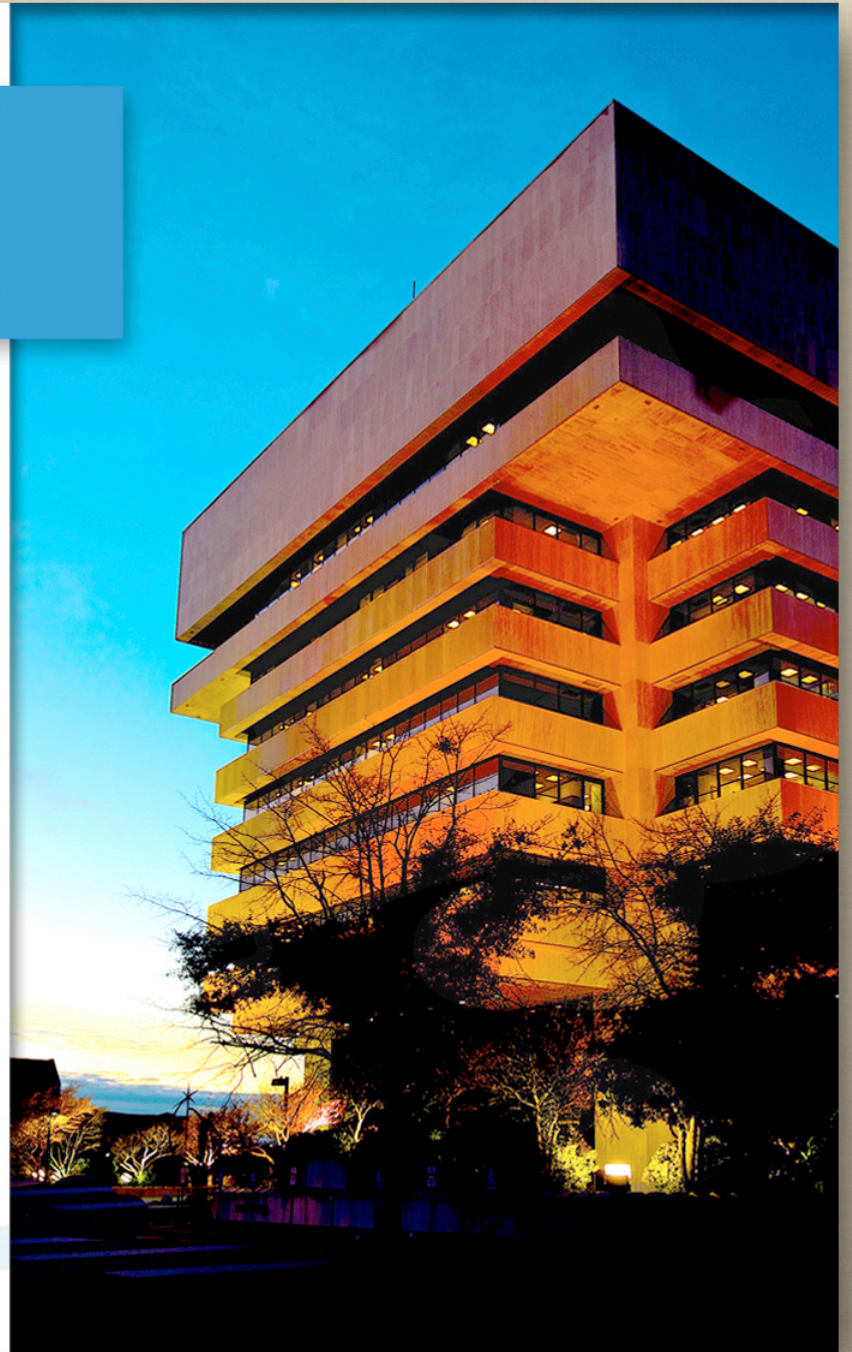


HAMPTON VA

Item No. 21-0203

208 Brightwood Avenue

**City Council
August 11, 2021**



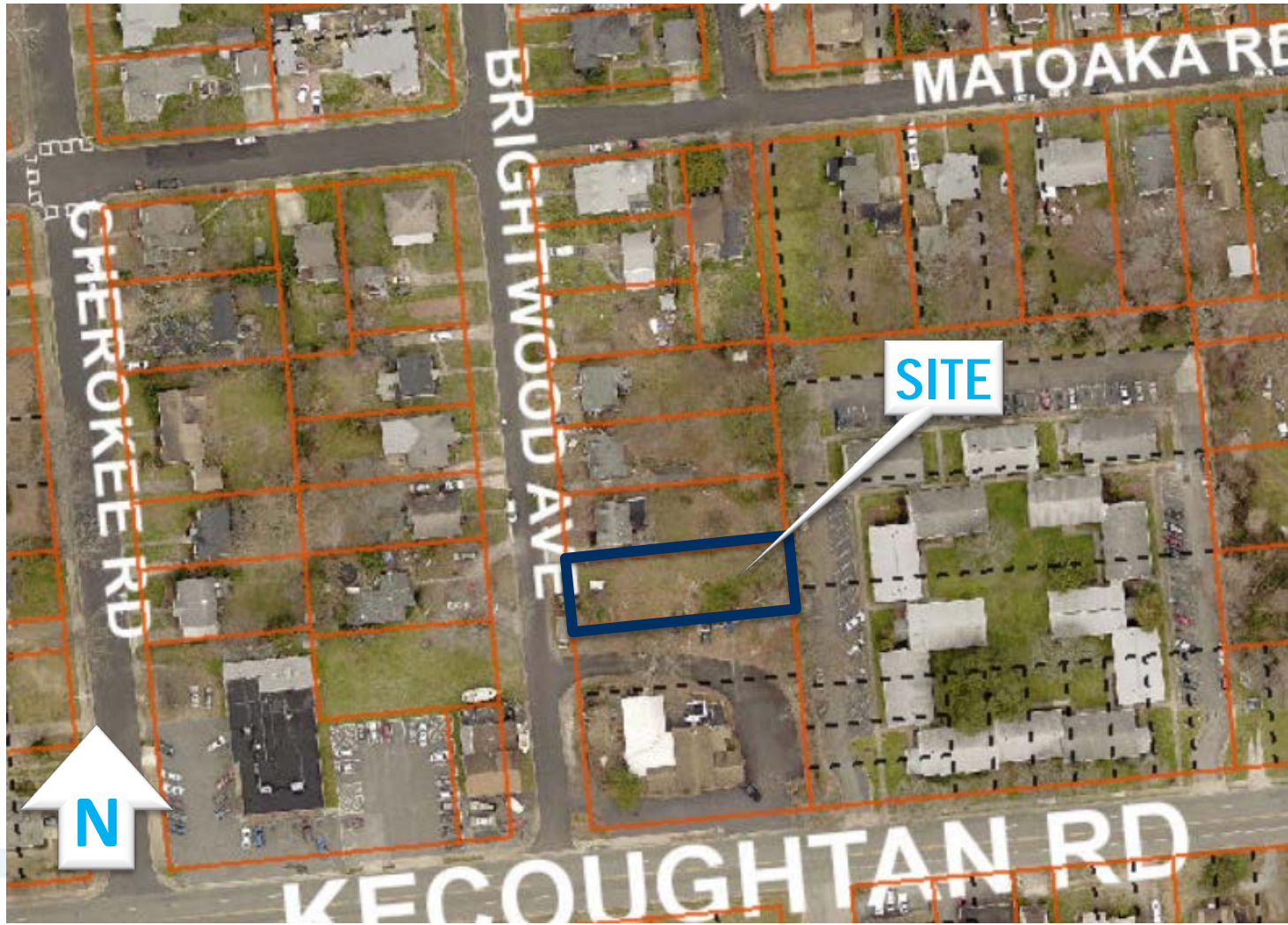
Application

Rezone ±.189 acre parcel from C-1
to R-4 with proffered conditions

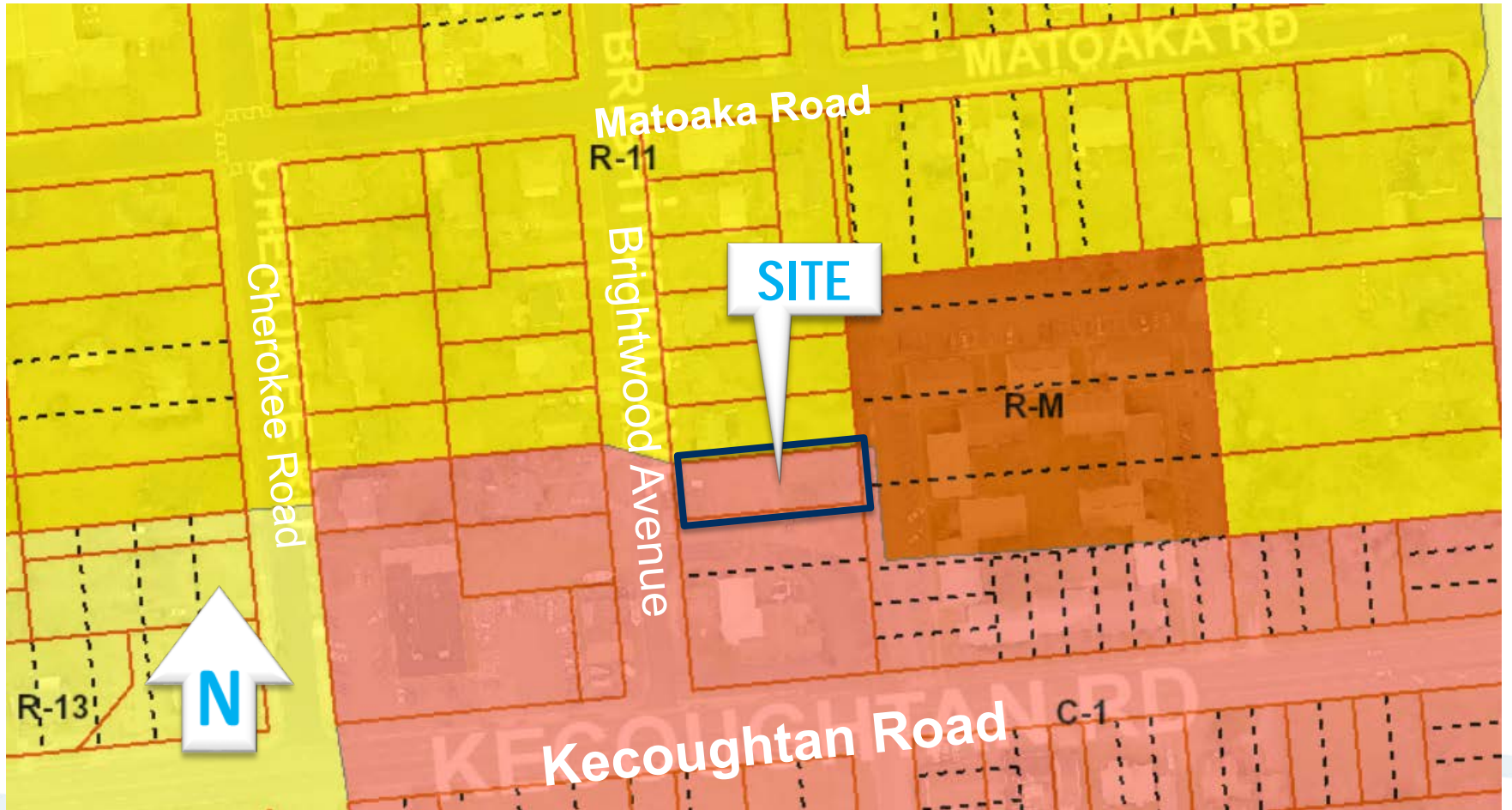
Location



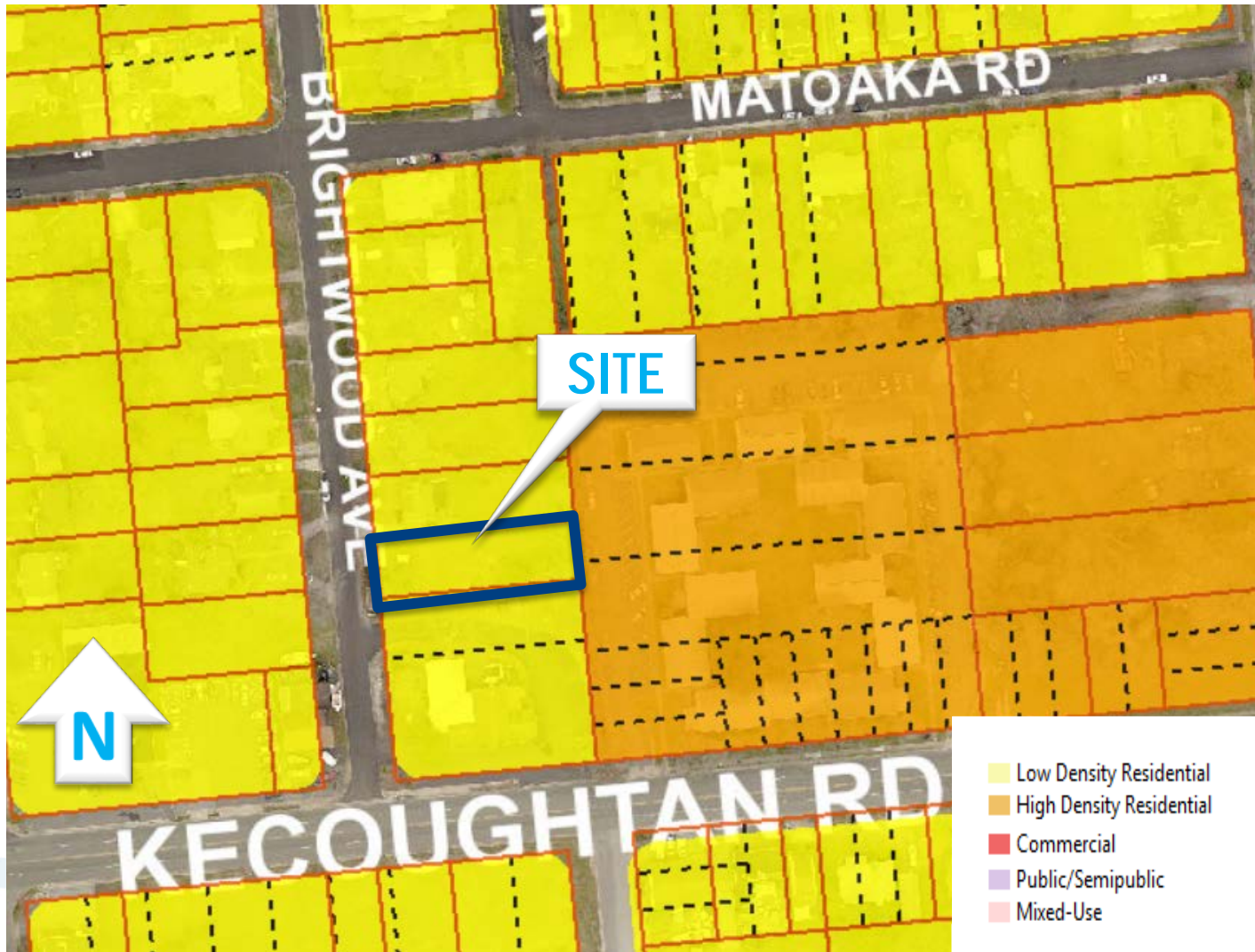
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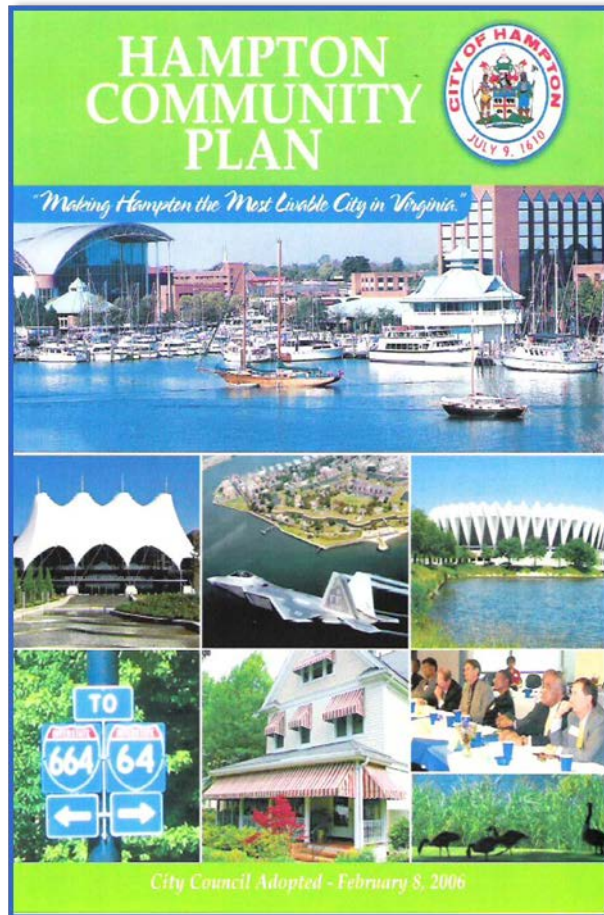
Zoning



Future Land Use Plan

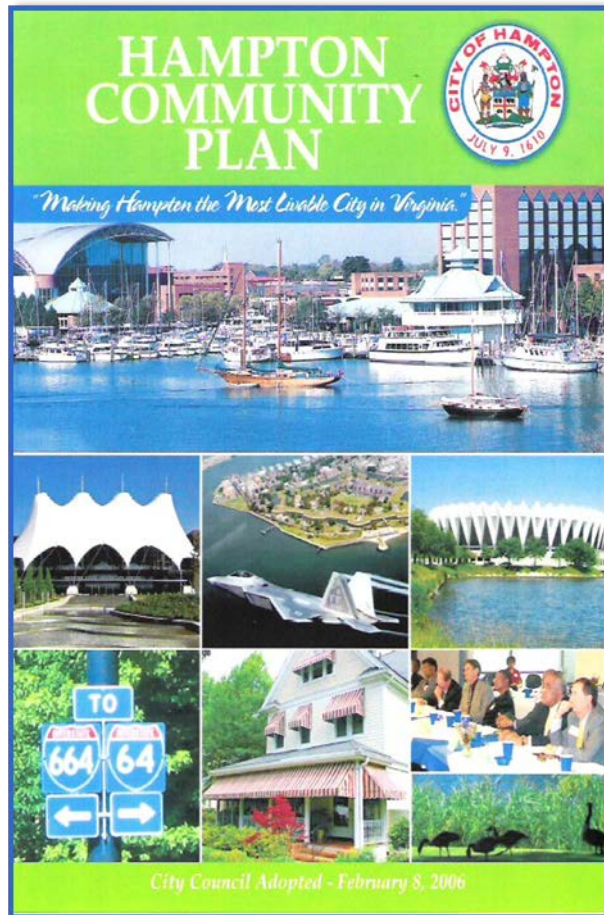


Public Policy: Hampton Community Plan



- **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.**

Public Policy: Hampton Community Plan



Hampton Community Plan (2006, as amended)

- **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 development's that are compatible with surrounding neighborhood's**

Public Policy: Kecoughtan Master Plan Area

- Opportunities to create new housing
- New residential developments proposed to replace non-neighborhood oriented commercial uses
- Opportunities to transform the image of the Master Plan Corridor area.



KECOUGHTAN ROAD CORRIDOR MASTER PLAN

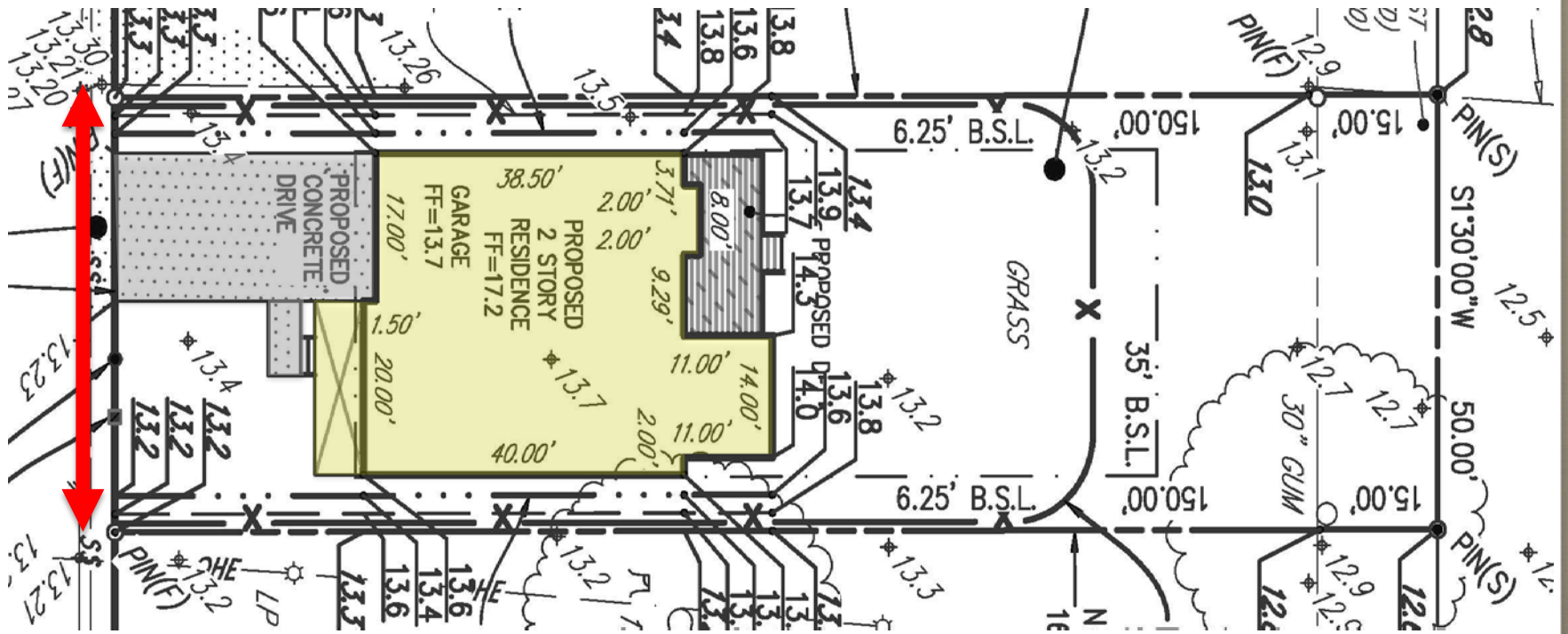
Hampton, Virginia URBAN DESIGN ASSOCIATES

JANUARY 2006

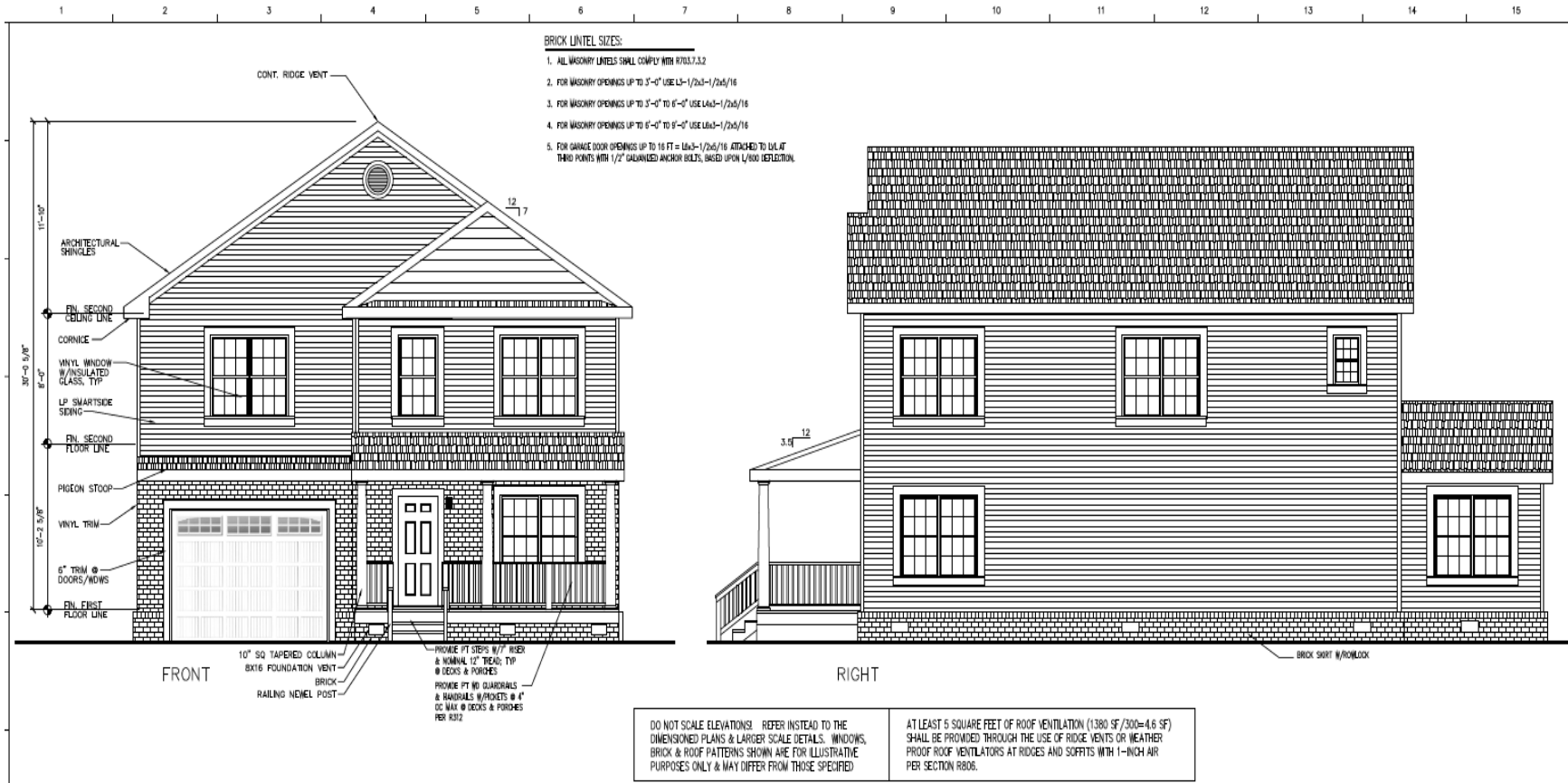


ADOPTED BY CITY COUNCIL ON JANUARY 25, 2006

Concept Plan



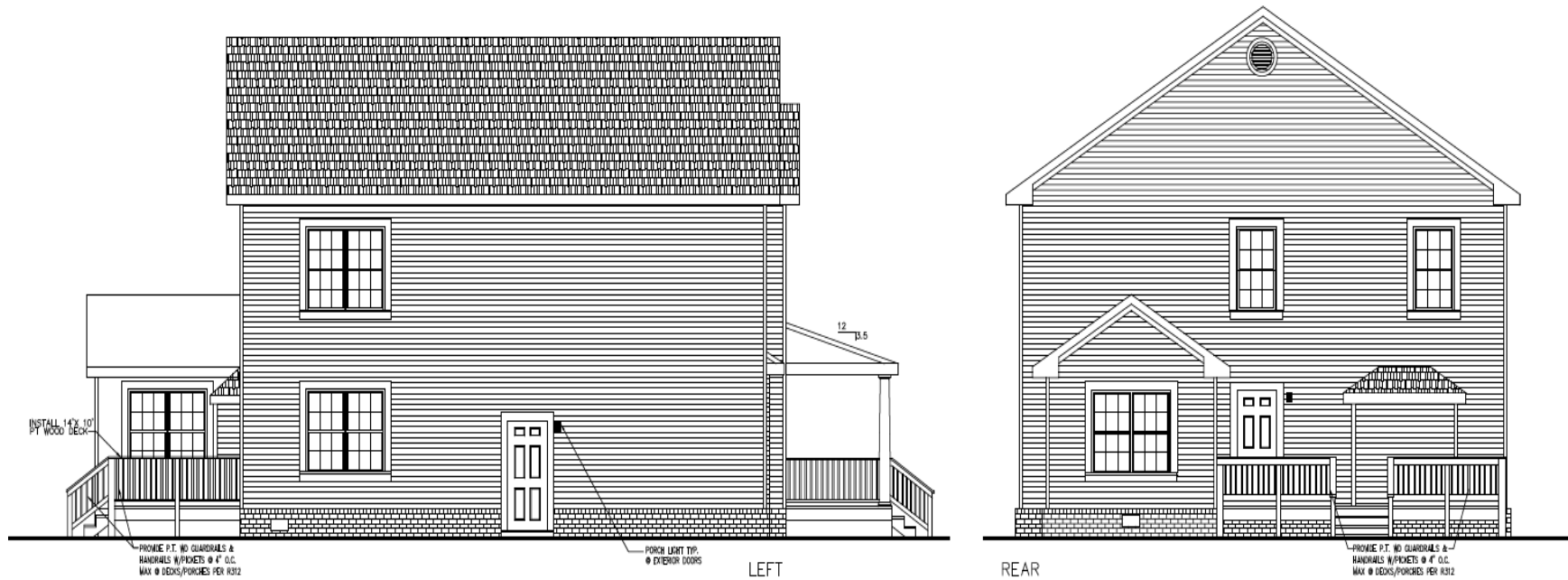
Proposed Elevations



DO NOT SCALE ELEVATIONS! REFER INSTEAD TO THE DIMENSIONED PLANS & LARGER SCALE DETAILS. WINDOWS, BRICK & ROOF PATTERNS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY & MAY DIFFER FROM THOSE SPECIFIED

AT LEAST 5 SQUARE FEET OF ROOF VENTILATION (1380 SF/300=4.6 SF) SHALL BE PROVIDED THROUGH THE USE OF RIDGE VENTS OR WEATHER PROOF ROOF VENTILATORS AT RIDGES AND SOFFITS WITH 1-INCH AIR PER SECTION R806.

Proposed Elevations



A1 ELEVATIONS
A1 SCALE: 1" = 1/4"

Proffered Conditions

Seven Proffered Conditions, including:

- Use (single family home)
- Garage Location
- Front Door Location
- Concept Plan
- Elevations
 - Compliant with Hampton Pattern Book
- All other applicable codes and ordinances

Analysis

- **Strengthening the existing neighborhoods is the core tenant of the Kecoughtan Road Corridor Master Plan**
- **A residential use better fits within the context of the neighborhood**
 - **LU-CD Policy 7**
- **Proposed elevations are compliant with the Hampton Pattern Book and follow the character of the neighborhood**
 - **LU-CD Policy 11**

Recommendation

Staff and Planning Commission recommend
approval of
Item #21-0203
with 7 proffered conditions