

STAFF EVALUATION

To: City Council

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Case No.: Rezoning Application No. 18-00004 Date: November 14, 2018

General Information

Applicant Wythe Elementary School, LLC

Property Owners City of Hampton

Site Location 200 Claremont Avenue [Portions of LRSNs: 1005036 1004555, and 1004553]

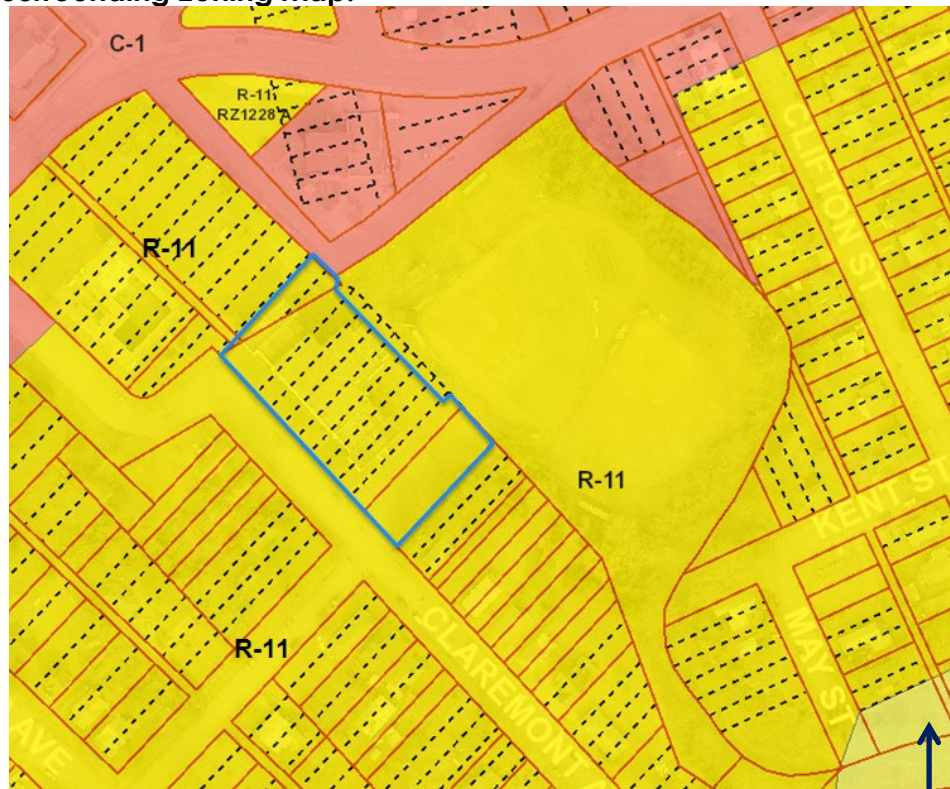


Requested Action To rezone 1.3± acres located 200 Claremont Avenue [Portions of LRSNs: 1005036 1004555, and 1004553] from One Family Residence [R-11] district to Multifamily [MD-4] district with proffered conditions.

Description of Proposal The proposal includes approximately 40 market-rate studio and one-bedroom units and community room in the historic Wythe

	School building.
Existing Land Use	Former Wythe Elementary School and associated parking lots.
Zoning	One Family Residence [R-11] district.
Surrounding Land Use and Zoning	<p>North: Neighborhood Commercial [C-1] District and One Family Residence [R-11] District, tee ball field, park, fire station.</p> <p>South: One Family Residence [R-11] District, residences</p> <p>East: One Family Residence [R-11] District, Ballfields</p> <p>West: One Family Residence [R-11] District, Wythe pool, residences</p>

Surrounding Zoning Map:



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 3: Encourage and maintain a diverse mix of housing types and values.

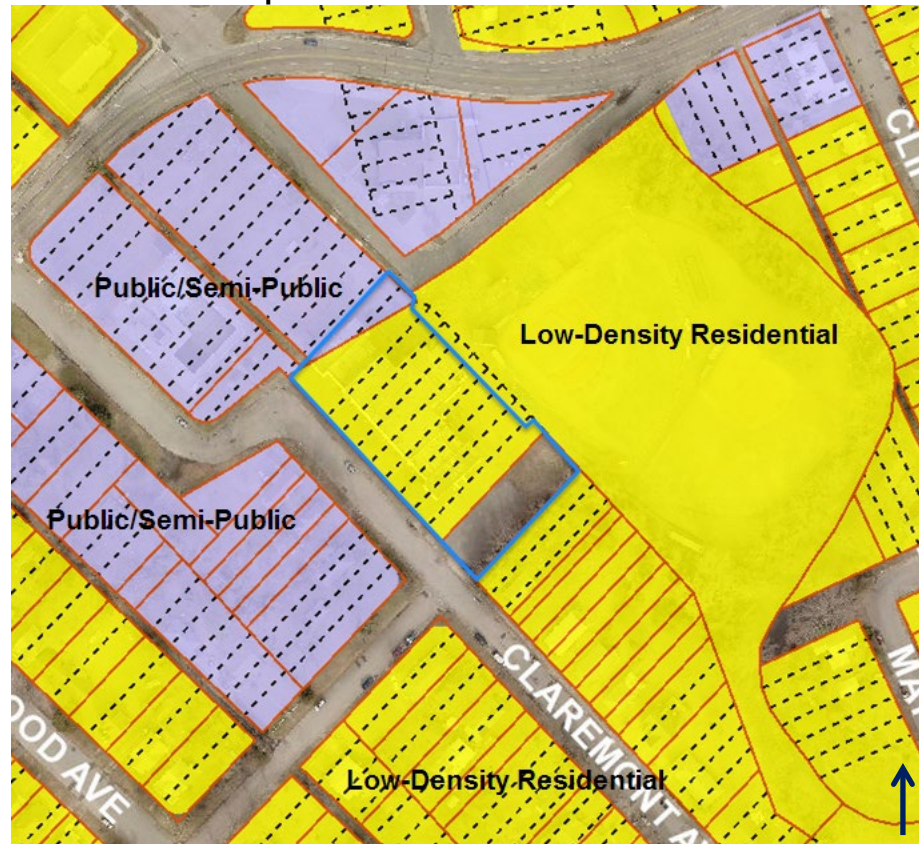
LU-CD Policy 13: Encourage public and private upkeep, preservation, and adaptive reuse of buildings and other resources that have been determined to have historic value to the community.

HN Policy 4: Support zoning requirements and other strategies that allow for increased housing mix and density in appropriate

locations.

HN Policy 11: Expand the use of historic and other housing preservation techniques as a strategy to promote healthy neighborhoods and higher quality housing.

Future Land Use Map:



Zoning History

Part of this property falls under Use Permit 0932 to develop a neighborhood park. This Use Permit covered the ballfields to the northeast and northwest, as well as the parking lot to the southeast of the building.

Traffic Impacts

The applicant is proposing to develop additional parking on site so there is one space per unit. Parking has been a concern for residents, particularly those who previously used the Wythe School parking lot for the baseball fields. The City is in the process of designing and constructing a new public parking lot as a part of the park in order to improve the parking situation.

Environmental

There are no sensitive environmental features on the site.

Analysis

This is a request to rezone a 1.3± acre portion of a parcel located at 200 Claremont Avenue [Portions of LRSNs: 1005036 1004555, and 1004553] from One-Family Residence (R-11) district to Multiple Dwelling (MD-4) district with proffered conditions. This property is the former Wythe Elementary School. Approval of this application would permit development of approximately 40 multifamily dwelling units in the historic school building.

The Wythe Elementary School was constructed in 1936, and was an active school until 2010. The City took ownership of the property in 2016, after a lengthy community engagement process on options for re-use of the site and building. While there was not a unanimous response from the community on the exact use of the building, general messages came from the community related to: parking patterns and increased parking demand, importance of maintaining the existing baseball fields and recreational space, a use that is harmonious with the existing community, and that low-income housing was not desirable. The proposed rezoning and City parking project take these neighborhood concerns into consideration.

The proposal includes approximately 40 market-rate studio and one-bedroom units and community room in the historic Wythe School building. The applicant has proposed to develop one parking space per unit on site, and the Zoning Administrator has accepted a request for parking credits for the remaining parking needs based on the historic nature of the building. This credit reduces the amount of parking spaces required on site by approximately eight. While residents have expressed concerns about the lack of sufficient parking for the adjacent ballfields, the City has committed to building a new public parking lot which will more than offset the parking that will no longer be accessible to the general public.

Proffers from the applicant include developing approximately 40 units, a conceptual site plan, and adherence to the Standards for Rehabilitation published by the Secretary of the Interior relating to historic preservation. Additionally, the proffer specifically calls for maintaining the existing exterior glazed owls, "Enter to Learn, Leave to Serve" signage, and glazed tile entries. These proffers protect the important historic integrity of the building, which is one of the few remaining art deco buildings in Hampton.

The Hampton Community Plan (2006, as amended) recommends low-density residential for this property, and is also reflecting the fact that the school was still in operation at the time the future land use plan was adopted. The Kecoughtan Corridor Master Plan (2006) shows the building remaining on the site, but this is similarly reflecting that at the time the plan was adopted, there were no plans for the school to close. This proposal reflects a high density residential development but is in accordance with other adopted City policies. This application is consistent with the City's adopted policy to encourage adaptive reuse of buildings that have historic value to the community, and support strategies to provide an increased housing mix.

Staff and Planning Commission recommends **APPROVAL** of Rezoning Application No. 18-00004 with six (6) conditions.