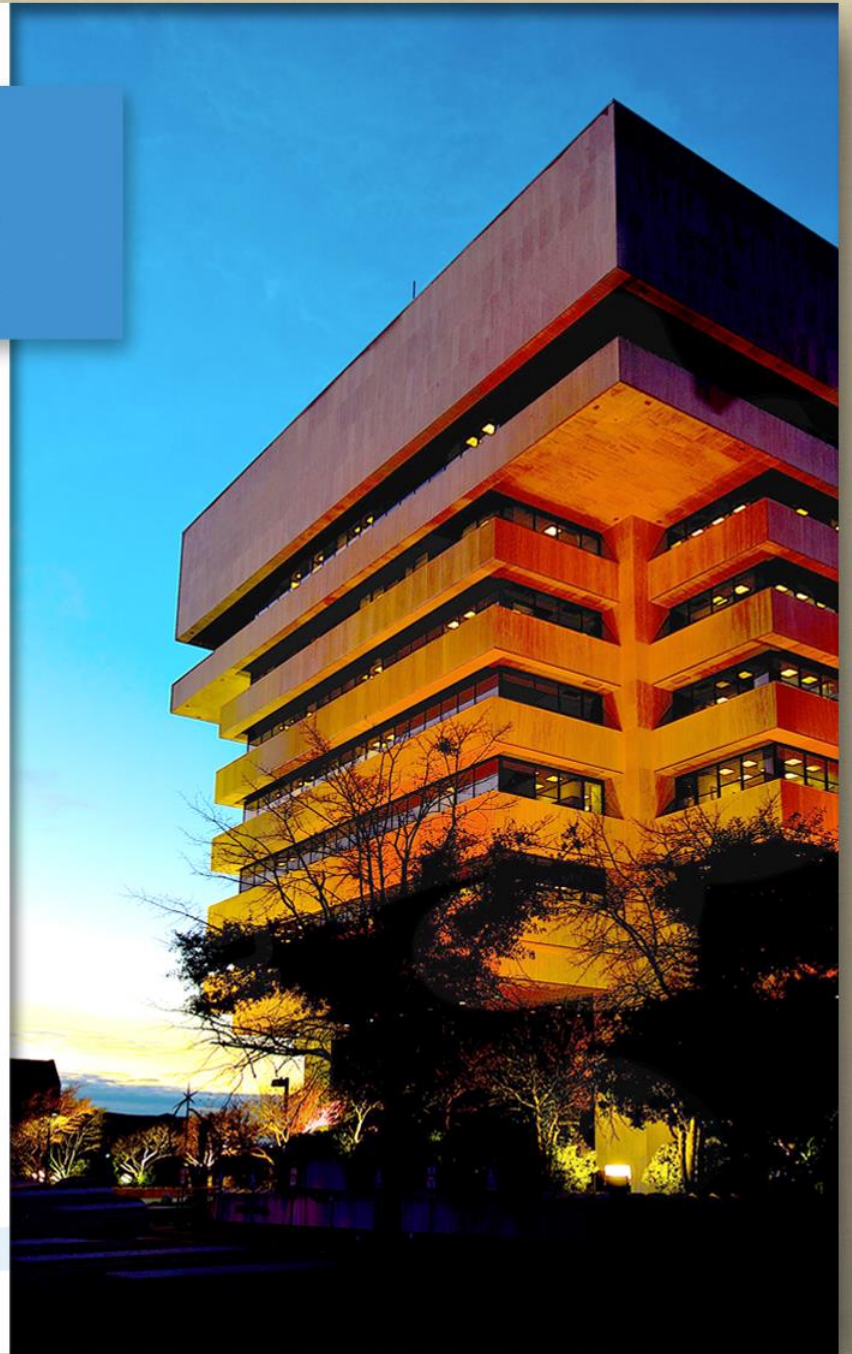


HAMPTON VA

**Items No. 22-0292
& No. 22-0293**

***924 Old Big Bethel Road
Romero Properties***

**City Council
January 11, 2023**



Application

Rezone 1.37+ acre parcel from Residential Transition (RT-1) District to Multifamily Residential (MD-4) District with proffered conditions

Use permit to allow multifamily dwellings

Previous Deferral

New proffers introduced at the December City Council meeting.

Reduce the number of units
Amended concept plan
Some other detail changes

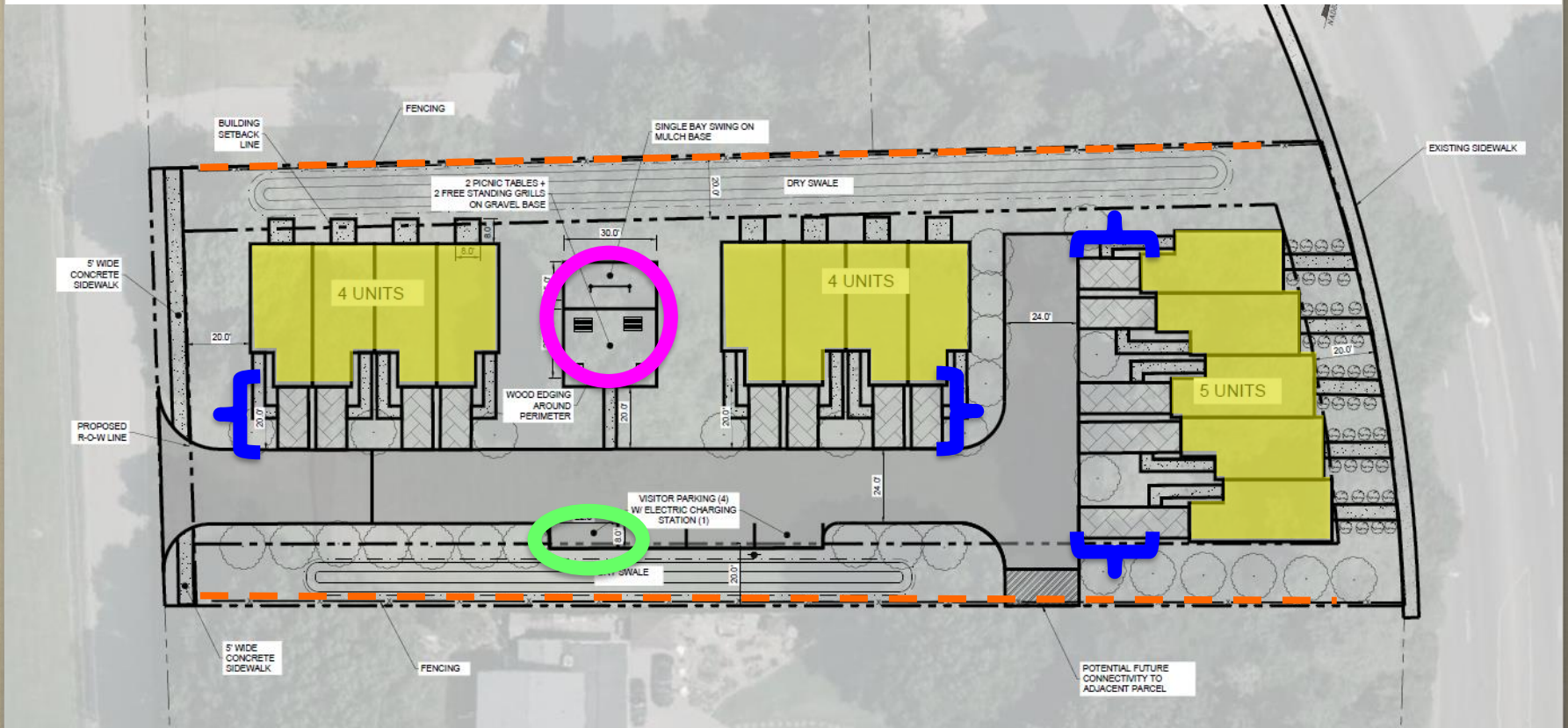
Location Map



Location Map



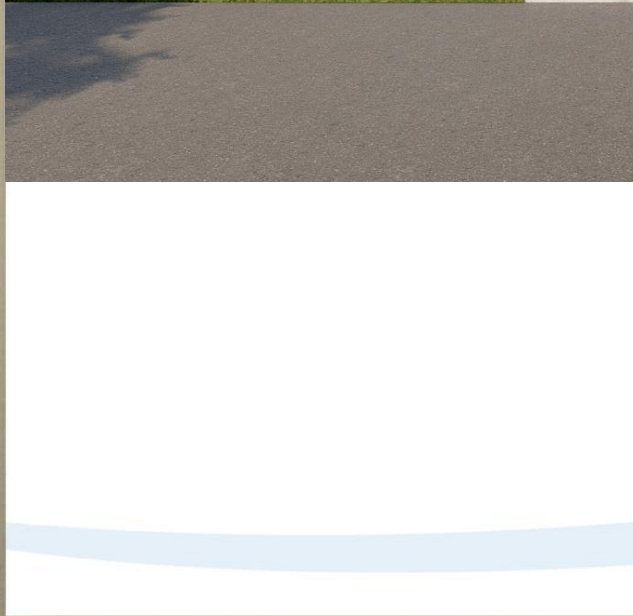
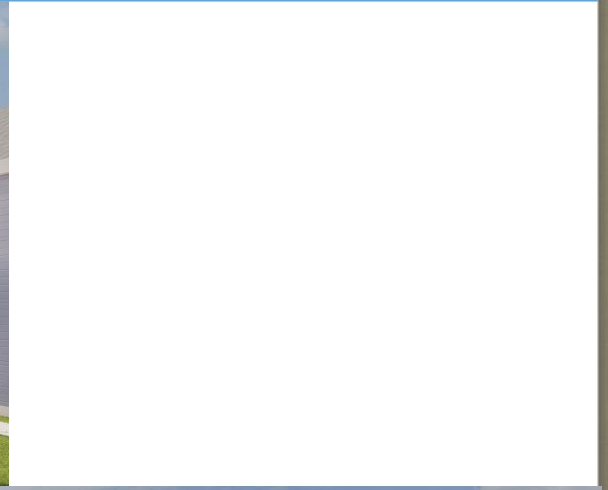
Proposal



Proposal



Proposal



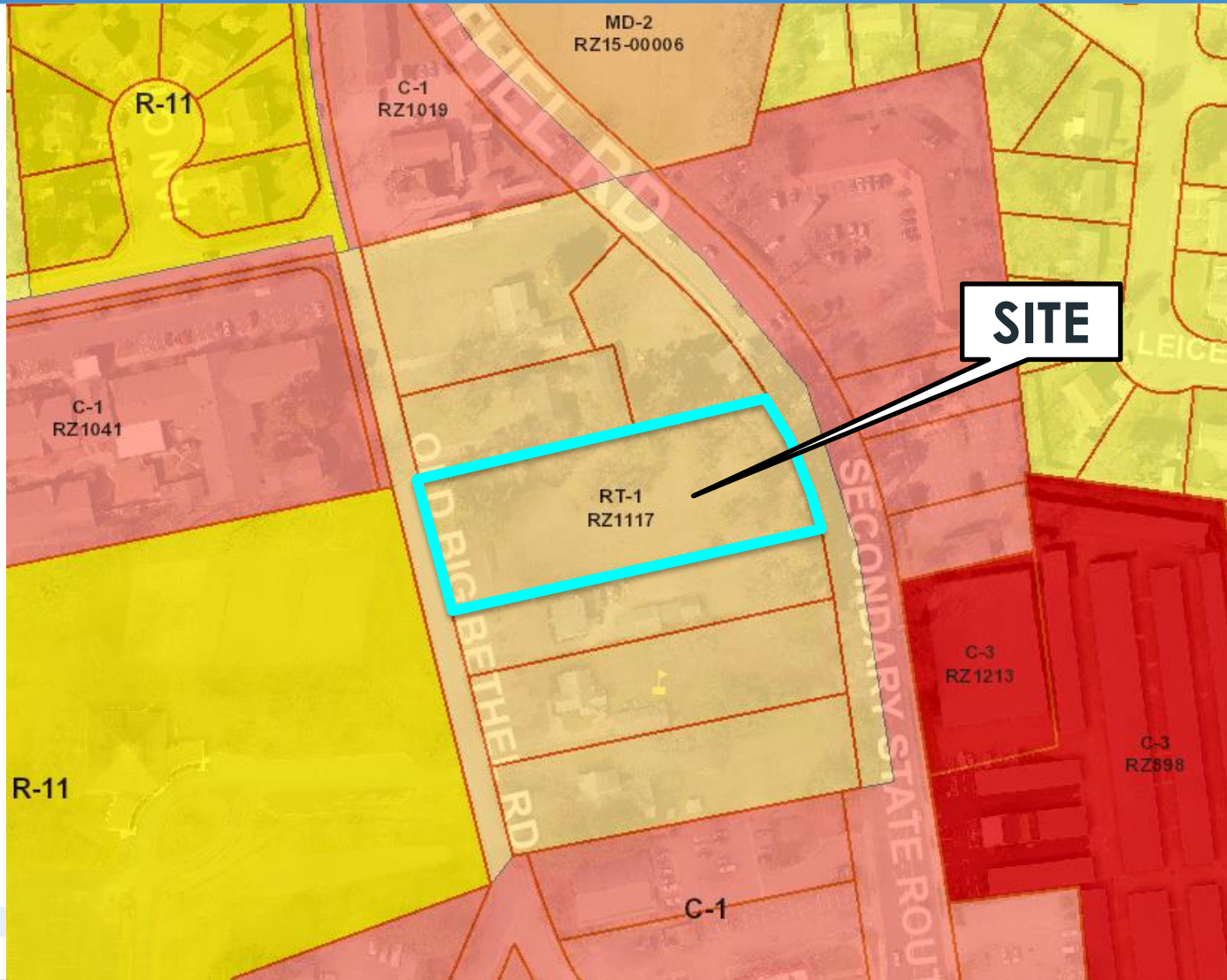
Proposal



Proffered Conditions

- Land Use:
 - Multifamily Use
 - Max. of 13 units (Density of 10 DUA)
- Substantial Conformance with Conceptual Plan and Elevations
- High quality building & fencing materials
- Community amenity
- Resilient & sustainable elements

Zoning Map



Zoning History: RZ1117

- Spring 2000 comprehensive rezoning
 - Widely supported by neighborhood
- Compromise between residential character and expanded commercial uses
- RT-1 as an appropriate transition between single family to non-residential uses

Current Zoning : RT-1

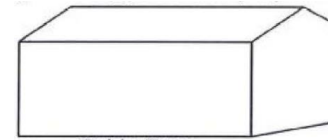
Residential Transition District Intent:

- (a) ... serves as a **buffer** between single-family residential districts and major arterial streets;
- (b) ... allows only **uses compatible with single-family development**, recognizing that these uses may be **interspersed** with residential development along the corridors;
- (c) ... maintain the existing **residential scale** along the corridors; and
- (d) ... **not significantly increase traffic** along the corridors, by allowing only those uses that generate no more than two and one-half (2½) times the total average daily traffic trips generated by single-family development, or eighty-eight (88) trips per acre.

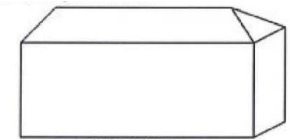
[Z.O. Sec. 8-12(1)]

Current Zoning : RT-1

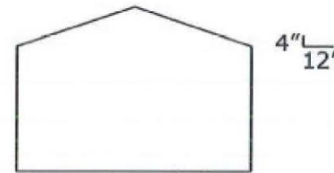
- Allows expanded commercial uses with design standards that maintain residential character
- Townhomes : by-right
- Multifamily: use permit



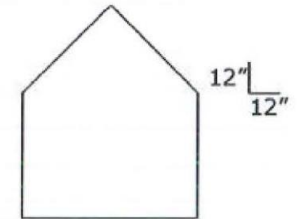
Gable Type



Hip Type



Minimum Roof Slope:
4" Vertical : 12" Horizontal



Maximum Roof Slope:
12" Vertical : 12" Horizontal



Typical roof lines with periodic breaks in plane.



Current Zoning : RT-1

(d) All uses permitted shall be permitted up to a maximum building size of **five thousand (5,000) square feet of floor area per acre**, except that religious facilities, funeral homes, hospitals, sanitariums, convalescent or nursing homes, or adult care residences shall be permitted up to a maximum building size of twelve thousand (12,000) square feet of floor area per acre

[Z.O. Sec. 8-12(7)(d)]

Current Zoning : RT-1

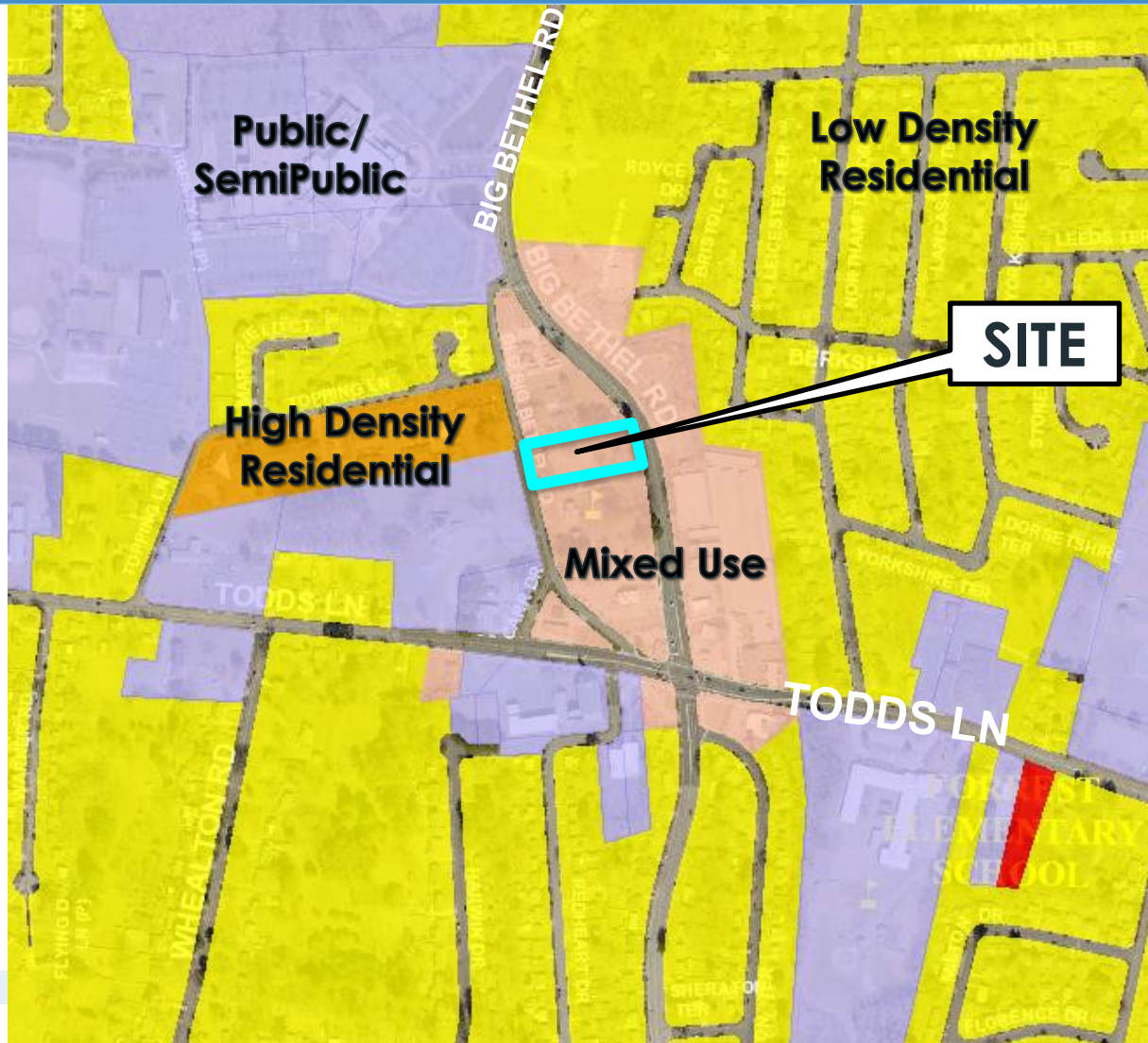


Land Use Map

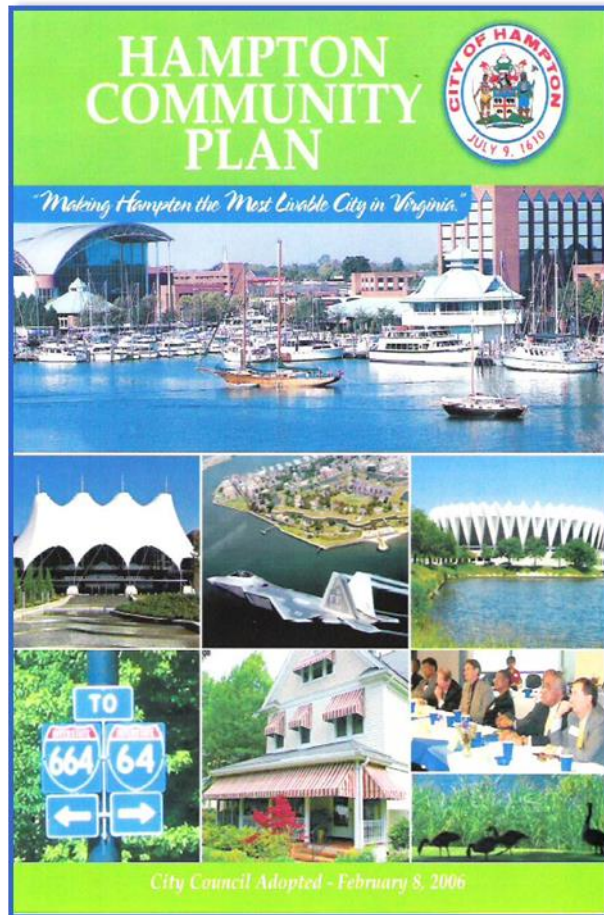


- **City Corridors:** Relatively high traffic volumes that may affect the type and character of adjacent development.
 - Big Bethel identified as **Residential Corridor with Commercial Nodes**
- **Mixed Use:** Development of two or more compatible uses within one parcel, building structure, or the same block.

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 29:** Encourage high quality new developments that are compatible with surrounding neighborhoods.
- **LU-CD Policy 36:** Protect adjacent neighborhoods and promote compatible land uses within the city's residential corridors. Compatible uses include medium to low density residential...

Analysis

- Supported by Community Plan
 - Mixed Use node: Med. Density Residential (12 DUA)
 - Allows for connected phased development
 - Incorporates resilient & sustainable elements
- Consistent with basis for RT-1 comprehensive rezoning

Use Permit

Recommended Conditions

- Compliance with proffered conditions
- Maintenance and installation of community amenities
- EV charging station signage

*Additional Recommended Conditions found in PC Package

Recommendation

Staff recommends **approval** of
RZ 22-0292 with conditions &
UP 22-0293 with eight (8) conditions

Planning Commission recommends
denial of RZ 22-0292 & UP 22-0293