

STAFF EVALUATION

To: Planning Commission

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Case No.: Rezoning Application No. 18-00001 **Date:** October 18, 2018

General Information

Applicant(s) B&B Contracting LLC & Natha Holloway

Property Owners B&B Contracting, LLC

Site Location 6 Windsor Drive [LRSN 7000267]



Requested Action To rezone a 0.8± acre parcel from One Family Residence [R-13] District to One Family Residence (R-11) District with proffered conditions.

Description of Proposal The proposed development features: the subdivision of one lot into three separate lots to include three two-story single family homes with attached garages. The exterior building materials will include: a brick foundation and crawl space, vinyl siding, and full face brick veneer on the front facades. Each home will be approximately 3,100 square feet of living space. One home will face Broadstreet Road and two homes will front on to Windsor Drive.

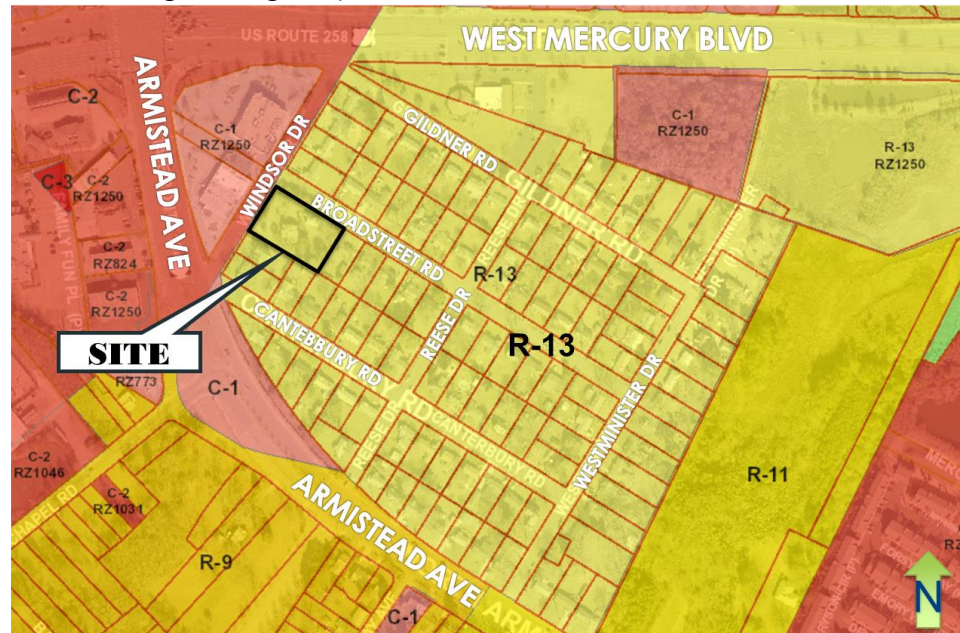
Existing Land Use A vacant home.

Zoning One Family Residence [R-13] District, portions within the Flood Zone Overlay (O-FZ) District (AE-8, X, X500)

Surrounding Land Use and Zoning

North: One Family Residence [R-13] District, residences across Broadstreet Road
South: One Family Residence [R-13] District, residences
East: One Family Residence [R-13] District, residences
West: Neighborhood Commercial [C-1] District (RZ1250) Walgreens and NAPA Auto Parts

Surrounding Zoning Map:



Public Policy

The Hampton Community Plan (2006, as amended) is adopted as a comprehensive policy document for the City of Hampton, which is created by citizens and other stakeholders within the City. Policy recommendations related to this proposal is as follows:

Housing and Neighborhood Policies

Housing and Neighborhood Objective 1: Preserve the existing high-quality housing and encourage higher quality in new housing development.

Housing and Neighborhood Objective 2: Increase the value and marketability of the city's existing housing stock.

Housing and Neighborhood Objective 4: Minimize the effects of blighted property on adjacent properties and surrounding neighborhoods.

Housing and Neighborhood Objective 9: Promote a diverse mix of housing values, types, and choices to meet the needs of different income groups, ages, and household types and sizes.

HN Policy 7: Encourage the development of higher value housing.

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

Land Use and Community Design Policies

Land Use and Community Design Objective 1: Promote the efficient use of land. Recognize land as a limited resource.

Land Use and Community Design Objective 4: Be responsive to market and demographic trends and opportunities.

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.

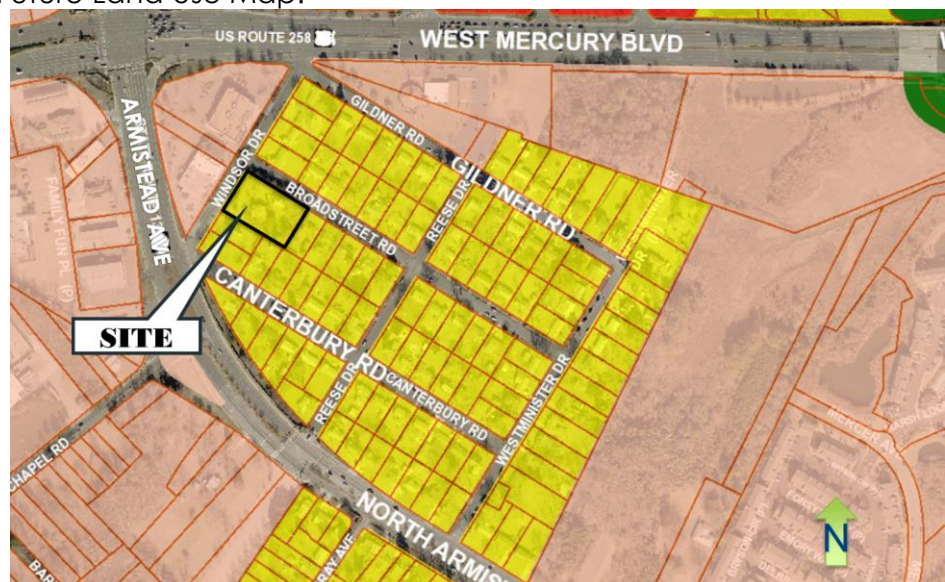
LU-CD Policy 11: Promote high quality design and site planning that is compatible with surrounding development.

LU-CD Policy 29: Encourage high quality new developments that are compatible with surrounding neighborhoods.

Future Land Use:

The Hampton Community Plan (2006, as amended) designates the subject site and the surround area as low density residential to support the existing neighborhood, Windsor Terrace.

Future Land Use Map:



	The subject property falls within the boundary of the <u>Coliseum Central Master Plan</u> (2015, as amended). The Master Plan recommends the subject property and surrounding neighborhood remain residential. The Plan also supports the development of new single-family housing adjacent to existing neighborhoods of similar scale (page 22).
<i>Zoning History</i>	The current zoning district is the original district applied at inception of the city's zoning ordinance to this neighborhood. VA73-00038 was a variance request for 6 Windsor Drive to grant relief from the setback requirements for accessory buildings on corner lots from fifty (50') feet to twenty-four (24') feet to permit the construction of a detached garage.
<i>Traffic Impacts</i>	City traffic engineers reviewed the proposal for potential traffic impacts to Windsor Drive and the surrounding neighborhood streets. It has been determined that there is negligible impact to traffic.
<i>Environmental</i>	There are portions of 6 Windsor Drive that are within the flood zone. The proposed development will need to comply with the flood zone requirements and some homes may need to be elevated. This will be addressed during the site plan review process if the rezoning is approved.
<i>Community Meeting</i>	The applicant held a community meeting on Thursday, September 27, 2018 at Sentara Careplex in Hampton from 6:30PM-7:30PM. A number of attendees raised concerns about the proposal regarding their perception of the precedent it would set for future rezoning considerations to R-11, negative impact to housing values, historic preservation of the existing vacant home on the property, potential traffic generated from the new homes, and new residents that could attract crime.

Analysis

Rezoning Application No.18-00001 is a request to rezone a 0.8 ± acres of land at 6 Windsor Drive [LRSN 7000267] from One Family Residence [R-13] District to One Family Residence [R-11] District with proffered conditions. The subject property is located within the Windsor Terrace neighborhood off of Armistead Avenue. The proposed development features: the subdivision of one lot into three separate lots to include three two-story single family homes, with attached two-car garages. The exterior building materials would include: a brick foundation and crawl space, vinyl siding, and full face brick veneer on the front facades. Each home would contain approximately 3,100 square feet of living space. All three proposed homes will face Broadstreet Road to ensure the views from the front of the homes are facing other residences, rather than the rear of adjacent commercial properties.

City records indicate that the homes within the Windsor Terrace neighborhood were built between 1952 and 1960, except for the existing home at 6 Windsor Drive which was built in 1852. The neighborhood was built prior to the creation of Hampton's Zoning Ordinance, which was adopted in 1960. The current R-13 zoning district permits up to 3.5 units per acre with a minimum lot frontage of 80 feet. Lot frontage is the measure of the lot width at the front setback line. In contrast, the proposed R-11 zoning district allows for

up to 4.5 units per acre with a minimum lot frontage of 70 feet. Most of the existing properties/lots within the Windsor Terrace neighborhood meet the dimensional lot standards for R-11, even though the entire neighborhood is zoned R-13. If approved, the requested zoning change would allow for the applicant to build three homes under the R-11 zoning, instead of constructing two homes under the existing R-13 zoning district.

Since portions of the subject property fall within the Flood Zone Overlay (O-FZ) District, there may be requirements for some of the homes to be elevated to comply with the flood zone standards. There are varying degrees to which the flood zone impacts portions of the subject property. "X" and "X500" means that the homes must be elevated at least 18" above the final grade. A small portion of the property also falls within "AE08" which will require the lowest floor of the home/structure be at least 11' above sea level. The extent to which the home itself will have to be elevated will be determined based upon elevation of the land it is built upon.

In addition to the zoning regulations, the Hampton Community Plan (2006, as amended) and the Coliseum Central Master Plan (2015, as amended) are used as guiding policy documents to inform land use decisions. The future land use recommendation of the Hampton Community Plan, (2006 as amended) designates the subject property and the surrounding neighborhood as low density residential. The Community Plan indicates that the city's housing stock primarily includes low to moderate housing values, smaller units in square footage and room count, and an aging housing supply.

To enhance the housing stock and promote an inclusive community, the plan features many goals related to housing and neighborhood development including supporting zoning requirements and other strategies that allow for increased housing mix, density, and values in appropriate locations while safeguarding the integrity of existing neighborhoods. The Coliseum Central Master Plan (2015, as amended) aligns with the Community Plan recommendations as the Master Plan also includes the subject property and surrounding neighborhood with a recommendation of remaining residential. The Master Plan supports the development of new single-family housing adjacent to existing neighborhoods of similar scale.

To ensure a quality housing product is developed and in alignment with the Community Plan and Master Plan goals, the applicant has proffered 6 conditions that: limits the use to single-family homes and typical accessory uses, proposes subdividing the property into three lots, and provides the general building footprint and building design, including requiring full face brick on the front of the homes and skirt around the entire house.

In reviewing the proposed application against the aforementioned regulatory and policy documents, and the layout of the lots in the neighborhood. Staff is recommending approval of this rezoning request for the following reasons:

- 1) The applicant could subdivide the lots from one lot to two lots to build two homes without requiring City Council approval of a rezoning application because the existing R-13 zoning permits the development of single family-dwellings on lots that are at least 12,000SF. Since the applicant is seeking greater density through this rezoning process, they have opted to proffer higher quality materials such as brick, which is common in the neighborhood.
- 2) The existing zoning for the Windsor Terrace neighborhood is R-13; however, the neighborhood was built to R-11 zoning standards as it relates lot sizes and setbacks.

Most of the lots are approximately 70' to 77' in width and about 150' in depth. The homes range from 1 to 1.5 stories in height, with the exception of a recently built two-story home at 4 Windsor Drive, which did not require a rezoning because two-story homes are permitted in the R-13 zoning district. Approval of this rezoning request would ensure the consistency in the lot patterns within the neighborhood and allow for a better housing style transition between the newly built home on Windsor Drive to the proposed homes on Broadstreet Road.

- 3) The proposal features three homes that include approximately 3,100 square feet of living space that could offer higher-value housing given the size of the homes and quality of the materials; which is consistent with the Community Plan goal to add higher value housing to the existing supply.

Staff recommends **APPROVAL** of Rezoning Application No. 18-00001 with 6 proffered conditions.