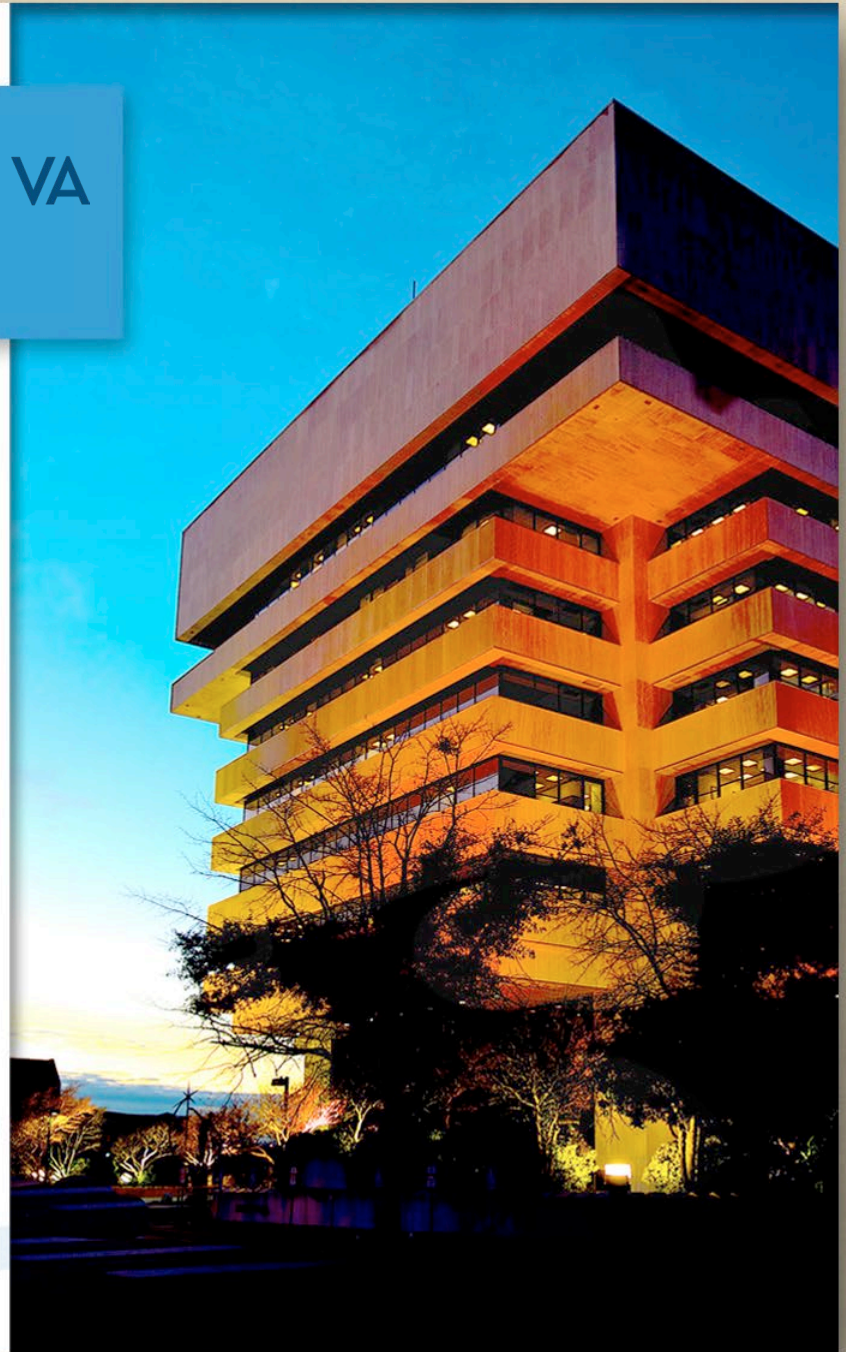




# Rezoning No. 25-0101

***1263 W Queen Street  
One-Family Detached  
Dwellings***

City Council  
May 14, 2025



# Application

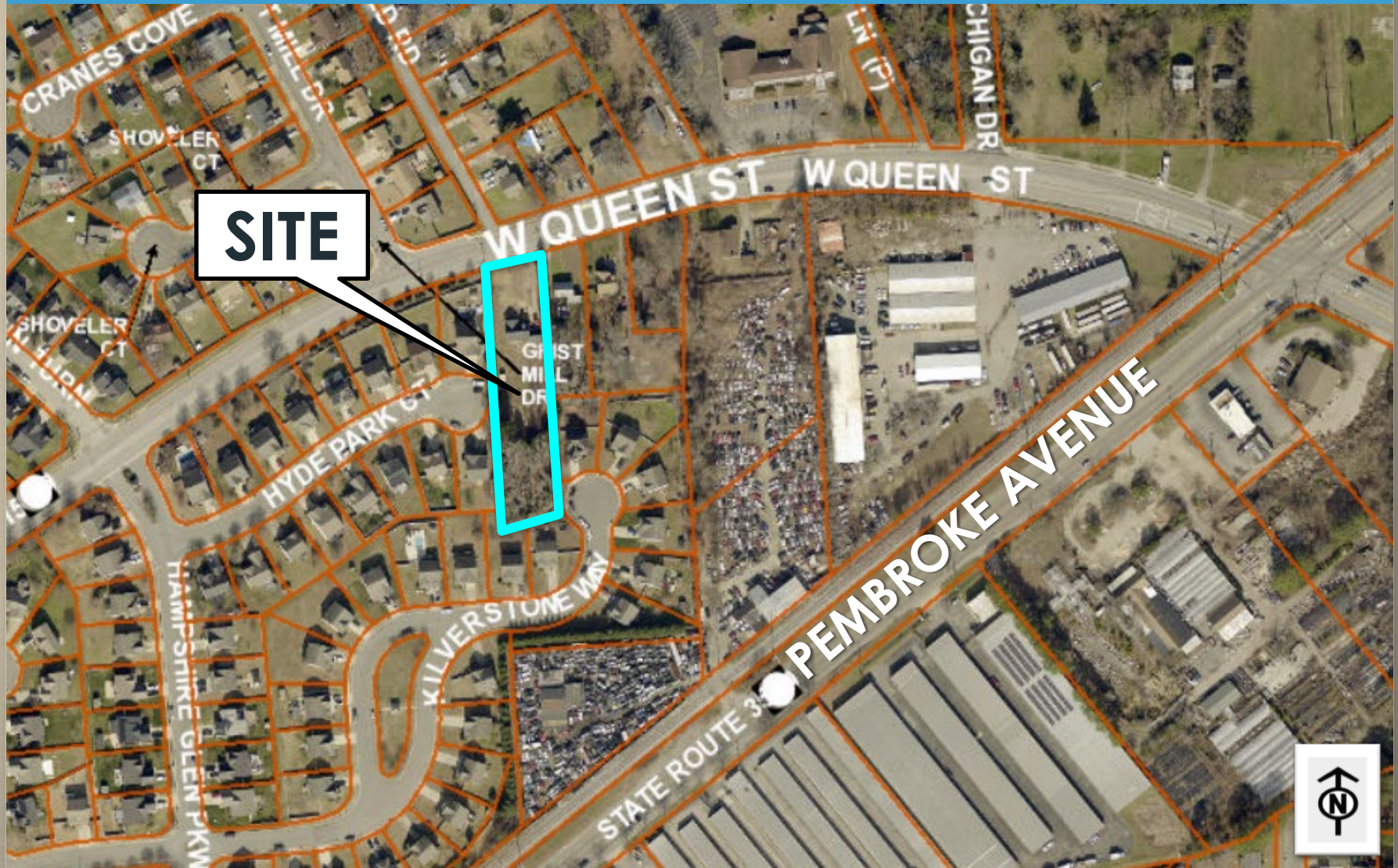
Rezone from One-Family Residential  
(R-11) District & Light Manufacturing  
(M-2) District to One-Family  
Residential (R-11) District

# Location Map





# Location Map



# The Proposal

- 3 lot residential subdivision
- Retain existing house
- 2 new single-family homes:
  - 2,450 square feet of living space
  - 4 bedrooms and 3 bathrooms
  - Quality exteriors & interiors
  - Electric vehicle (EV) charging and emergency generators
  - Landscaping





**W QUEEN STREET**

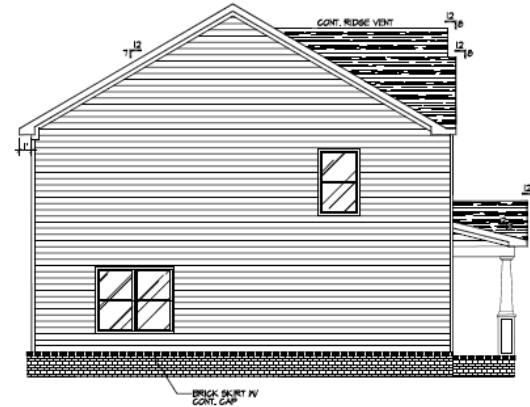


# Elevations



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

GARAGE	293 S.F.
FIRST FLOOR	1,045 S.F.
SECOND FLOOR	1,406 S.F.
TOTAL LIVING	2,450 S.F.



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

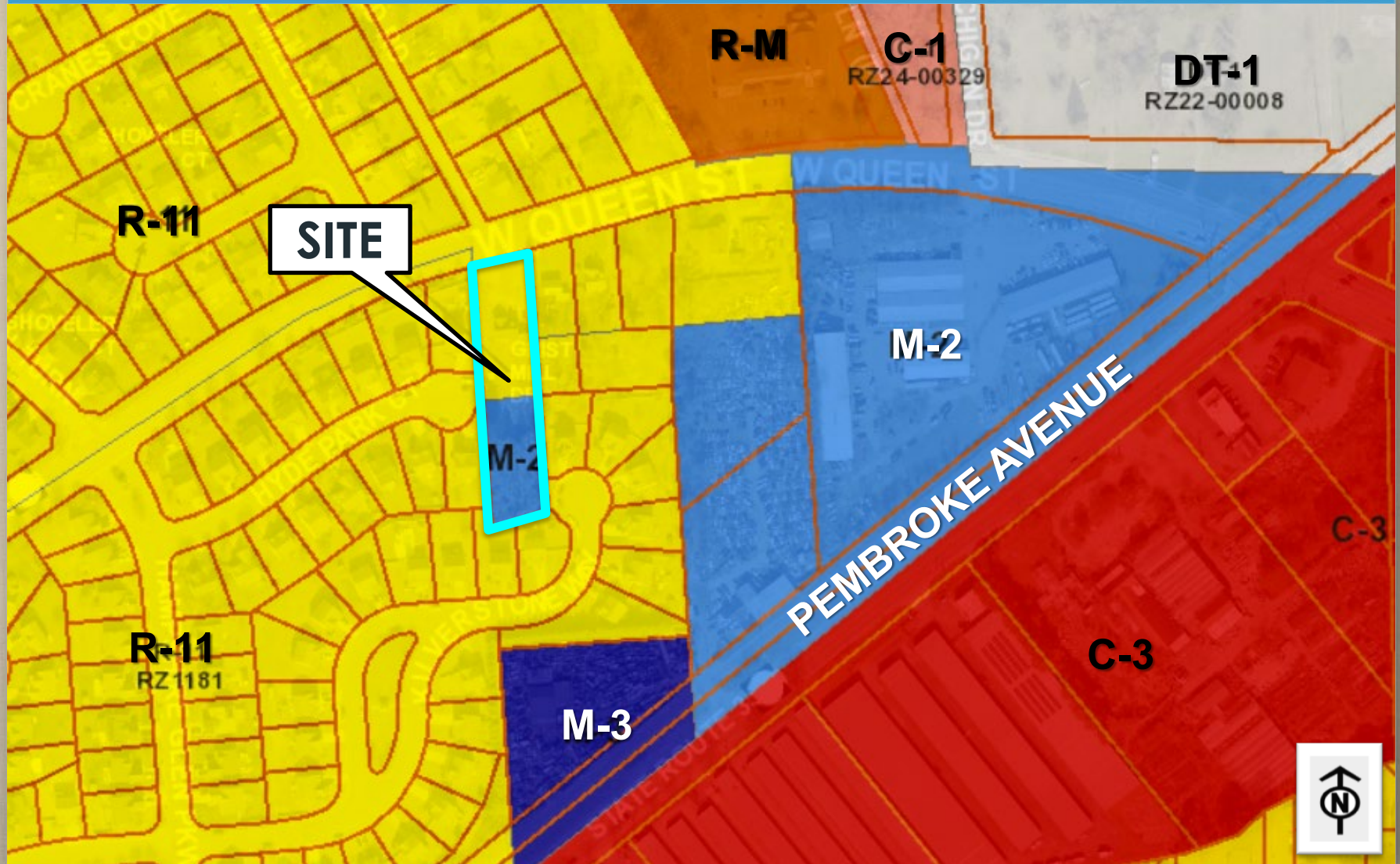
SCALE: 1/4" = 1'-0"



# Site History

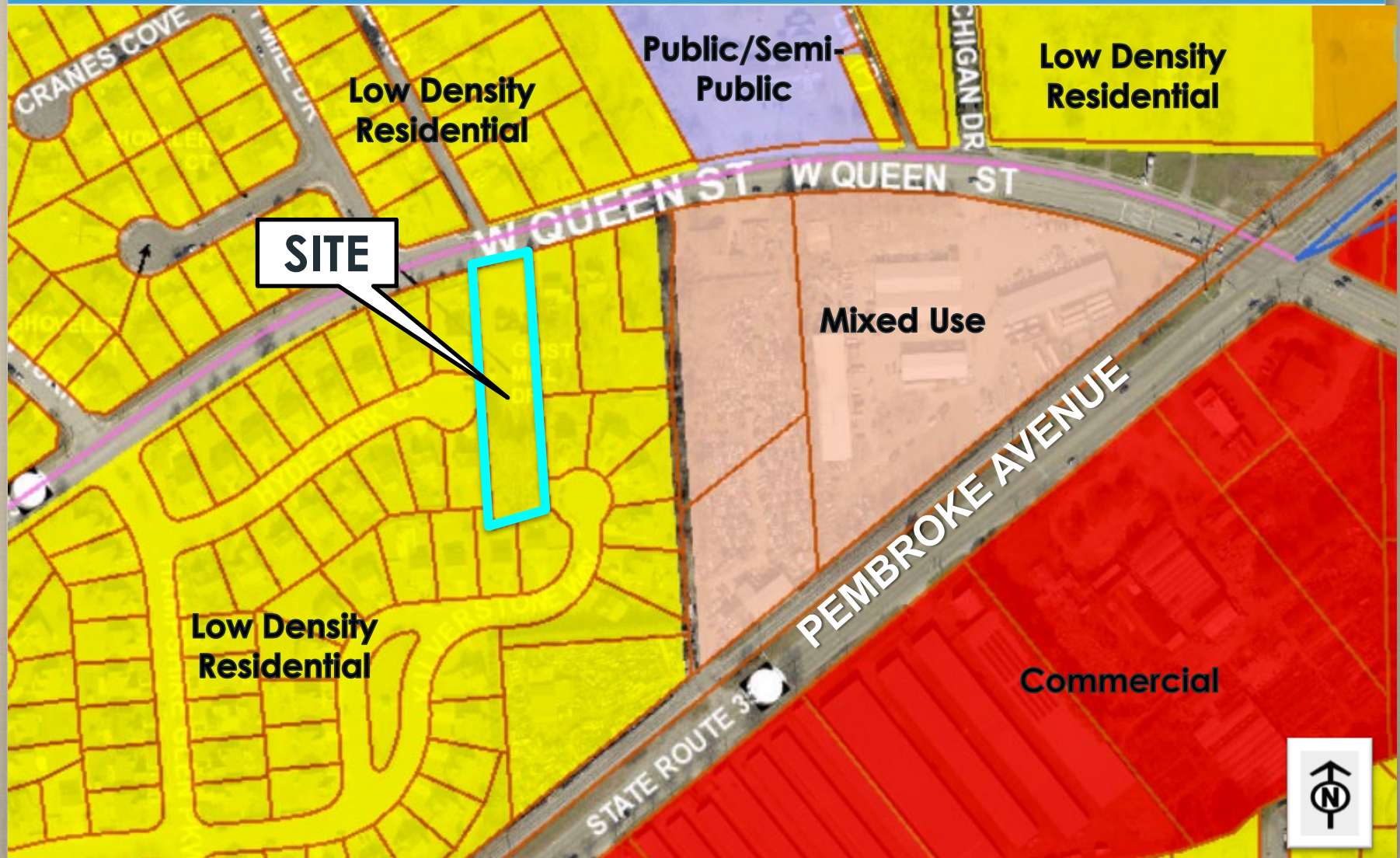
- RZ 1181 – surrounding property rezoned from R-11 and M-2 to R-11 for one-family dwellings
- Rezoning did not include the subject property

# Zoning Map



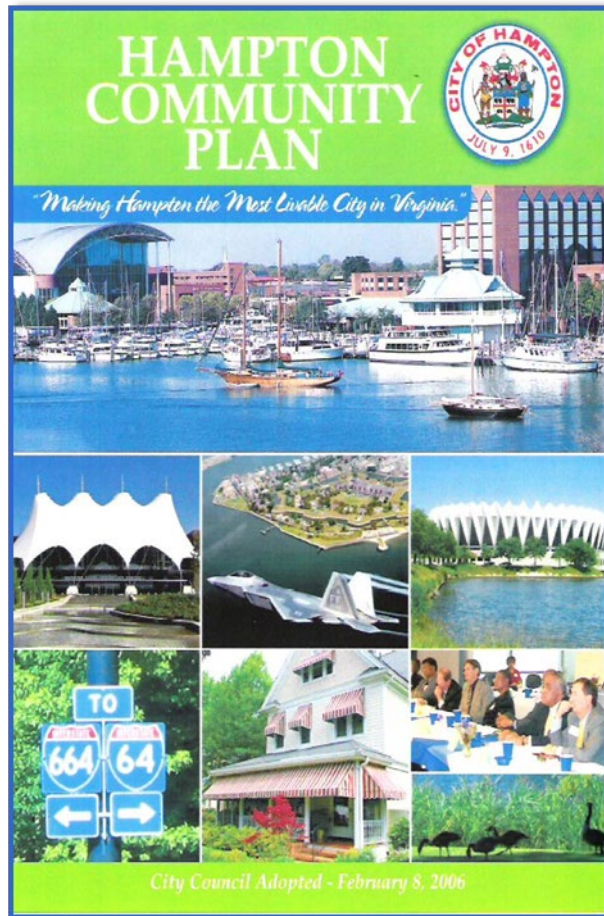


# Future Land Use Map





# 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 4:** Evaluate land use proposals from a regional, city-wide, and neighborhood perspective.
- **LU-CD Policy 7:** Safeguard the integrity of existing residential neighborhoods.
- **LU-CD Policy 11:** Promote high quality design and site planning that is compatible with surrounding development.
- **LU-CD Policy 29:** Encourage high quality new developments that are compatible with surrounding neighborhoods.

# Staff Analysis

- Consistent with City land use policies
- Removes incompatible M-2 land uses
- Adaptive redevelopment of underutilized site
- Fits into existing neighborhood
- Adds needed residential units
- Quality design & building materials
- Incorporates resilient practices

# Proffered Conditions

- Limitation on uses
- Subdivision
- Concept plan
- Building elevations
- Architectural style & quality building materials
- EV charging & generator hookups
- Landscape plan
- Compliance with all ordinances

\*A full set of proffered conditions can be found in the application package



# Community Meeting

- A community meeting was held on April 8, 2025

# Conclusion

- Applicant opportunity to present
- Public hearing
- Action: Planning Commission & Staff recommend **approval** of Rezoning No. 25-0101, subject to 12 proffered conditions