berkley Drive

N Mallory Street

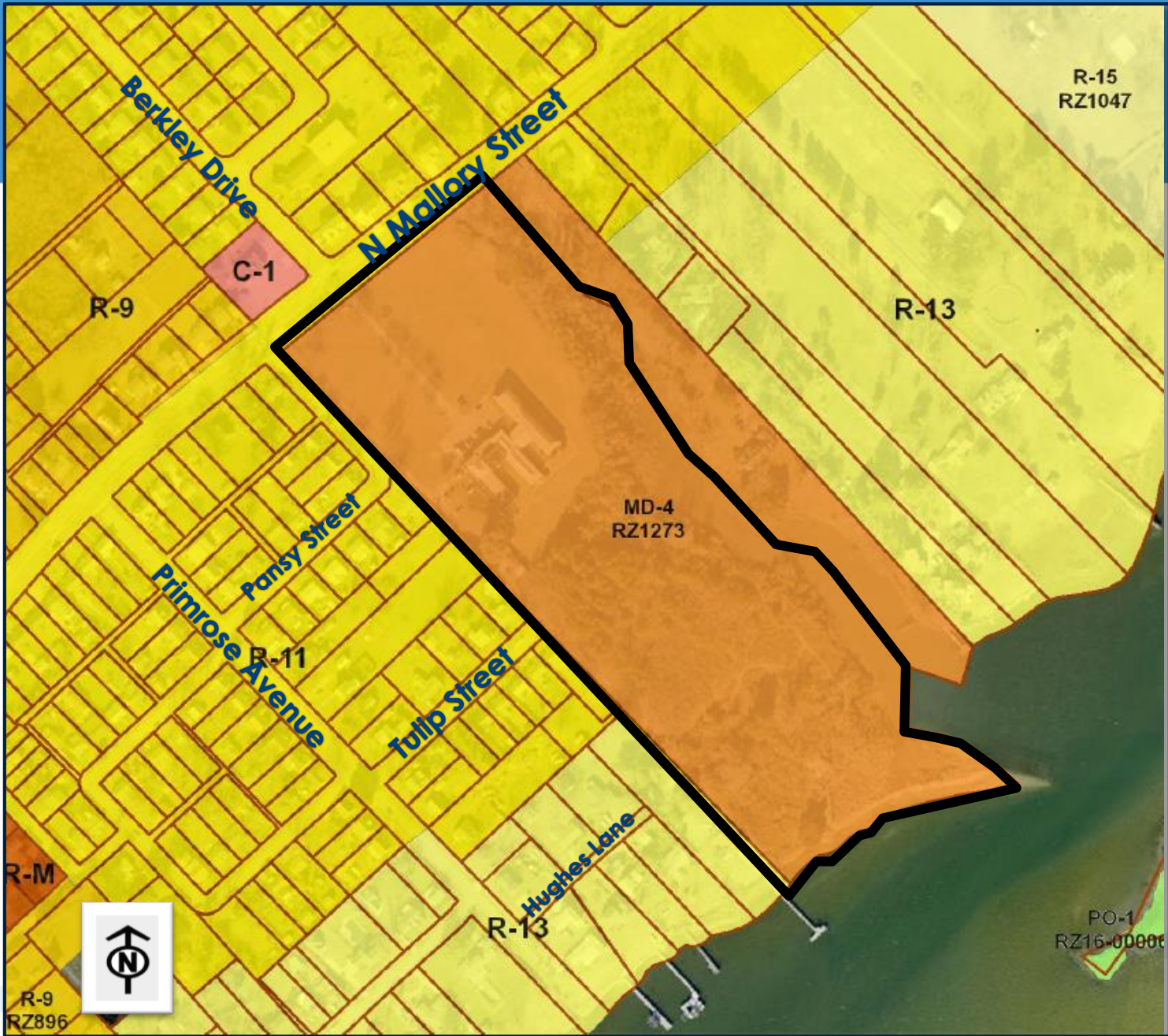
Violet Street

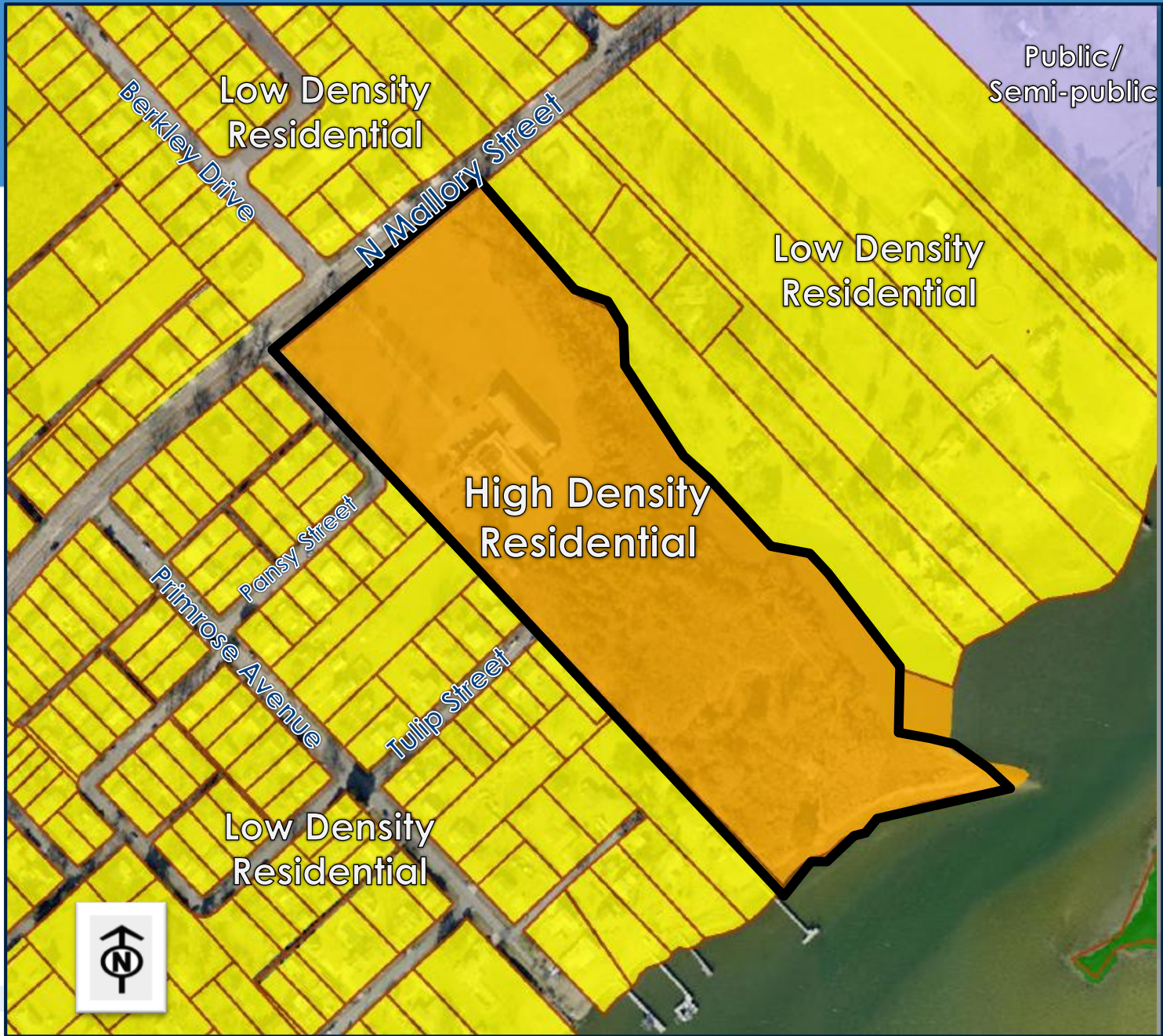
Pansy Street

Primrose Avenue

Tulip Street







Low Density Residential

Public/
Semi-public

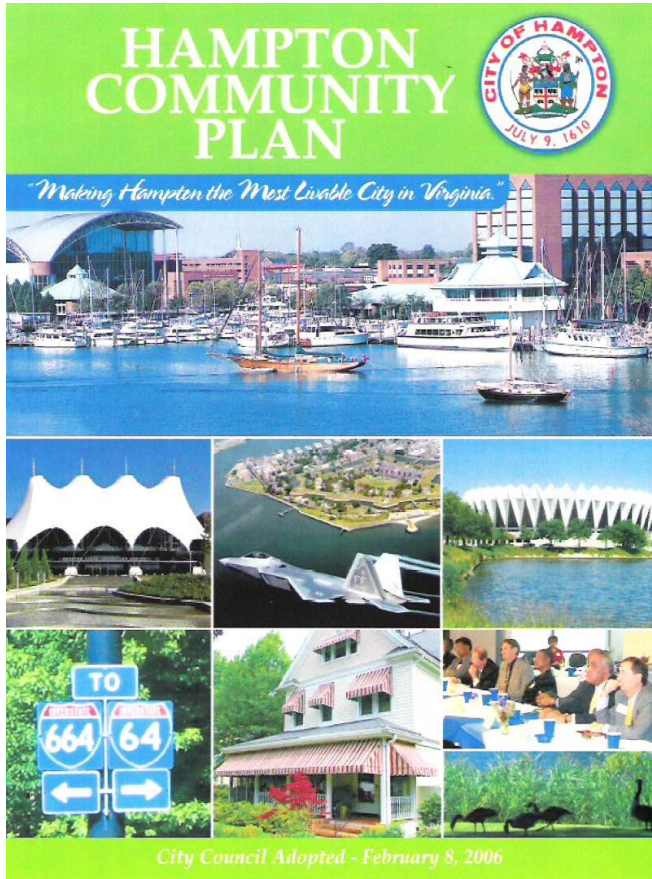
Low Density Residential

High Density Residential

Low Density Residential



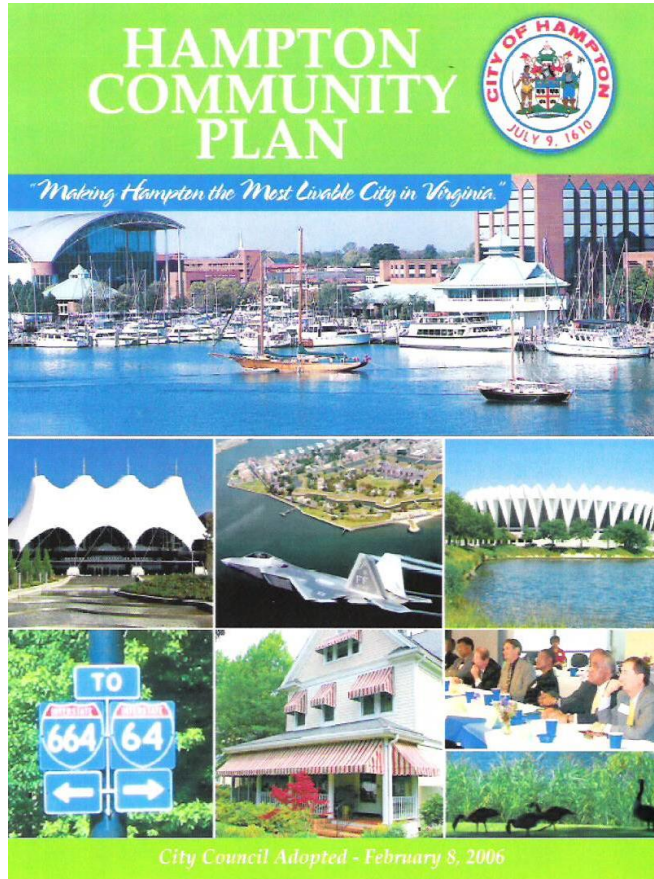
Public Policy



City Council Adopted - February 8, 2006

- Promote efficient use of land.
- Waterfront land provides opportunities for economic development, environmental protection, and public open space.
- Promote equitable distribution of housing values at the regional level.
- Protect the open space environment as an asset, valued for aesthetics, recreation, and protection of wildlife habitat.

Public Policy



City Council Adopted - February 8, 2006

- Evaluate proposals on a regional, city-wide, and neighborhood perspective.
- Safeguard the integrity of existing residential neighborhoods.
- Encourage appropriate design of new developments in relation to the water.
- Encourage high quality new developments compatible with surrounding neighborhoods.

Public Policy



BUCKROE MASTER PLAN

Hampton, Virginia

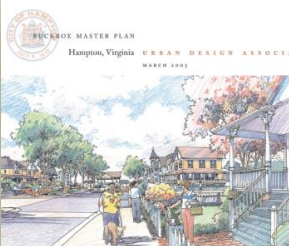
URBAN DESIGN ASSOCIATES

MARCH 2005



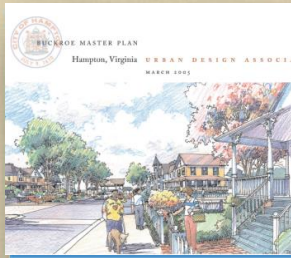
(2005, as amended)

- Low-scaled beach oriented housing
- Support the unique coastal character of the architecture in Buckroe.
- Develop an infill development strategy that respects the varied character of the community.
- Strengthen Buckroe as a coastal town in the City of Hampton.



Public Policy



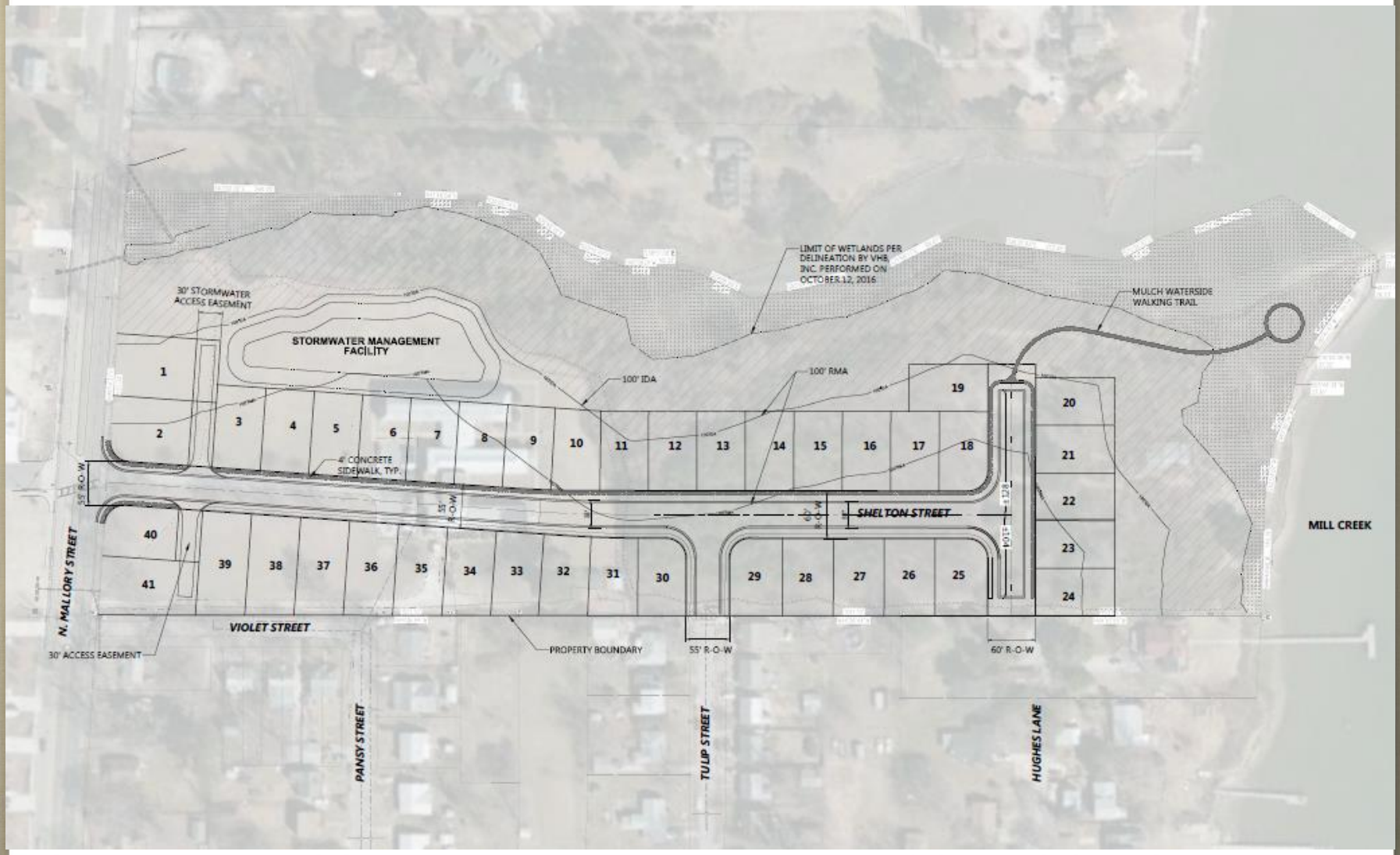


Public Policy

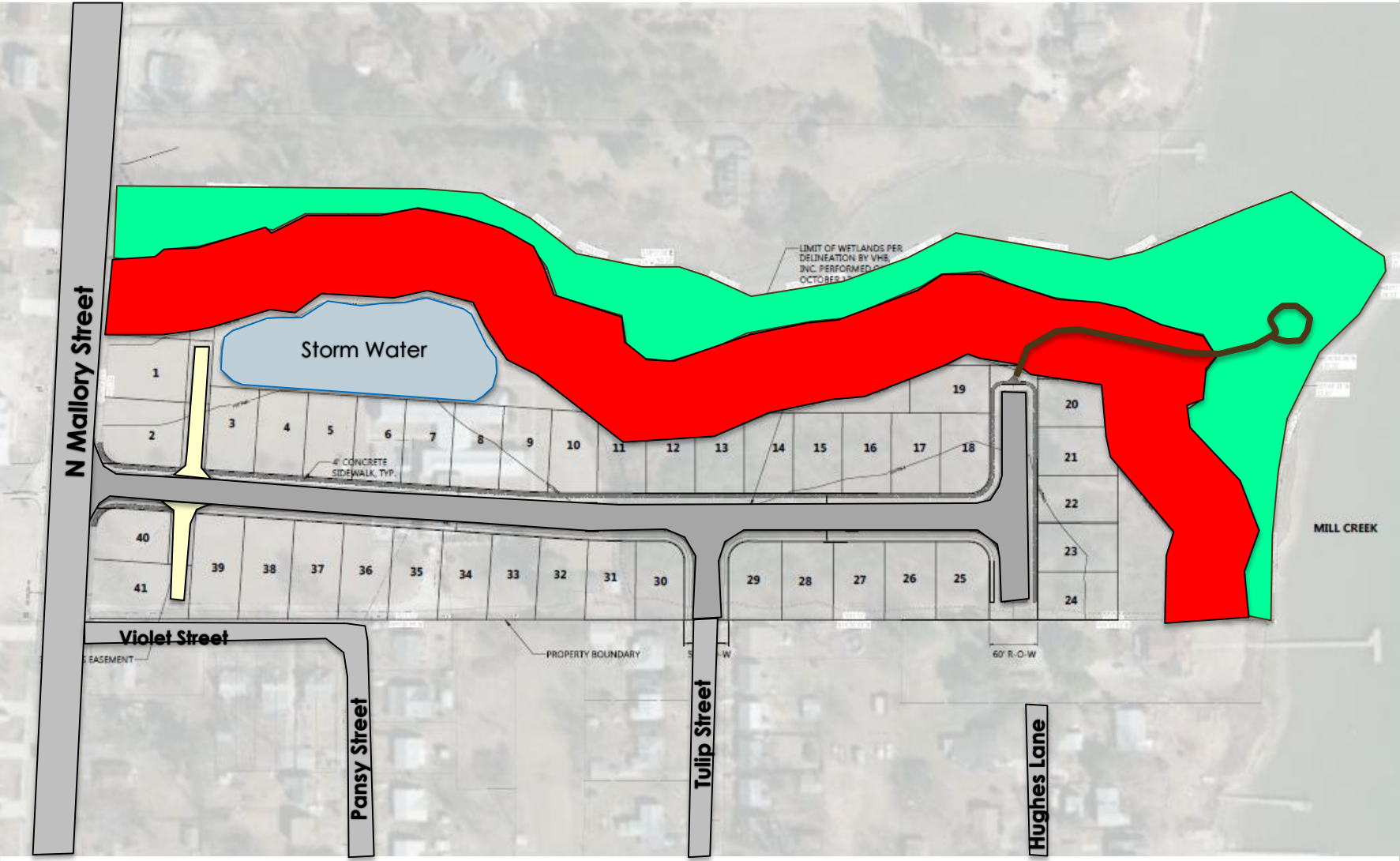


- Create public park along waterfront.
- Connect seamlessly to the adjacent neighborhood.
- Pedestrian oriented, walkable community.

Conceptual Plan



Conceptual Plan



Elevations



Elevations



Elevations



Analysis

Community Plan : High density residential.

- Waterfront land provides opportunities for economic development, environmental protection, and public open space.
- Protect the open space environment as an asset, valued for aesthetics, recreation, and protection of wildlife habitat.
- Encourage appropriate design of new developments in relation to the water.

Application: Respects the Ches. Bay District boundaries and provides some access to the natural environment and waterfront.

Analysis

Buckroe Master Plan/ Bayfront Pattern Book: New nursing home, single family neighborhood extension, waterfront access.

- Pedestrian oriented, walkable community.
- Support the unique coastal architecture of Buckroe.

Application: The proffered concept plan makes the appropriate connections to the existing street pattern and provides sidewalks.

Proffered elevations enhance the traditional coastal character of Hampton's waterfront.

Recommendation

STAFF: Recommends **Approval** of
Rezoning Application #16-00012 with
11 proffered conditions