

STAFF EVALUATION

To: Planning Commission

Prepared By: Frank Glover
Reviewed By: Mike Hayes
Bonnie Brown

727-6221
728-5244

Case No.: Rezoning Application No.21-00004

Date: 7/15/2021

General Information

Applicant

Ryan Corbelli

Property Owner

STM Properties, LLC

Location

208 Brightwood Avenue [LRSN 1006398]



Requested Action

Application to rezone the property from Neighborhood Commercial (C-1) District to One Family Residential (R-4) District with conditions.

Description of Proposal

The owner of this property, STM Properties, Inc wishes to construct a new single family residence, which would be in keeping with the design guidelines of the City of Hampton's A Pattern Book For Hampton (2014 as amended).

Existing Land Use

Vacant

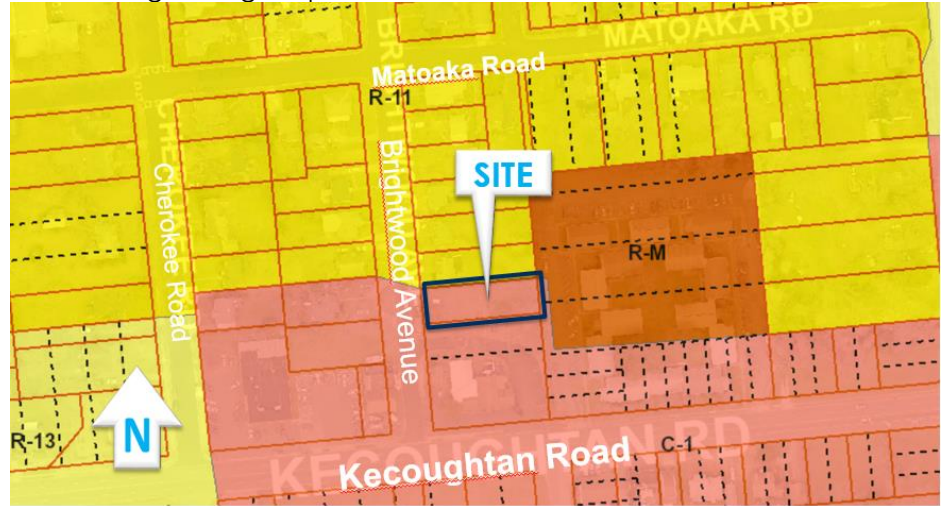
Existing Zoning

Neighborhood Commercial (C-1) District

Surrounding Land Use and Zoning

- North:** One Family Residential (R-11) – Residential
- South:** Neighborhood Commercial (C-1) – shopping center
- East:** Multifamily Residential (R-M) – apartments
- West:** Neighborhood Commercial (C-1) – restaurants

Surrounding Zoning Map:



Public Policy



The Hampton Community Plan (2006, as amended) provides goals, objectives, and policies for the future of Hampton, which includes recommendations for appropriate land uses. The future land use recommendation for the subject is low density residential.

The Plan defines low density residential land use as “a category that encompasses most single family residential in Hampton. Low density residential development includes areas with a recommended density range of from 3.5 units to less than 9 units per acre.”

Additional applicable policies from the Community Plan include:

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 development's that are compatible with surrounding neighborhoods.

The property is also within the Kecoughtan Master Plan Area (2007, as amended). The plan's long term goal is to create Kecoughtan Road as a residential boulevard with commercial uses consolidated in select nodes. The impact intended is to create compatible entries to the bisecting residential streets and improve the image of the adjacent neighborhoods.

Traffic Impact

No negative impacts on traffic are expected.

Community Meeting

No community meeting was held.

Analysis

208 Brightwood Avenue is a 50' by 165' lot, which is typical of a single family lot in this area of the city. The subject parcel happens to be zoned Neighborhood Commercial (C-1) District as it was previously in common ownership with the restaurant that sits between the subject property and Kecoughtan Road. The lot is currently vacant and not particularly suitable for high quality commercial development. The applicant is requesting to rezone the property to the One Family Residential (R-4) District in order to construct a single family dwelling.

The Hampton Community Plan (2006, as amended) recommends low density land use for this property. The Plan also includes policy recommendations to safeguard the integrity of existing residential neighborhoods and promote high quality design.

This property also falls within the boundaries of the Kecoughtan Road Corridor Master Plan. A core element of the Master Plan is transforming Kecoughtan Road into a residential boulevard and creating better entry points onto the residential streets. This is achieved by concentrating commercial development in key nodes and transitioning other commercial property to residences that are designed to be in keeping with the historic character of the neighborhood.

The proffered design of the home is in compliance with the Hampton Pattern Book's Colonial Model style, which fits in with the character of the older homes in the neighborhood. Key details of the house design include the garage being set back 18" from the front façade, the first floor on the front being brick, the garage having a carriage style door with a transom, and a shed roof style awning is carried across the front of the house to delineate the first and second story as well as provide shade on the porch.

With the proposed proffered conditions in place, staff finds the proposed rezoning of this property to R-4 and the subsequent construction of a single family dwelling build to be in accordance with the City's adopted plans and policies.

Staff Recommendations: Approval of Rezoning Application No. 21-00004 with seven (7) proffered conditions.