

STAFF EVALUATION

To: City Council

Prepared By:

Lucy Stoll

727-6301

Reviewed By:

Michael Hayes, AICP

727-6140

Bonnie Brown, Sr. Asst. City Attorney

Case No.: Rezoning Application No. 17-00005

Date: October 11, 2017

General Information

Applicant

City of Hampton

Property Owners

City of Hampton, Transportation District Commission Hampton Roads, Cemetery, and A W E Bassette IV, Davis Young, Julia Bassette, et al.

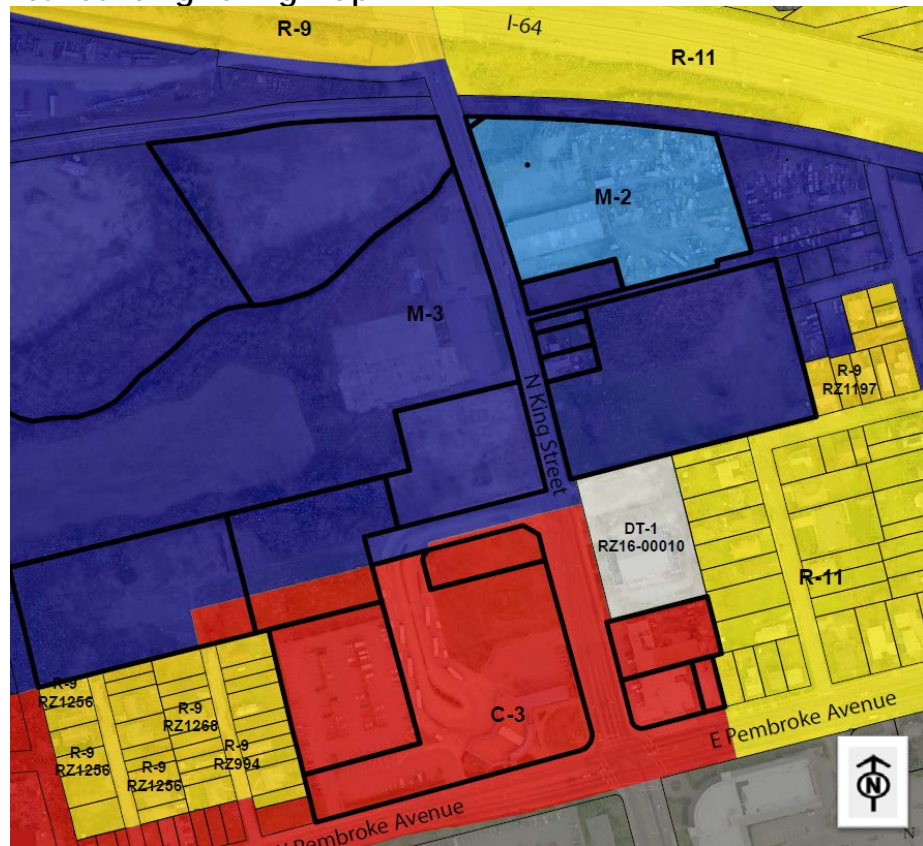
Site Location

11 E Pembroke Avenue, 2 W Pembroke Avenue, 400, 418, 650, 700, 701, 704, 707, 712, 718, 727 and 732 N King Street , two unaddressed properties on N King Street, two unaddressed properties on Randolph Street, and an unaddressed property on W Pembroke Avenue [LRSNs 2003520, 2003539, 2003521, 2003522, 2003525, 2003526, 2003535, 2003527, 2003534, 2003528, 2003532, 8000825, 2003533, 2003540, 13002366, 2003537, 2003536, and 2003538 respectively]. Sites are outlined in thick black borders below.



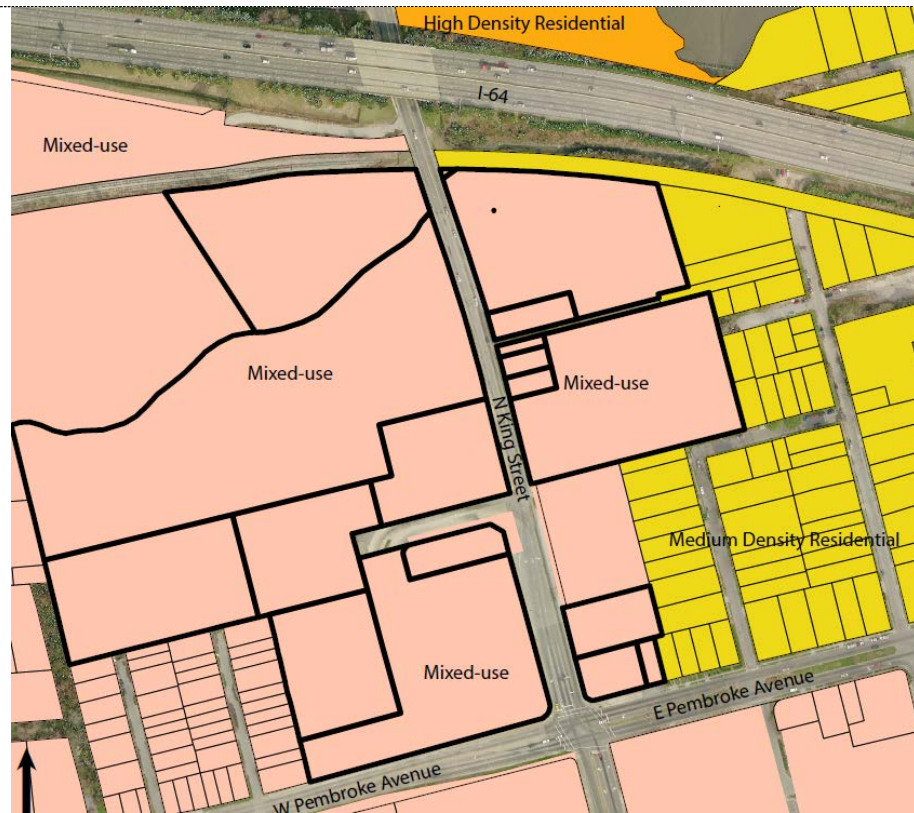
<i>Requested Action</i>	To rezone 28.52 ± acres from Light Manufacturing District (M-2), Heavy Manufacturing District (M-3), and General Commercial District(C-3), to Downtown Business District (DT-1).
<i>Description of Proposal</i>	The purpose of this rezoning is to implement the Downtown Master Plan by rezoning properties that are currently zoned incompatibly with the future land use plan and Downtown Vision.
<i>Existing Land Use</i>	Vacant, Cemetery, Parking Lot, Bus Station
<i>Zoning</i>	Properties are currently zoned M-2 Light Manufacturing (LRSNs 2003533, 13002366), M-3 Heavy Manufacturing (LRSNs 2003525, 2003526, 2003527, 2003528, 2003532, 2003534, 2003535, 2003536, 2003537, 8000825,) and C-3 General Commercial (LRSNs 2003520, 2003521, 2003522, 2003536, 2003537, 2003538, 2003539, 2003540).
<i>Surrounding Land Use and Zoning</i>	Existing uses in this area are varied and include cemeteries, single family homes, vacant land, a brewery, green space, and a bus station.

Surrounding Zoning Map:



<i>Public Policy</i>	Future Land Use: All the properties included in this rezoning are designated as Mixed-Use in the future land use plan.
----------------------	--

Future Land Use Map:



The Hampton Community Plan (2006, as amended) includes land use objectives and policies that are relevant to this proposal.

Policies relevant to this application include the following:

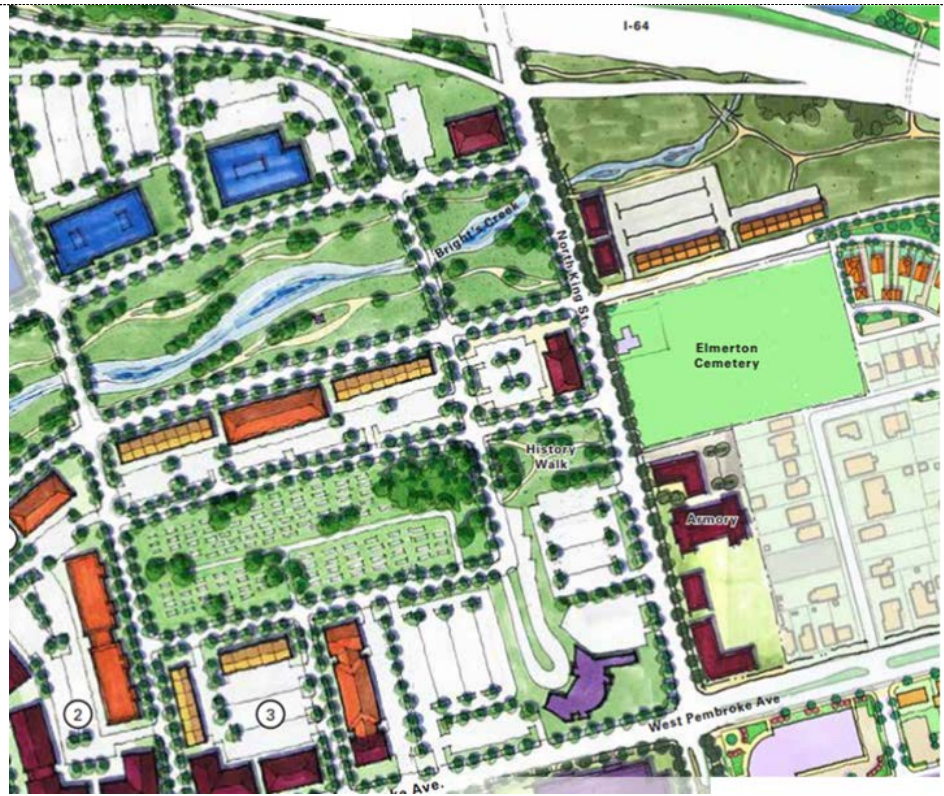
Land Use and Community Design Objective 3: Promote compatibility and synergy among different land uses.

LU-CD Policy 1: Play an active role in the land development process.

LU-CD Policy 5: Promote increased compatibility, interdependence, and support among the city's neighborhoods, districts, and corridors

LU-CD Policy 31: Encourage a mix of land uses that is appropriate for each district. Promote the efficient use of land and high quality urban design.

The Downtown Master Plan (2004, as amended) also has recommendations for this area. As shown in the illustration below, Downtown Master Plan recommends mixed-use buildings directly on N. King Street, with office and residential uses along Bright's Creek. The historical cemeteries remain and are recommended to be enhanced with a "history walk."



Analysis

Rezoning Application No.17-00005 is a request to rezone 18 properties comprising 28.52± acres of land located north of Pembroke Avenue and south of Settlers Landing Road and generally on either side of North King Street. This application is to rezone these properties from Light Manufacturing District (M-2), Heavy Manufacturing District (M-3), and General Commercial District(C-3), to Downtown Business District (DT-1).

The purpose of this rezoning application is to implement the Downtown Master Plan (2004, as amended). The Downtown Master Plan, originally adopted in 2004, was updated in June 2017. Included in the update were more specific recommendations for the Bright's Creek and Armory District Redevelopment area, which was previously only touched on briefly with high-level strategies. The Downtown Master Plan recommends mixed-use buildings directly on North King Street, and office and residential uses (medium and high density) along Bright's Creek.

The city and the Hampton Redevelopment and Housing Authority (HRHA) has spent a number of years acquiring properties in this area in order to better implement the recommendations of the plan. At this time, all but four of the properties included in the rezoning proposal are owned by the city or HRHA. Of those four, three are cemeteries which are unlikely to cease operation or be redeveloped. These are already legal nonconforming uses in their current zoning, and will continue to be legal nonconforming uses under DT-1. The Master Plan also shows those properties remaining as cemeteries in the future. The fourth property operates as a bus terminal, which is permitted by-right in DT-1.

The Hampton Community Plan (2006, as amended) calls for this area, and all the subject properties, to be mixed-use. This is in alignment with the recommendations in the Downtown Master Plan and the city's desire to create a mixed-use downtown. The existing zoning on these properties, M-2, M-3 and C-3, are incompatible with the future land use plan and the vision for Downtown. For example, C-3, M-2 and M-3 do not allow for any residential uses (with the exception of resident caretaker dwelling for M-2 and M-3). Rezoning these properties to DT-1 will allow the city to implement the Downtown Master Plan, and the future land use plan.

Staff and Planning Commission recommend **approval** of Rezoning Application No. 17-00005.