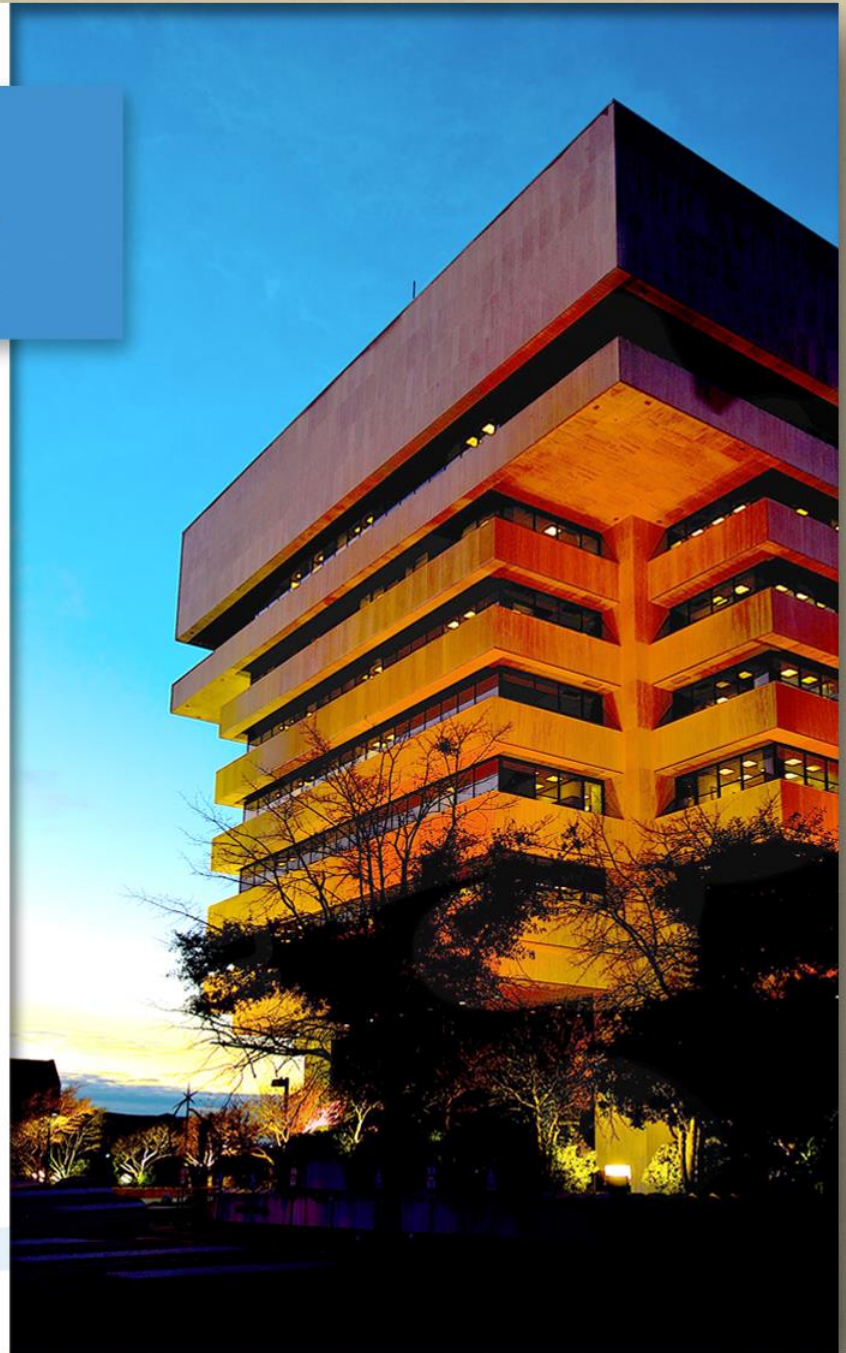


HAMPTON VA

Rezoning Application #16-00012

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

**City Council
July 12, 2017**



Application

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

R-4 Intent and Application

(1) Contiguous lots collectively comprising a minimum of twenty-four thousand (24,000) square feet of land area to justify consideration for applying the R-4 District within the context of the recommendations of the comprehensive plan and the surrounding zoning and development pattern; or

(2) Geographic areas within the boundaries of **adopted master plans**, small area plans or neighborhood plans which recommend residential development on lots meeting R-4 standards and are further **governed by a city adopted pattern book** to which any development shall conform.





Berkley Drive

N Mallory Street

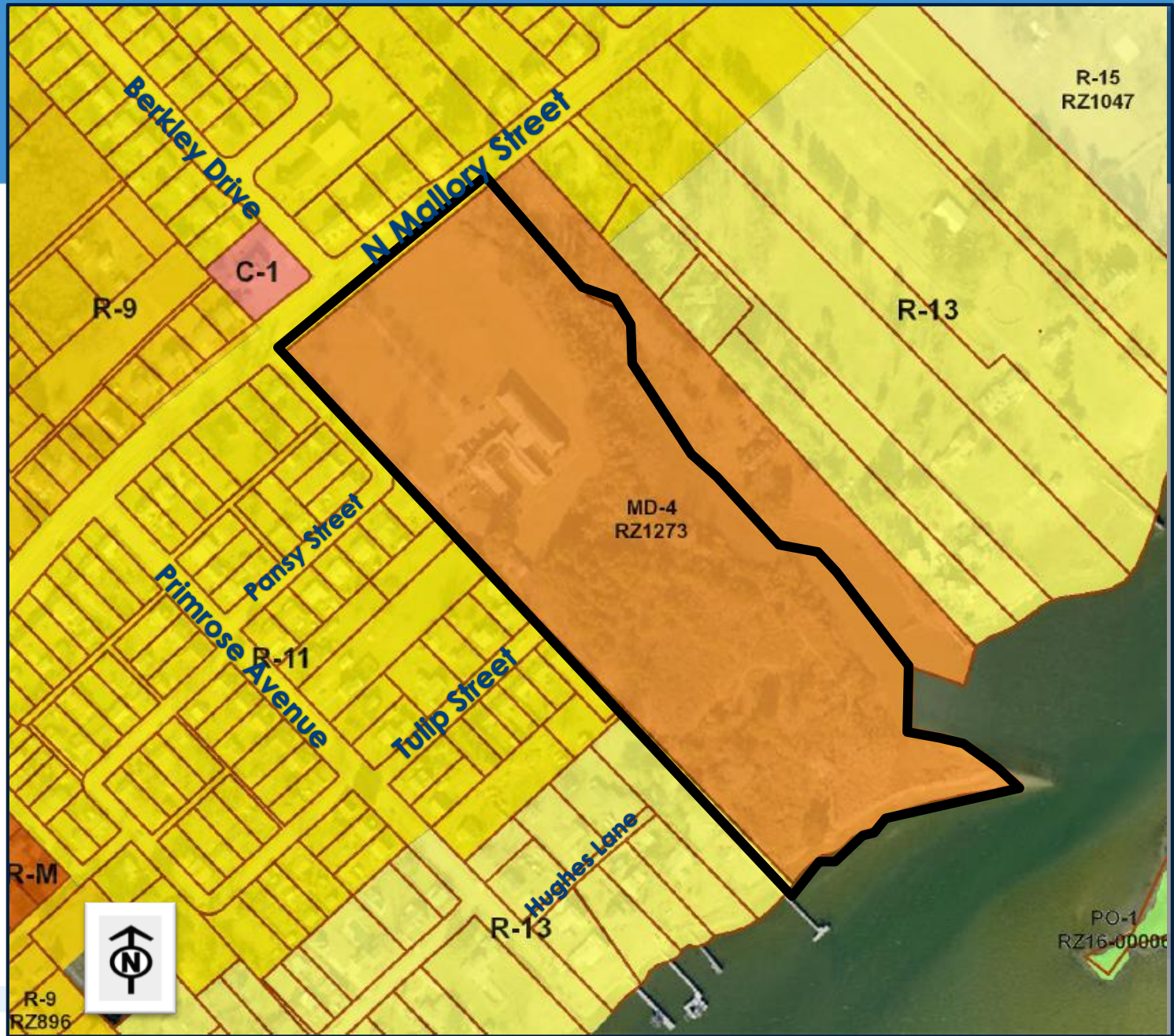
Violet Street

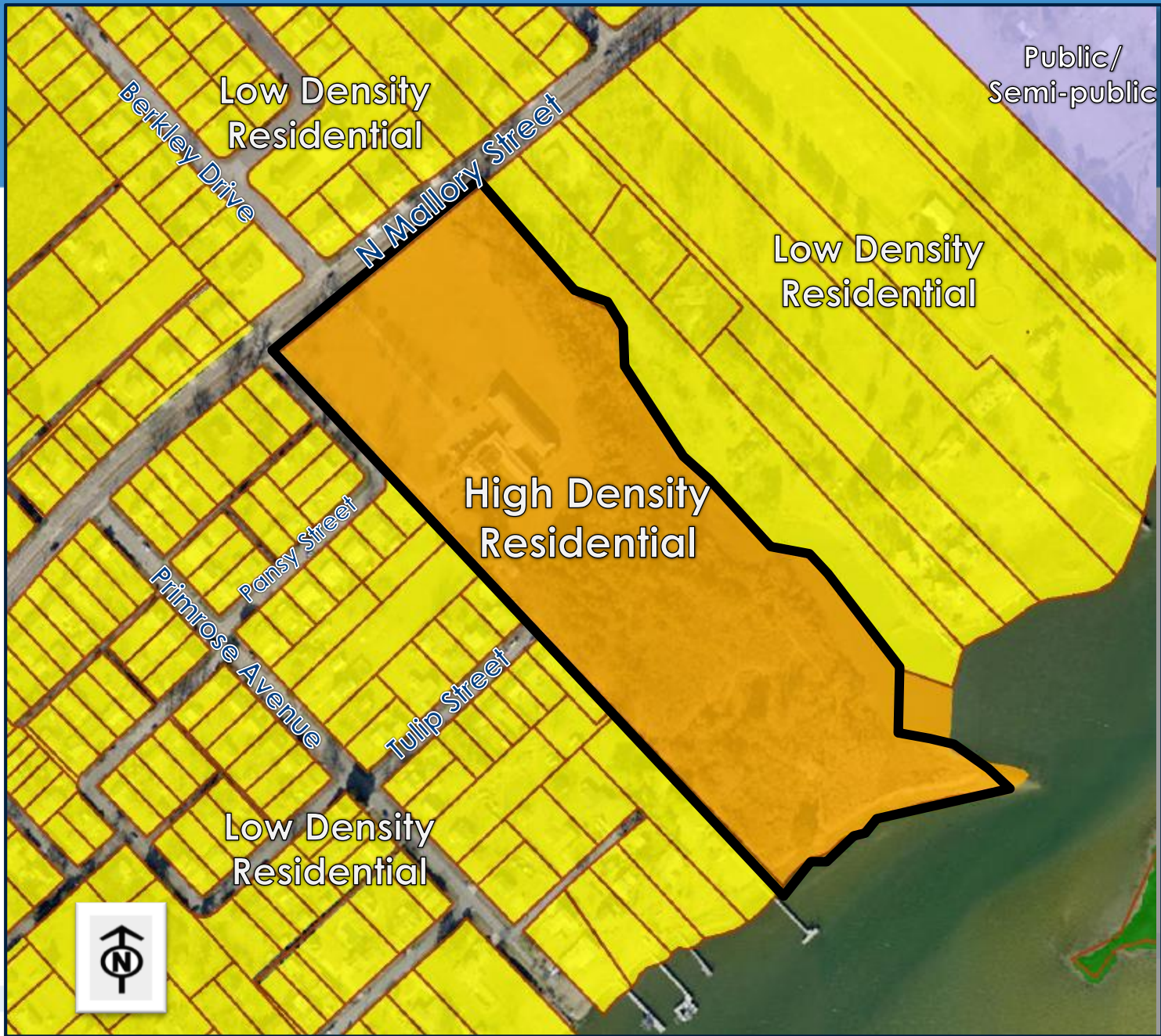
Pansy Street

Primrose Avenue

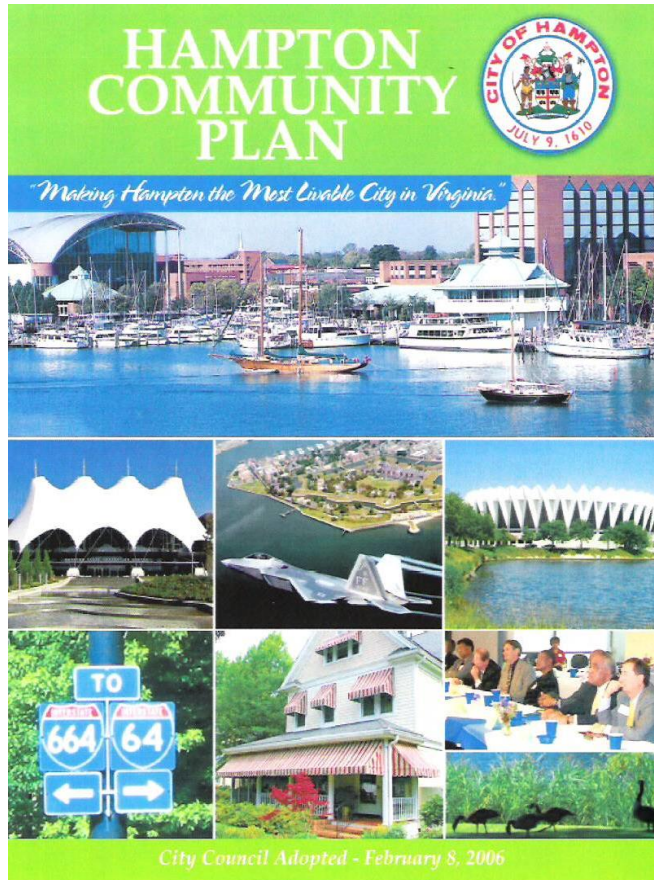
Tulip Street







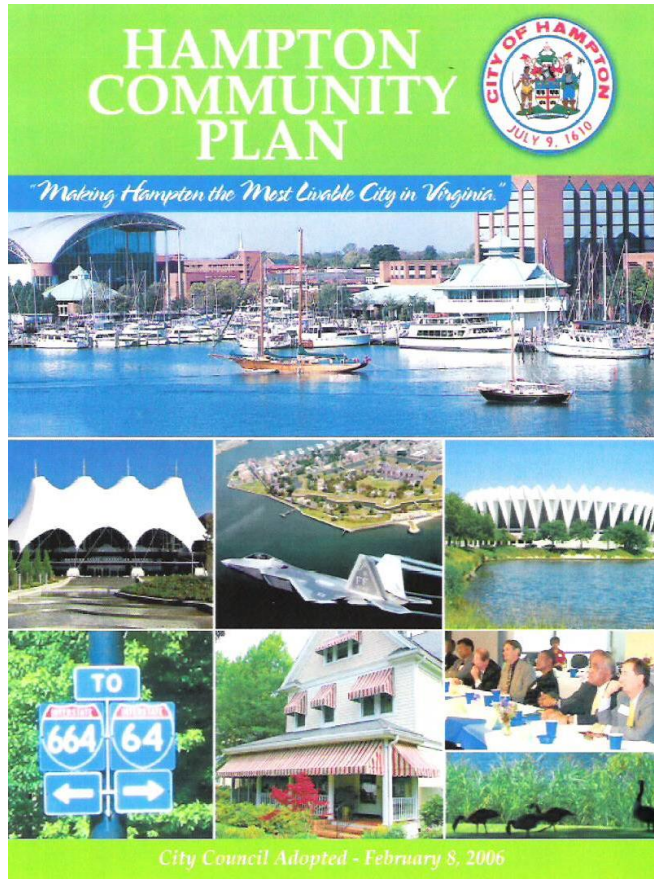
Public Policy



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



- 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

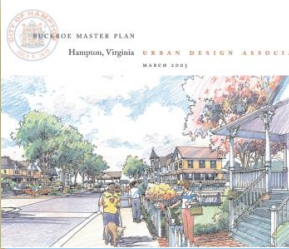
URBAN DESIGN ASSOCIATES

MARCH 2005

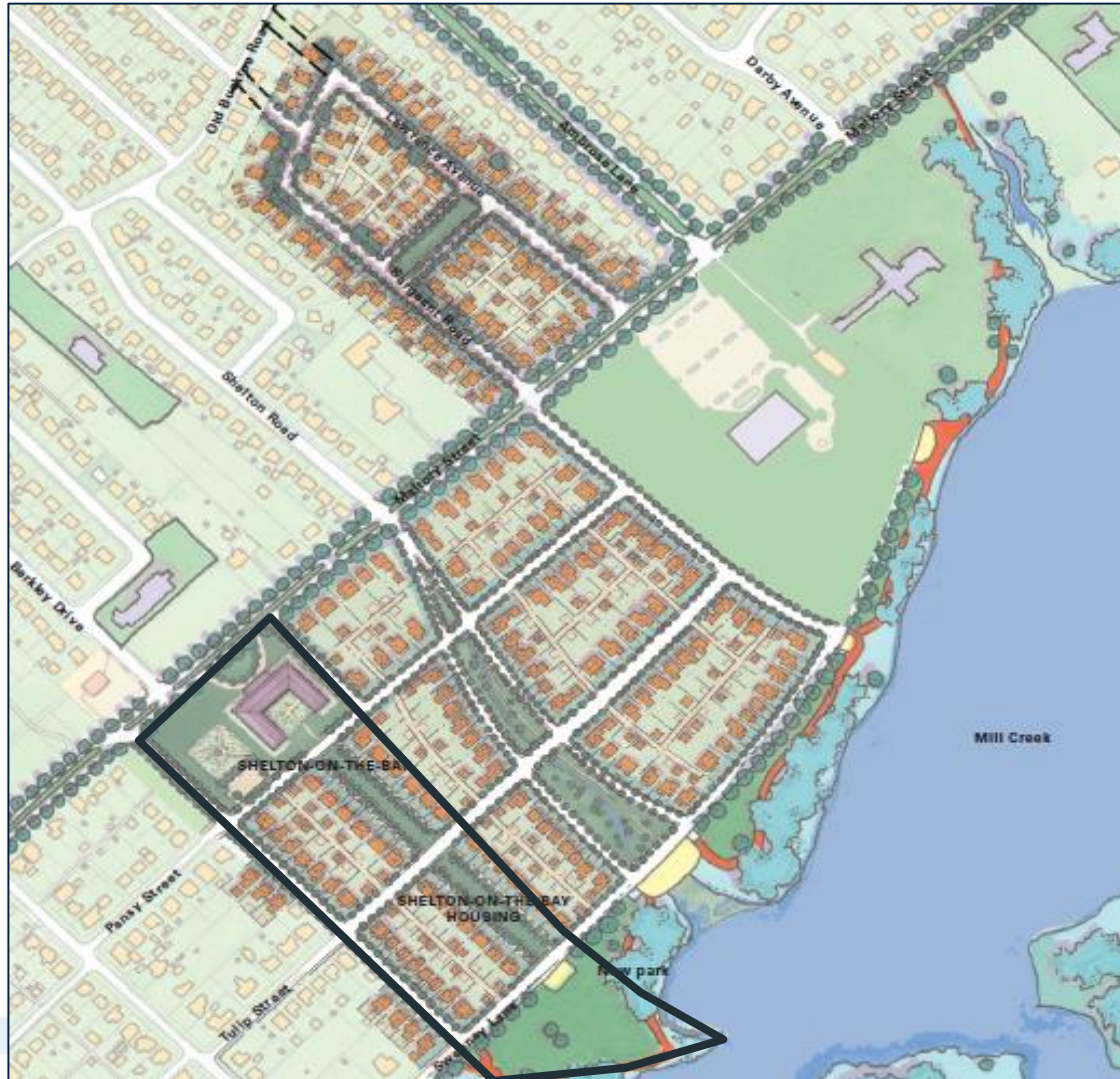


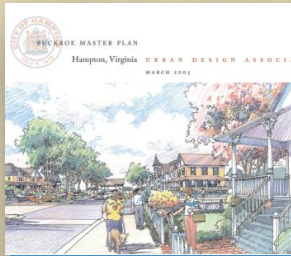
(2005, as amended)

- 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



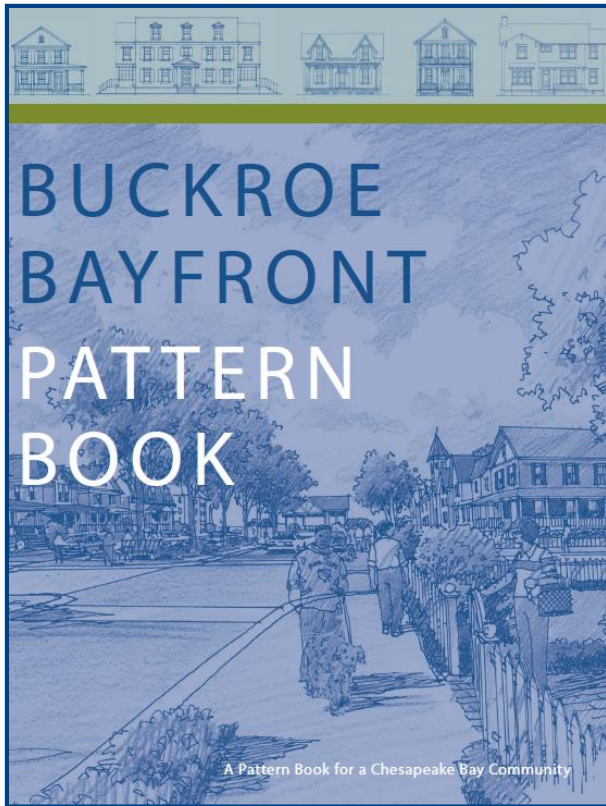


Public Policy



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

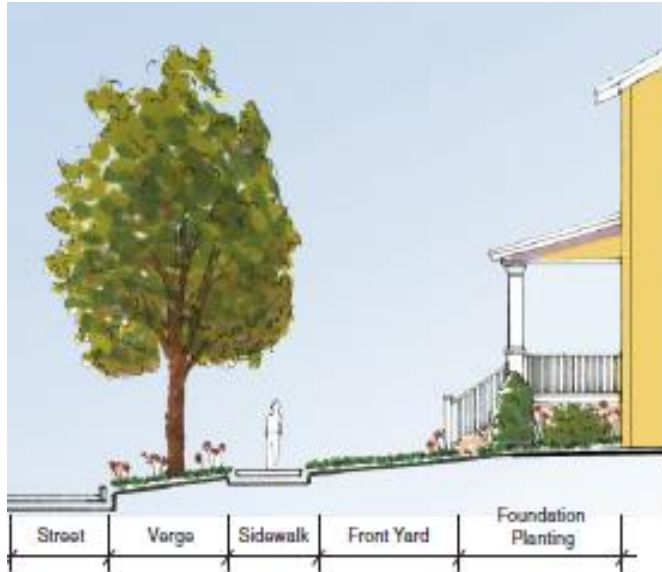
Public Policy



(2007, as amended)

- Create sustainable, attractive housing that respects the qualities of the local traditions and landscape.

Public Policy

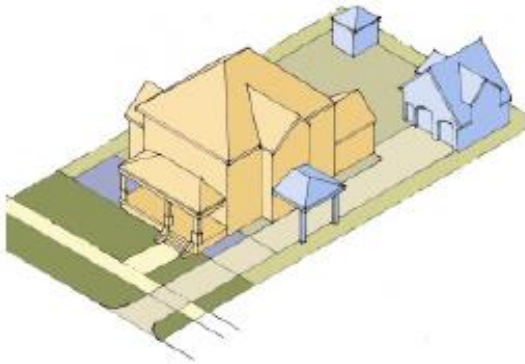


(2007, as amended)

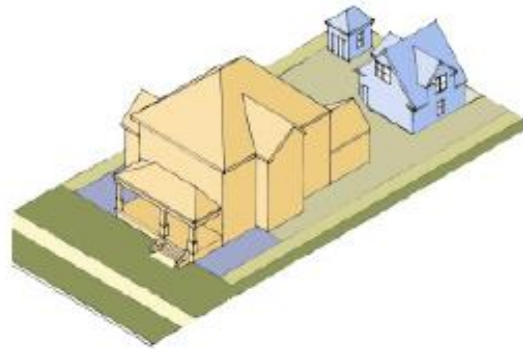
- Pedestrian and neighborhood oriented streetscape, front yard, and home.

Public Policy

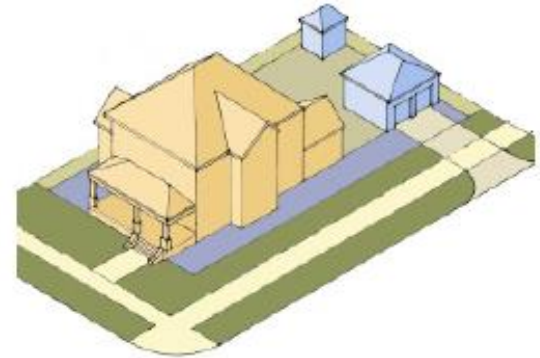
- Driveways should not be dominant elements on house lots.
- Driveways should slip past the house as unnoticeable as possible.



Garage placement for front-loaded interior lot



Garage placement for alley-accessed interior lots



Garage placement for corner lot

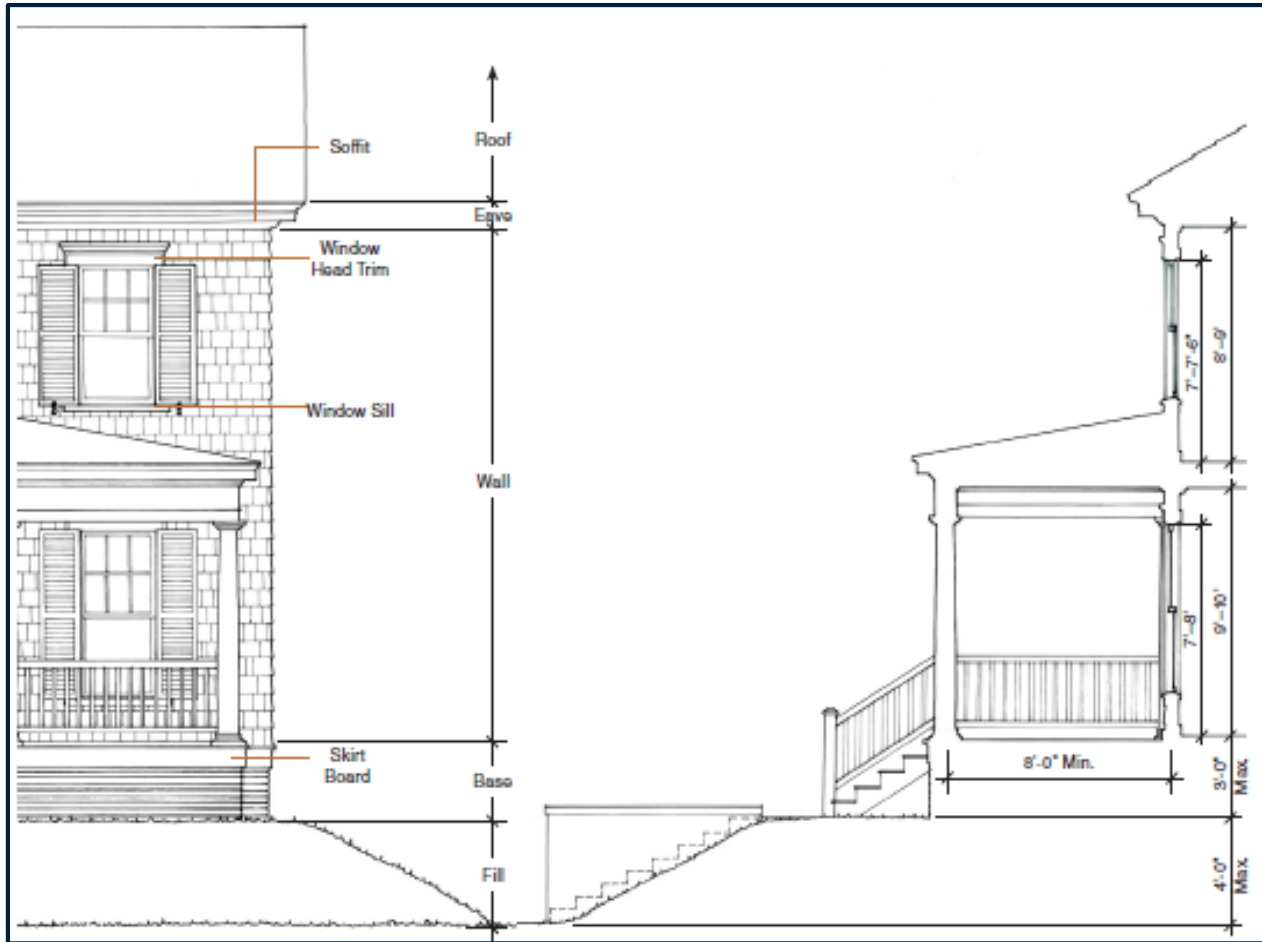
Hampton, VA

6.23.17



Public Policy

- Architectural Patterns



Public Policy

- Colonial Revival



Public Policy

- Romantic



Public Policy

- Arts and Crafts



Application

R-4, Single Family Subdivision:

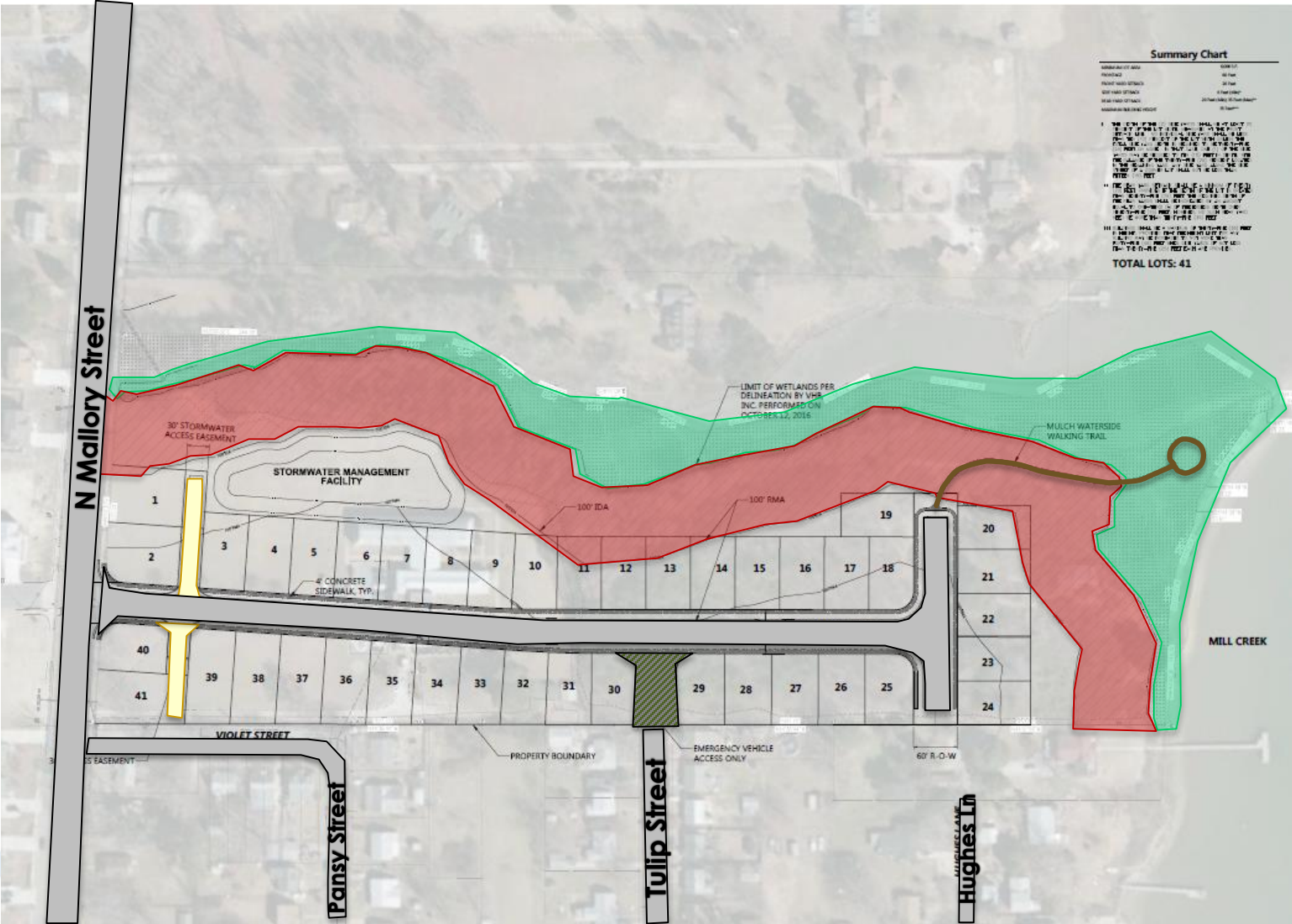
- 16.48± acres
- 41 units
- Proffered concept plan
- 20' front yard setbacks
- R-9 dimensional standards otherwise
- Proffered elevations
- Proffered materials

R-9 Dimensional Lot Standards

Single Family Lot:

- 6,000 sq. ft.
- 60 ft. wide
- Front yard setback: 30'
 - Applicant proposes 20'
- Side yard setback: 25% of lot width split between the two sides
 - 16' combined on a 60' wide lot
 - Minimum of 6' on one side
- Rear yard setback: 20'- 35'
 - Depends upon lot depth

Conceptual Plan



Elevations



Elevations



Elevations



Changes

Concept Plan :

- Maximum of 41 lots.
- Shows path to water
- Removal of required connection to adjacent neighborhood
 - Inclusion required by Subdivision Ordinance

Individual Lots:

- Minimum of 6,000 sq. ft. Up from 5,000.
- Minimum 60' wide. Up from 50'.
- Minimum front yard setback of 20'. Up from 15'.
- Minimum side yard setback of 16' total, 6' on one side. Up from 5' on each side.

Changes

Homes :

- Added 15 elevations
 - Did not remove any
 - Total of 54 potential elevations

Unchanged

Concept Plan :

- General road layout and length
- Homes front on N. Mallory Street with rear access
- Does not integrate natural area

Homes:

- Majority of possible elevations
- Only 50% required to have front porches
- Finishing materials
- Homes elevated approximately 14"-16"

Analysis

R-4 : Intended to facilitate traditional building patterns in Hampton's older neighborhoods. Requires adherence to adopted pattern books in Master Plan areas.

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.

Analysis

Buckroe Master Plan: New nursing home, single family neighborhood extension, waterfront access.

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

Pattern Book: Create sustainable, attractive housing that respects the qualities of local traditions and landscape.

- Minimize driveways, maximize porches.
- Traditional design with coastal tweaks.

Analysis

Subdivision Ordinance:

Requires a street connection to adjacent neighborhood given the length of the new street.

Recommendation

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

Planning Commission: Recommends **Denial** of Rezoning Application #16-00012 with 11 proffered conditions