

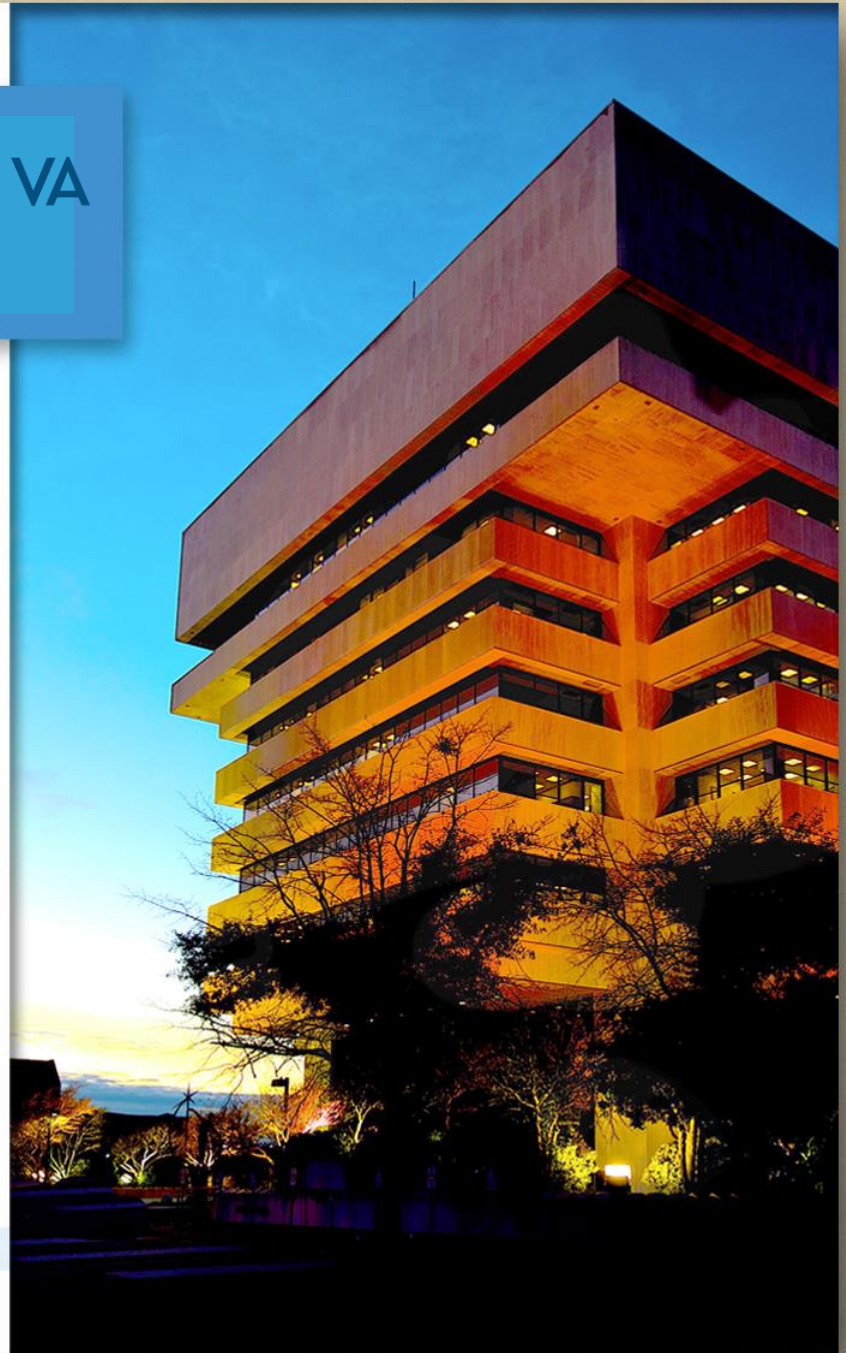


**Rezoning Application  
No. 24-0462  
&  
Use Permit Application  
No. 24-0463**

***1814 Kecoughtan Road***

***Cavalier Homes, LLC***

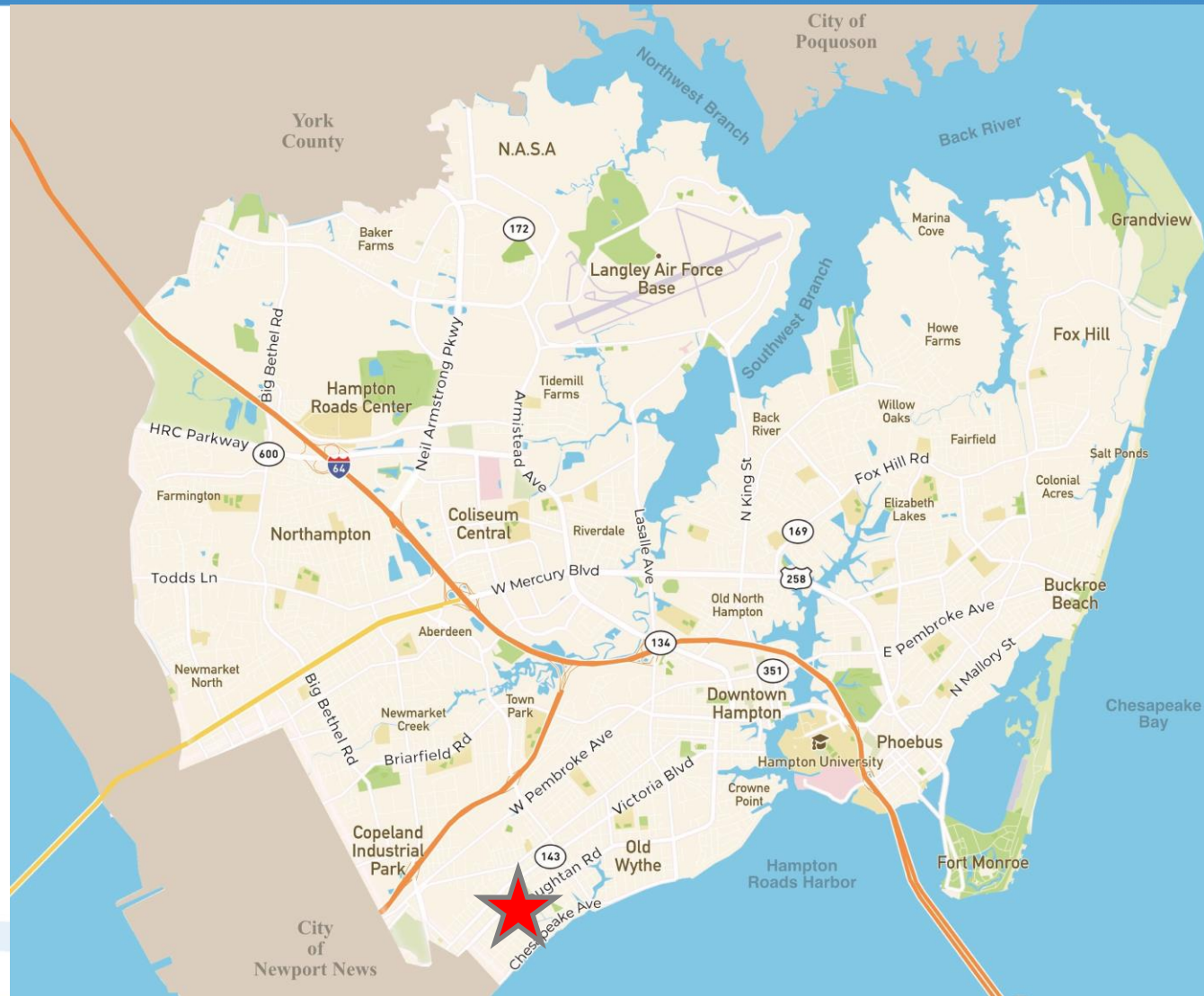
**Planning Commission  
November 21, 2024**



# Application

Rezone the parcel located at 1814 Kecoughtan Road from Neighborhood Commercial (C-1) and One Family Residential (R-11) Districts to Multifamily Residential (MD-4) District with conditions

# Location Map



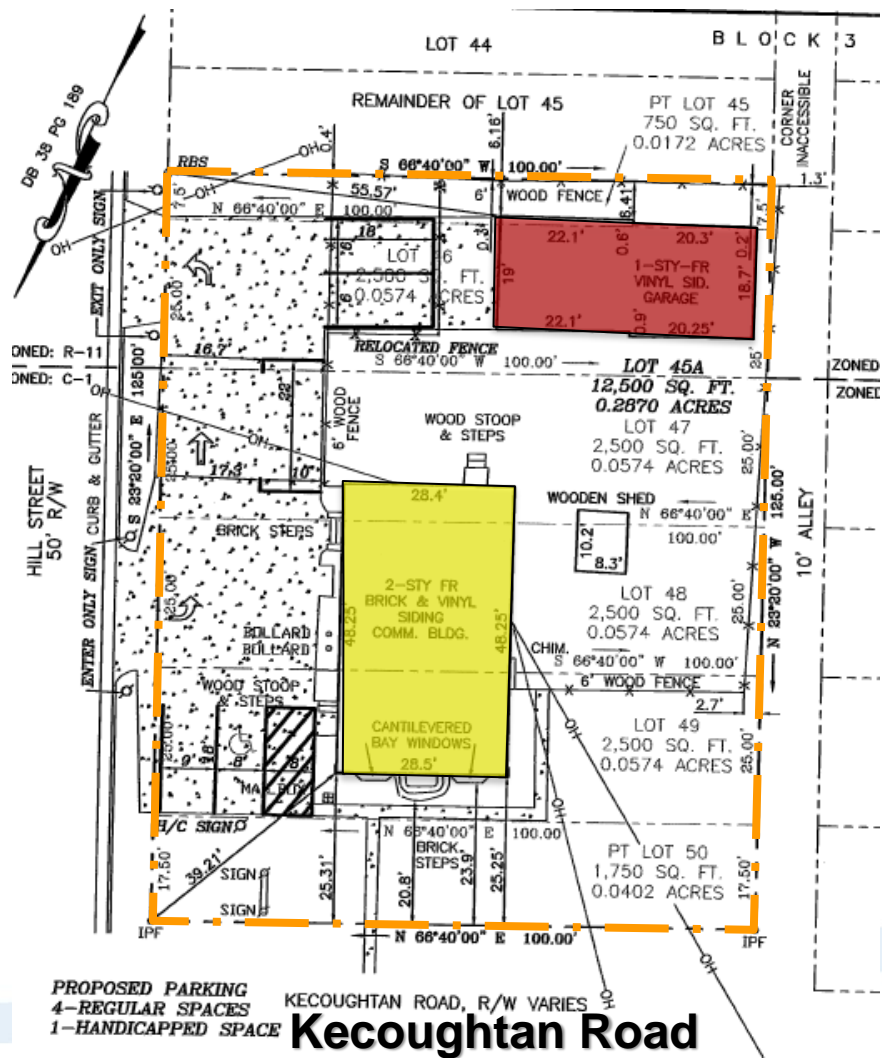
# Location Map



# Proposal

- Continue to use existing building and parking
  - Change use from commercial to residential
  - Add enhanced landscaping to the property
- 

# Lot Layout



# Building Elevations

## Kecoughtan Side



① NORTH ELEV  
1/4" = 1'-0"

## Hill Side



② EAST ELEV  
1/4" = 1'-0"

- NEW ASPHALT SHINGLE ROOF
- NEW FASCIA BOARD
- NEW DOUBLE HUNG VINYL WINDOWS
- NEW 4" VINYL SIDING
- NEW K-STYLE GUTTERS
- EXISTING BRICK
- NEW EXTERIOR DOOR
- NEW P.T. WOOD PORCH, PAINTED
- NEW VINYL BAY WINDOWS

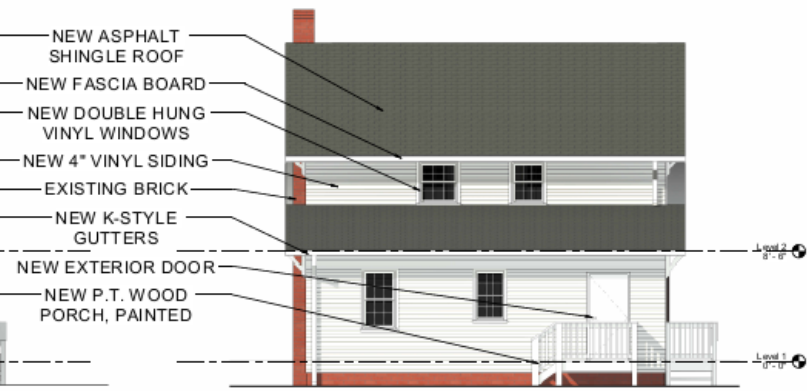
Level 2  
9'-0"

Level 1  
0'-0"



③ WEST ELEV  
1/4" = 1'-0"

## Inside



④ SOUTH ELEV  
1/4" = 1'-0"

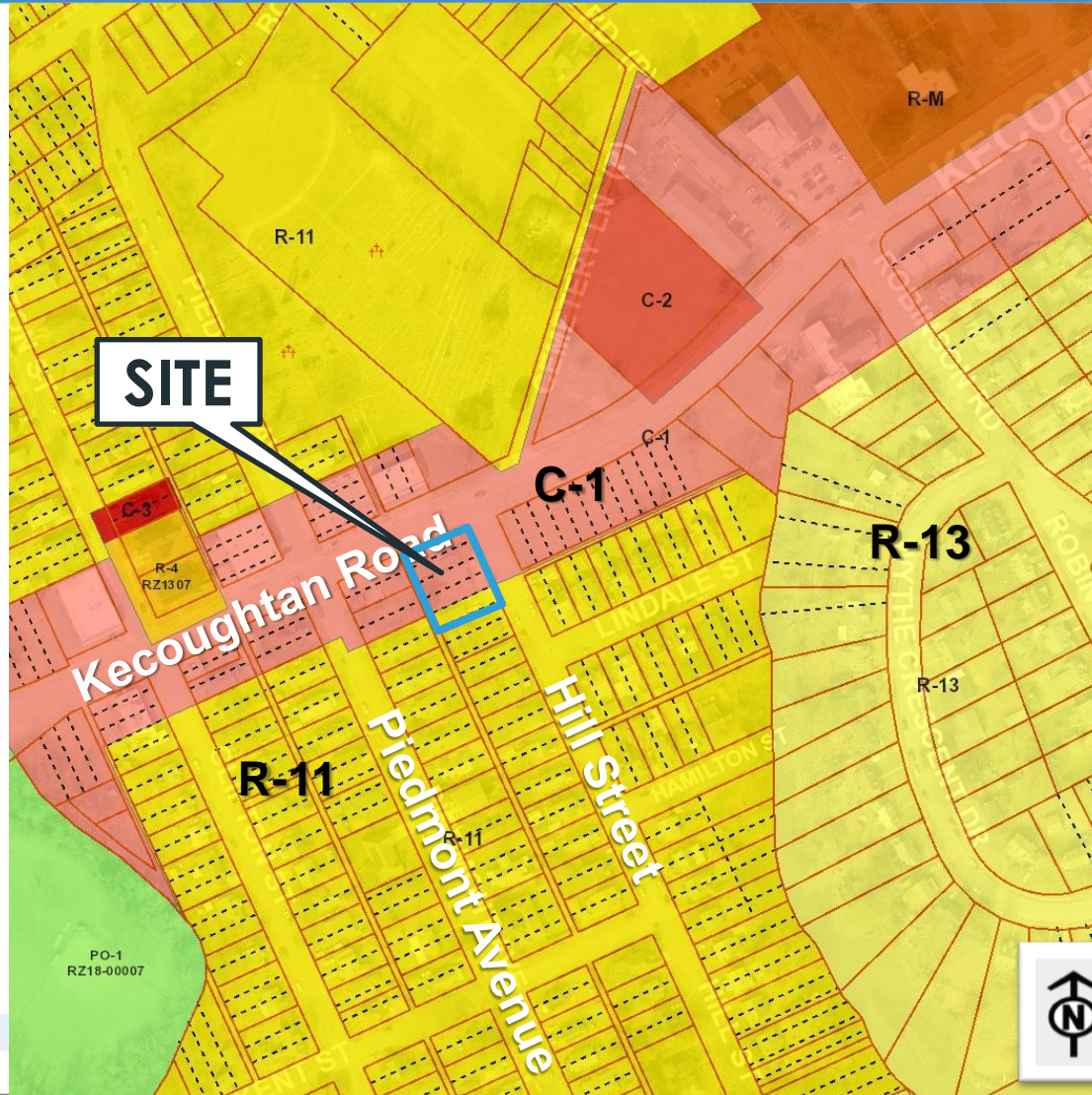
## Backside

- NEW ASPHALT SHINGLE ROOF
- NEW FASCIA BOARD
- NEW DOUBLE HUNG VINYL WINDOWS
- NEW 4" VINYL SIDING
- EXISTING BRICK
- NEW K-STYLE GUTTERS
- NEW EXTERIOR DOOR
- NEW P.T. WOOD PORCH, PAINTED

Level 2  
9'-0"

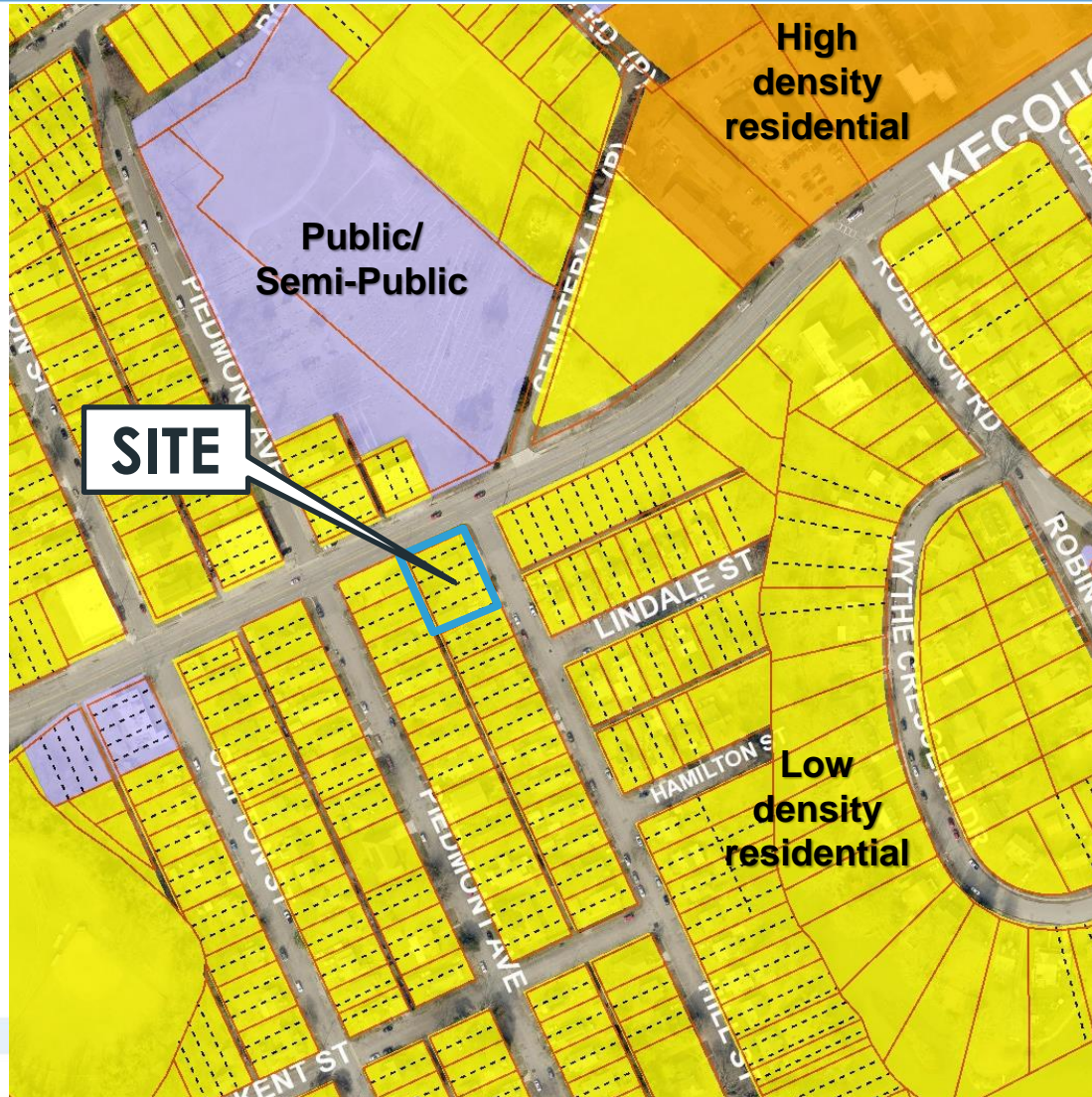
Level 1  
0'-0"

# Zoning Map

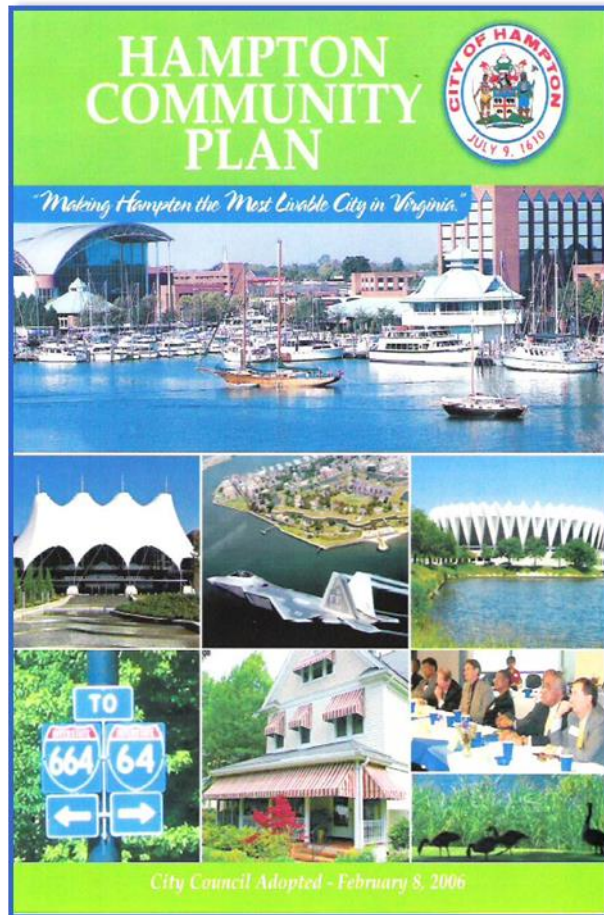




# Land Use Map



# Public Policy



Hampton Community Plan (2006, as amended)

**LU-CD Policy 3:** Encourage and maintain a diverse mix of housing types and values

**LU-CD Policy 7:** Safeguard the integrity of existing residential neighborhoods

**LU-CD Policy 17:** Promote and enhance the identity and scenic qualities of city corridors and gateways

# Public Policy

## Kecoughtan Road Corridor Master Plan



- Move Kecoughtan Road toward a residential boulevard with key commercial intersections
- Improve Kecoughtan Road, properties fronting Kecoughtan Road, as a positive front door to adjacent neighborhoods
- West Kecoughtan Road Gateway: Redevelop or reuse underutilized commercial properties for new residences

# Proffered Conditions

- Adherence to concept plan
- Exterior improvements to the building
- Landscape plan
- Removal of commercial sign

\*Complete Recommended Conditions found in PC Package

# Use Permit Conditions

- Adherence to rezoning proffers
- Location and screening should a dumpster be used for trash collection

\*Complete Recommended Conditions found in PC Package

# Community Meeting

- Held November 15, 2024

# Analysis

- Furthers adopted policy for the Kecoughtan Road Corridor
- Brings a structure originally built as a residence back to residential use
- Diversifies housing opportunity in the Greater Wythe area
- Improves the image of the Kecoughtan Road corridor

# Conclusion

- Applicant opportunity to present
- Public hearing
- Action
  - Staff recommends **APPROVAL** of RZ No. 24-0462 with nine (9) proffered conditions
  - Staff recommends **APPROVAL** of UP No. 24-0463 with seven (7) conditions