

STAFF EVALUATION

To: City Council

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Deputy City Attorney

727-6077
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Case No.: Rezoning Application No. 18-00008, Item #19-0006 **Date:** January 9, 2019

General Information

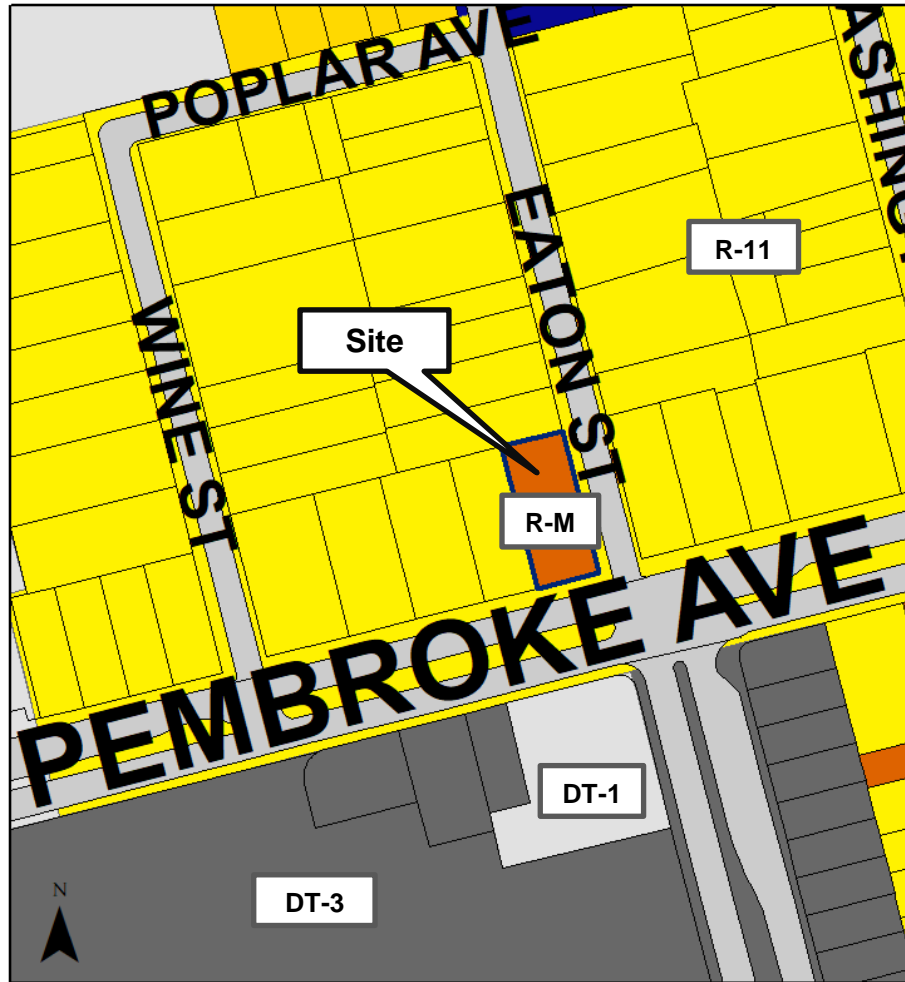
Applicant Mary T. Christian
Property Owner Barrett-Peake Heritage Foundation
Location 123 E. Pembroke Avenue [LRSN 2003496]



Requested Action To rezone .16± acres located at 123 E. Pembroke Avenue [LRSN 2003496] from Multiple Residential [R-M] district with proffered conditions to One Family Residential (R-4) district.

Description of Proposal Rezone to a single-family residential district (R-4) to remove the limiting proffers from Rezoning Application No. 932 which stated that the property could only be a Women's Club or a single-

	family residential development. This would then allow the applicant to apply for a use permit for a community center use.
Existing Land Use	Vacant Single Family Residence
Zoning	R-M (Multifamily Residential District)
Surrounding Land Use and Zoning	<p>North: R-11, Single Family Residential</p> <p>South: DT-1, Commercial; DT-3, Multifamily Residential and Offices</p> <p>East: R-11, Single Family Residential</p> <p>West: R-11, Single Family Residential</p>



Public Policy

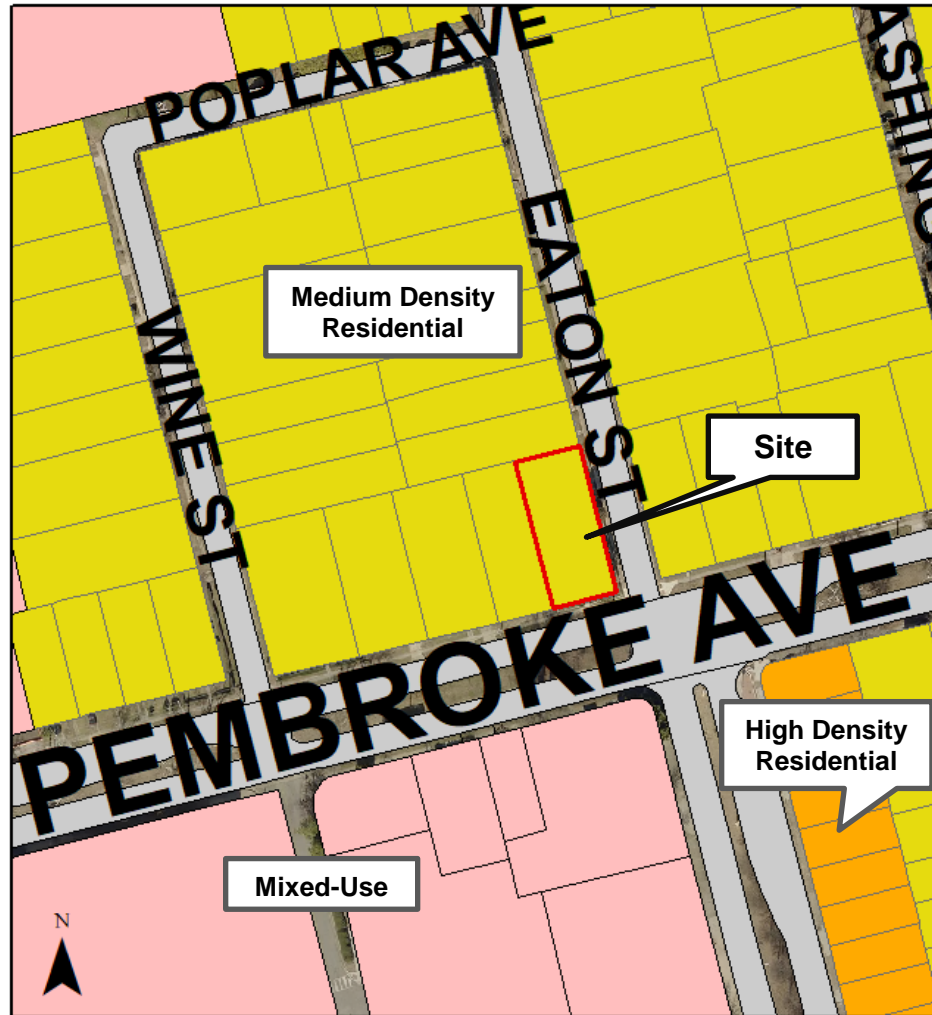
The Hampton Community Plan (2006, as amended) is adopted as the guiding policy document for the City of Hampton. The Hampton Community Plan includes the following policy recommendations pertinent to this case:

LU-CD Policy 13: Encourage public and private upkeep, preservation, and adaptive reuse of buildings and other resources that have historic value to the community.

LU-CD Policy 27: Preserve and enhance the character of historic residential neighborhoods by encouraging new or remodeled structures to be compatible with the neighborhood and adjacent

structures.

The subject property falls within the boundary of the Downtown Master Plan (2017, as amended). The Master Plan recommends the subject property and surrounding neighborhood remain residential.



Zoning History

This site is zoned R-M, unlike the rest of the single family (R-11) district that surrounds it, and was the subject of Rezoning Application No. 935 which rezoned the property from R-11 to R-M, and stipulated that only a single family residence or a Women's Club could be present on the property. The site has history as The Federation House, a place of historical significance where women of color would gather and conduct educational activities, then the site continued to operate under several different foundations, until the past ten (10) years where it has sat vacant. The proposed community center use is not allowed under the current zoning, but will be permitted with an approved use permit under the proposed R-4 district.

Traffic Impacts

There are no negative traffic impacts anticipated.

Environmental Newly created environmental impacts are not anticipated.

Analysis

This is a request to rezone .16± acres located at 123 E. Pembroke Avenue [LRSN 2003496] from Multiple Residential [R-M] district to One Family Residential (R-4) district. This site is of historic value to the community because of its previous use as the Federation House, a place where women of color could gather and conduct educational activities. This property was previously rezoned in 1988 to the R-M district with very limiting proffered conditions, including limiting the use to a single family residence or a private women's club, that attempted to maintain the use and the sites historical value. The proffers, however, are so limiting that the proposed community and cultural center is not permissible. Approval of this application would change the property to a residential district (R-4), which would provide a path for approval of the community center as well as providing land use and dimensional standards more consistent with the surrounding neighborhood. This would then allow the applicant to submit a use permit application for a community center and further preserve the historical significance of the property.

The applicant is also applying for a use permit for a community center to be heard in conjunction with this rezoning request. The materials for the use permit can be found in the Use Permit Application No. 18-00011 portion of the Planning Commission package.

The Hampton Community Plan (2006, as amended) and Downtown Master Plan (2017) recommend medium-density residential for this property. The R-4 District's smaller lot size and single-family residential designation are consistent with both of these plans. This proposal is in accordance with other adopted City policies such as trying to preserve the character of existing neighborhoods as well as encouraging the adaptive reuse of historic buildings.

Staff and Planning Commission recommend **APPROVAL** of Rezoning Application No. 18-00008, or Item No. 19-0006.