

STAFF EVALUATION

To: City Council

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Case No.: Rezoning Application No. 15-00003

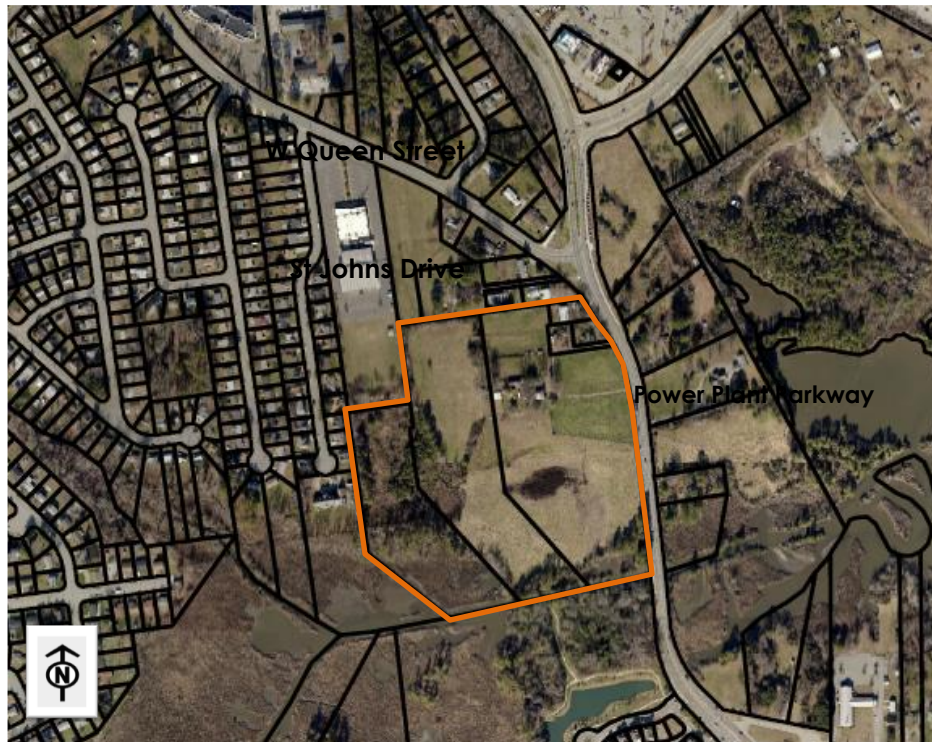
Date: October 14, 2015

General Information

Applicant Franciscus Homes, Inc.

Property Owners Rosalind Slater, James Hunsucker, Hunsucker Family Living Trust, Glenn and Celia Hudgins

Site Location 1625, 1633, and 1635 Power Plant Parkway [LRSNs 3004765, 3004766, 3004773, 3004774, 3004775, 3004776]

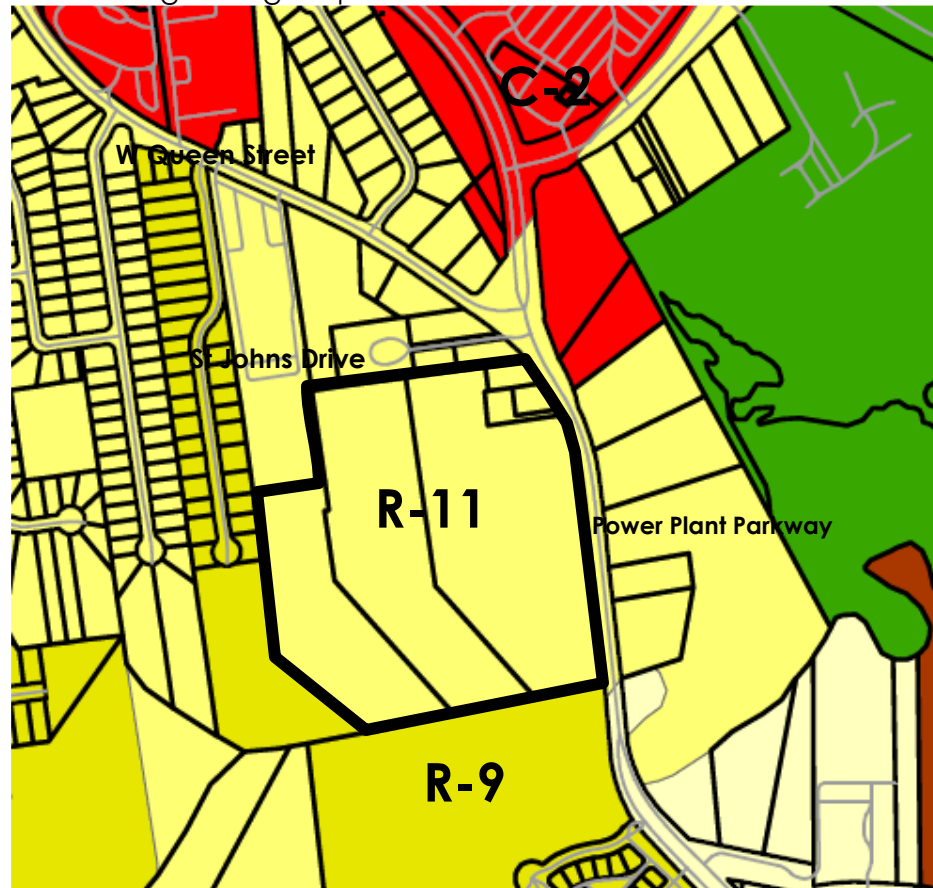


Requested Action To rezone 28.0 \pm acres from One Family Residence(R-11) District to Multiple Dwelling (MD-2) District.

Description of Proposal The development as described in the application includes a series of five unit, two story condominium buildings with a variety of amenities, including a clubhouse and pool, community focal points, such as fire pits and fountains, a system of walking paths, and open space amenities.

Existing Land Use	The properties contain a combination of single family homes and a small horse farm.
Zoning	The property is currently zone R-11, which would permit a single family subdivision. A portion of the property is also overlaid with the Chesapeake Bay Preservation (O-CBP) District and the Flood Zone (O-FZ) District. These factors limit the developable area of the site and will not be changed if the rezoning is approved.
Surrounding Land Use and Zoning	North: R-11, One-Family Residence District; single family residences South: R-9, One-Family Residence District; New Market Creek and single family East: R-9, One Family Residence District; single family residences West: R-11 and R-9, religious facility and single family residences

Surrounding Zoning Map:



Public Policy	As stated on page I-2, the <u>Hampton Community Plan</u> (2006, as amended) is adopted as the guiding policy document for the City of Hampton. These adopted policies promote new investments and help Hampton reach its potential.
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Objectives within the Land Use and Community Design component of the Community Plan include:

- 1) Promote the efficient use of land. Recognize land as a limited resource.

- 3) Promote compatibility and synergy among different land uses.
- 4) Be responsive to market and demographic trends and opportunities.
- 7) Be responsive to fiscal and other tax base implications of land use and community design.
- 8) Recognize environmental constraints and opportunities.

Objectives within the Housing and Neighborhoods component of the Community Plan include:

- 9) Promote a diverse mix of housing values, types, and choices to meet the needs of different income groups, ages, and household types and sizes.

Objectives within the Environmental Stewardship component of the Community Plan:

- 5) Protect and improve the natural features around Hampton.
- 15) Expand opportunities for enjoying the environment (connecting green spaces, waterways, walking and biking trails, etc.).
- 16) Protect the open space environment as an asset, valued for aesthetics, recreation, and protection of wildlife habitats.

In an effort to achieve these objectives, the Hampton Community Plan includes the following policy recommendations pertinent to this case:

Land Use and Community Design Policies

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

LU-CD Policy 4: Evaluate land use proposals from a regional, city-wide, and neighborhood perspective.

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

LU-CD Policy 9: Promote the appropriate use and reuse of water front land. Encourage appropriate design of new developments in relation to water.

LU-CD Policy 11: Promote high quality design and site planning that is compatible with surrounding development.

LU-CD Policy 12: Encourage building design and site planning that enhances community interaction and personal safety.

Environmental Stewardship Policies

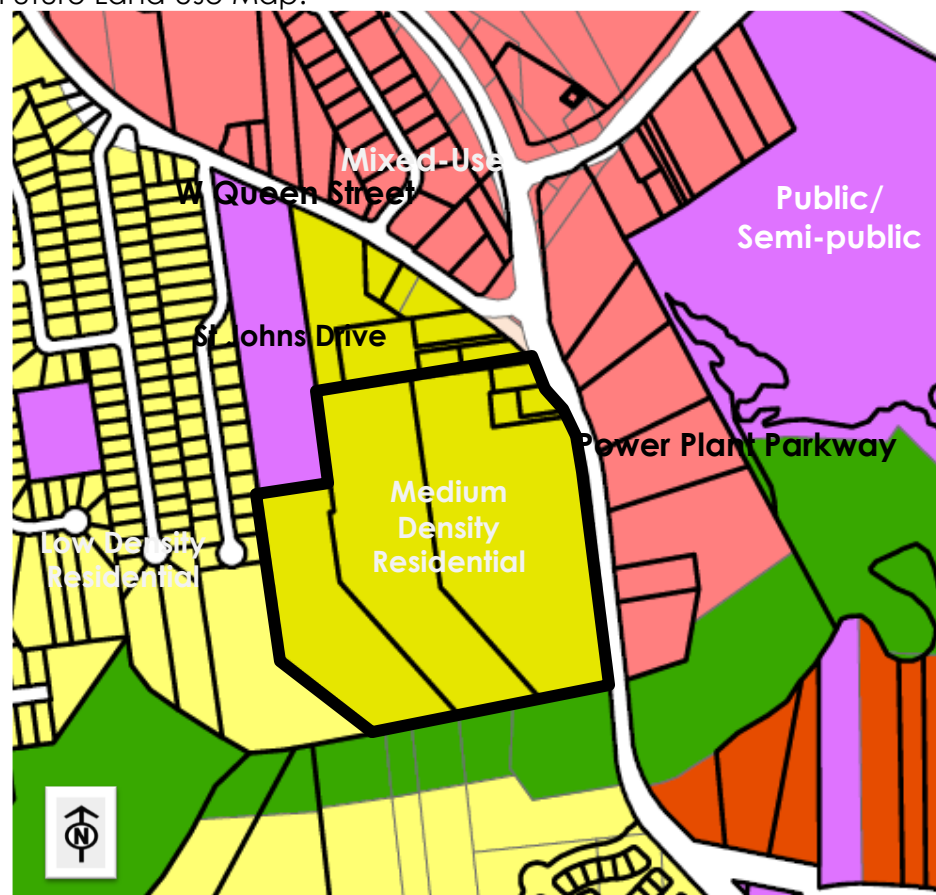
EN Policy 12: Comply with the Chesapeake Bay Preservation Act and regulations. Continue to implement and enforce the ordinance provisions and planning policies that advance the water quality objectives of the Act and regulations.

EN Policy 19: Promote the preservation and enhancement of functional open spaces such as greenways, blueways, and wildlife habitat corridors.

Future Land Use:

The property is designated for medium density residential land use. Medium density residential is defined by the Hampton Community Plan as ranging from 9 units to fewer than 15 units per acre. The expected development type in this designation includes smaller lot single family residences and small scale multifamily residences.

Future Land Use Map:



Traffic Impacts

Based on a preliminary review and recommendation by Public Works, the applicant has agreed to proffer a left turn lane into the site off of Power Plant Parkway.

	Design details for turning onto and off of the site would be worked out during site plan review should the rezoning be approved and proposal move forward. The developer would be responsible for any needed improvements generated by the new development.
<i>Environmental</i>	Being adjacent to New Market Creek, the site is very much environmentally sensitive. New Market Creek is a tidal wetlands feature, which requires adherence to a 100' RPA buffer in this location. A non-tidal wetland feature is also present on the southern portion of the property. The southern portion is also heavily impacted by the flood zone with much lower elevations on the southern half of the property than the north. Once accounting for the environmental constraints, approximately 9.5±acres of the 28.0±acre site are buildable.
<i>Community Meeting</i>	The applicant held a community meeting on July 30 th . Three members from the community attended, including a representative of Aberdeen Gardens.

Analysis

Rezoning Application No.15-00003 is a request to rezone 28.0 ± acres on Power Plant Parkway along New Market Creek. The property is currently zone One Family Residence (R-11) District, and the applicant wishes to develop the property as a small scale multifamily enclave, which requires the Multiple Dwelling (MD-2) District.

The future land use recommendation of the Hampton Community Plan designates the subject property for medium density residential land use. Medium density residential is defined as having a density of between 9 and 15 units per acre. The expected development pattern at medium density is either smaller single family lots or small scale multifamily buildings. The maximum density of the proposed development is 13.2 units per developable acre.

Developable acreage is specifically mentioned when discussing the density because of the environmentally sensitive features on the site. Due to the presence of New Market Creek, its tidal wetlands, the associated Chesapeake Bay Preservation buffer, and an isolated wetlands feature, only approximately 9.5 acres of the site is developable.

As is recognized in various policies within the Hampton Community Plan environmental features, such as New Market Creek, are not merely a restriction to development, but a great asset. The proffers offered by the applicant create the opportunity for future residents to take advantage of New Market Creek and the adjacent open space.

The built portion of the proposal is based around a series of five unit multifamily buildings. Each unit has its own entrance from the outside as well as an attached garage. The floor plans for the units create front entrances on three of the four sides of the buildings, with the fourth side containing the garages and driveway. While the same buildings would be repeated if the development moves forward, the individual buildings are segmented in a way to provide varied fronts with a coastal flair.

Despite being on the fringe of Coliseum Central with great vehicular access to the many amenities Hampton's commercial hub offers, as well as the interstate, as a potential piece of a neighborhood, this site is somewhat isolated. Development of this site will not neatly graft into an urban, mixed use environment as might be expected of development in other areas of the city, such as the area near Peninsula Town Center, Downtown, and Phoebus. This being the case, it is important that the development and future community have a connection to the world beyond its boundaries while also providing amenities onsite to serve residence and remain a desirable place to live. So, the design of the site incorporates a series of sidewalks to connect the community both internally and externally. The sidewalks not only grant access out to Power Plant Parkway, but they create gathering spaces with features such as fire pits and fountains, small yards in front of some units, overlooks of New Market Creek and what would be a water feature addressing storm water, as well as easy pedestrian access to a club house and pool. By adding these features and providing these connections, the proposed development would not simply be a place people drive to and from but creates an opportunity for a community to form through shared space and activity. It also provides points for respite and connection with nature.

Staff recommends **approval** of Rezoning Application No. 15-00003 with fifteen (15) proffered conditions.