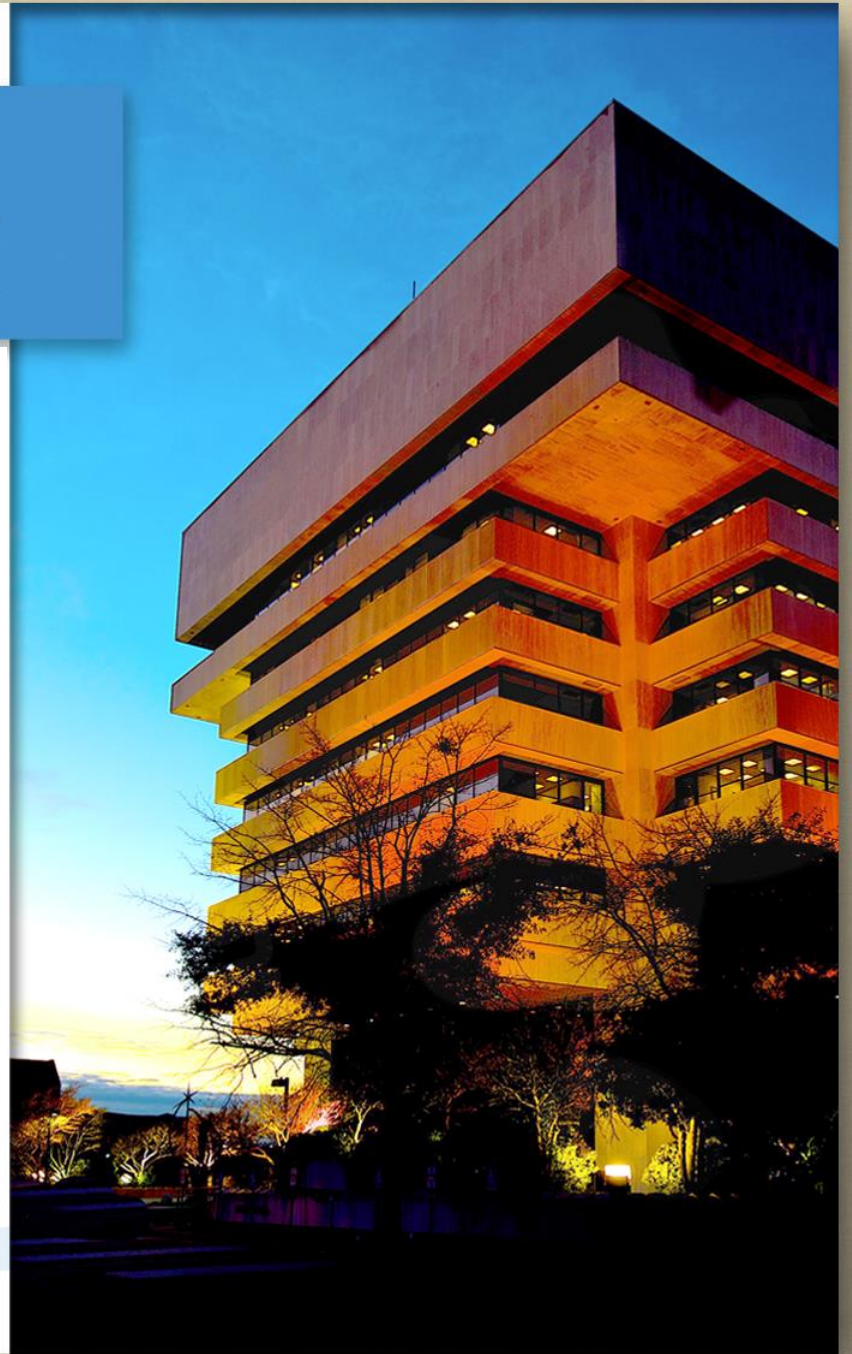


HAMPTON VA

**Rezoning 18-0358
6 Windsor Drive**

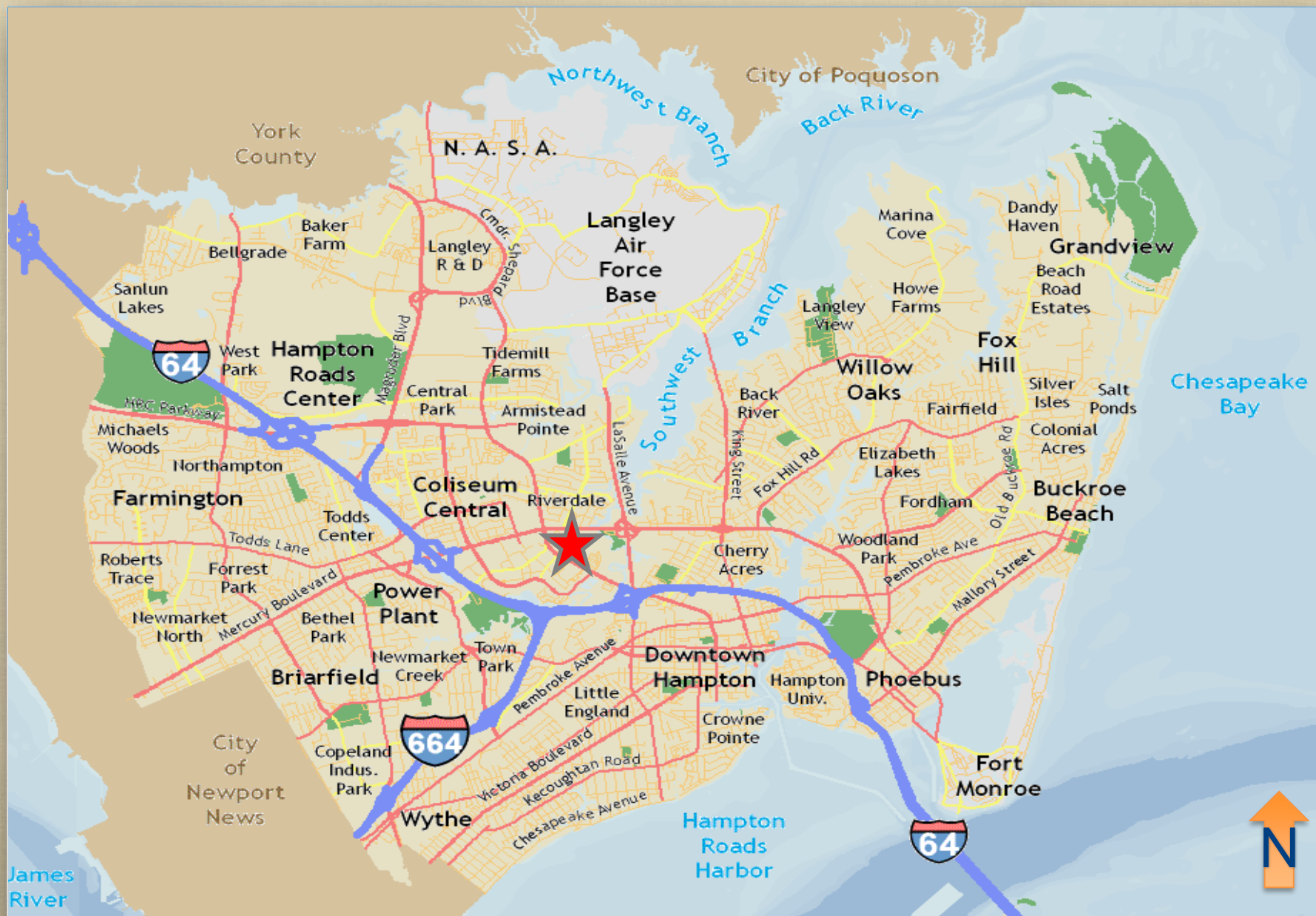
**B&B Contracting LLC
&
Natha Holloway**

City Council
November 14, 2018

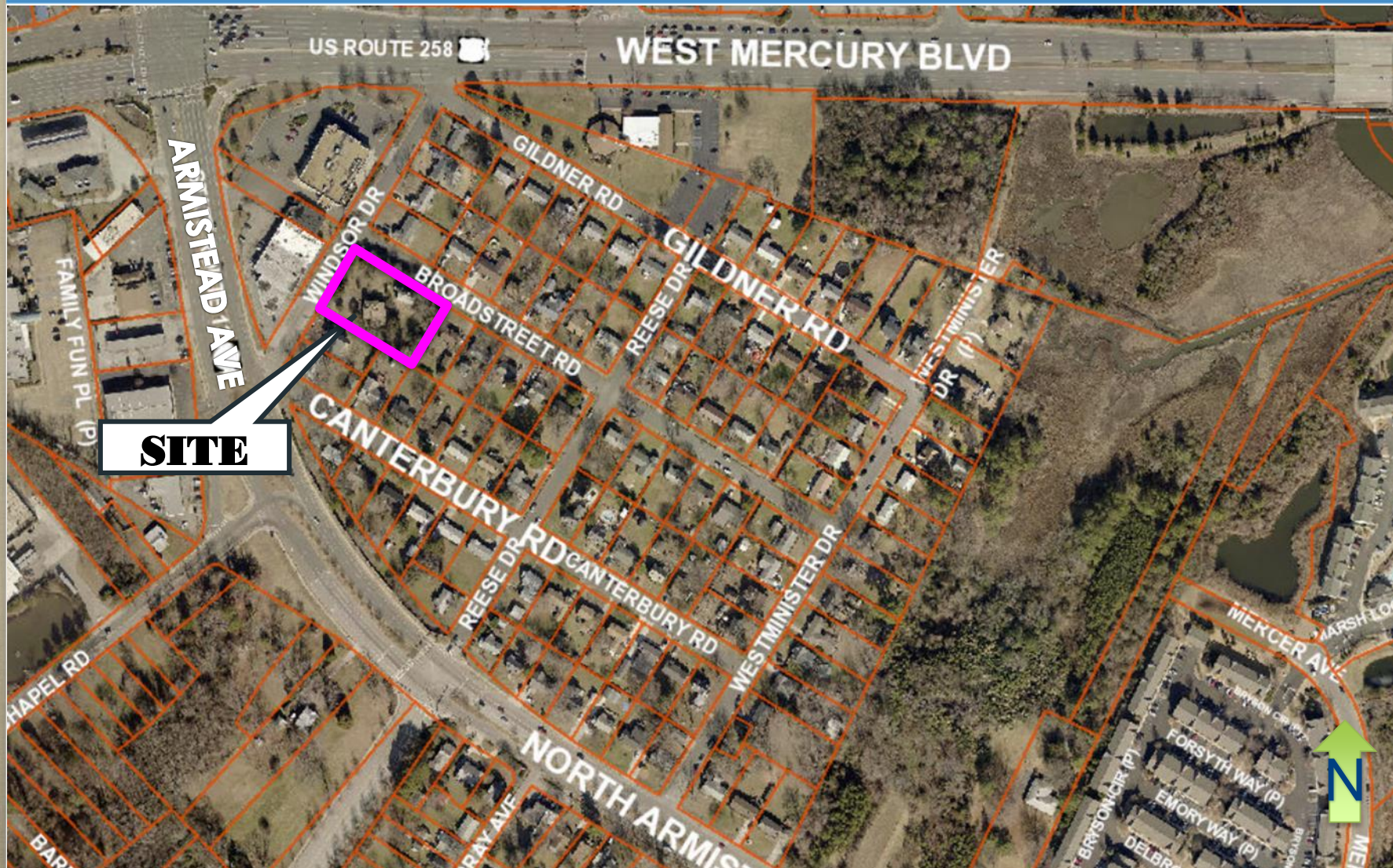


APPLICATION

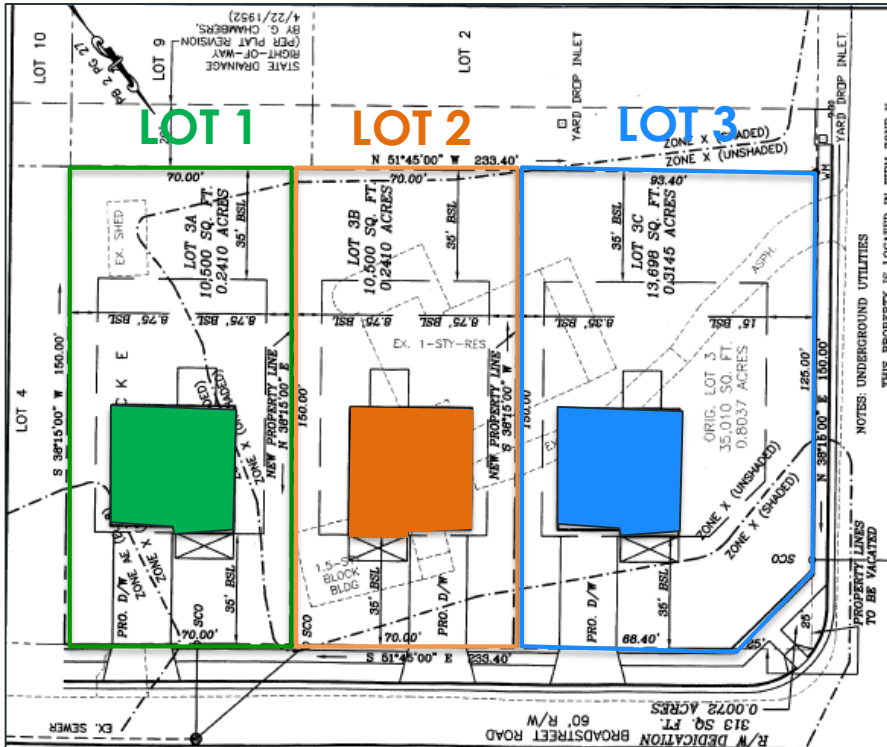
**Rezone a 0.8± acre parcel
6 Windsor Drive
R-13 to R-11
with Proffered Conditions**



LOCATION



PROPOSAL

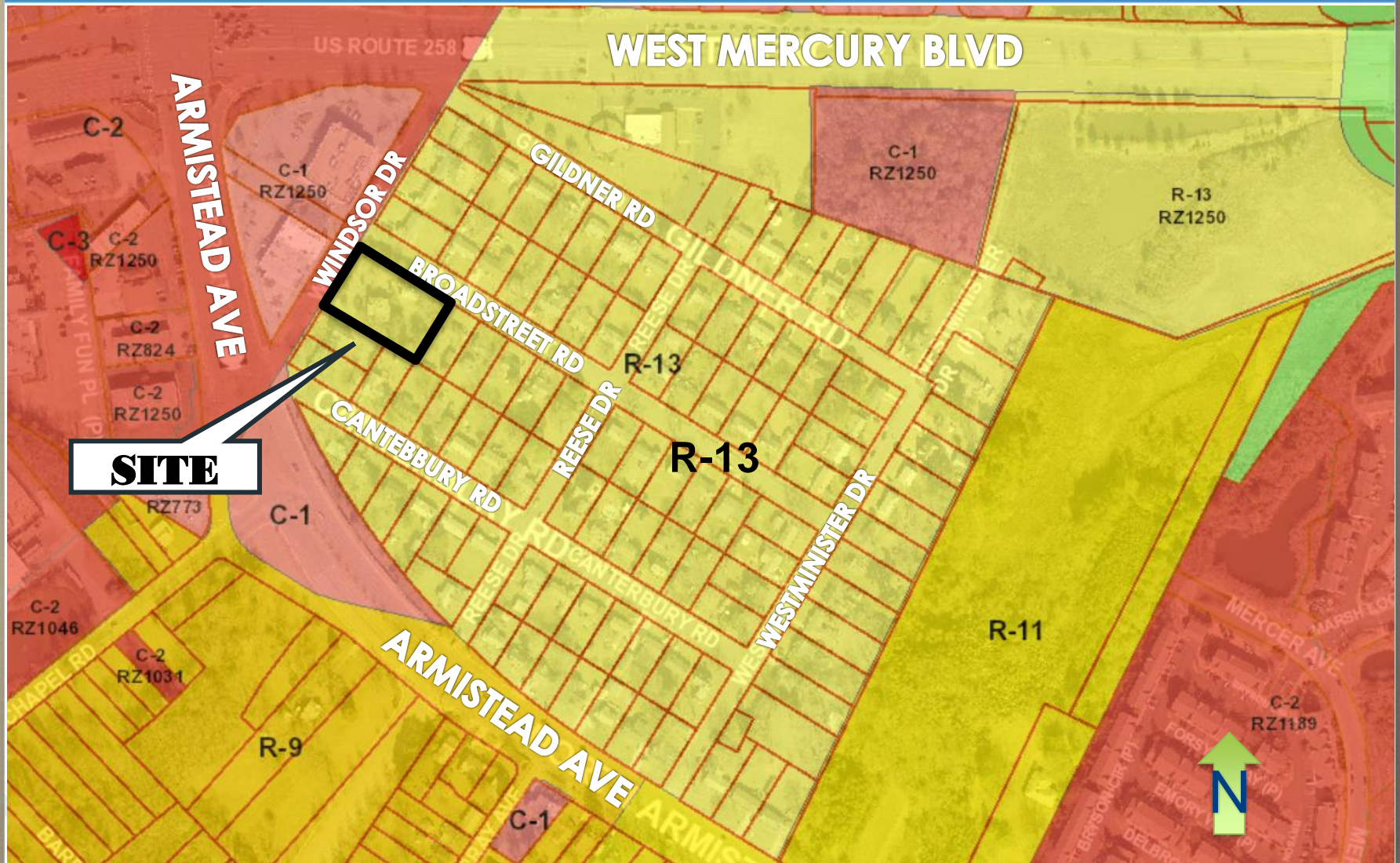


Broadstreet Rd.

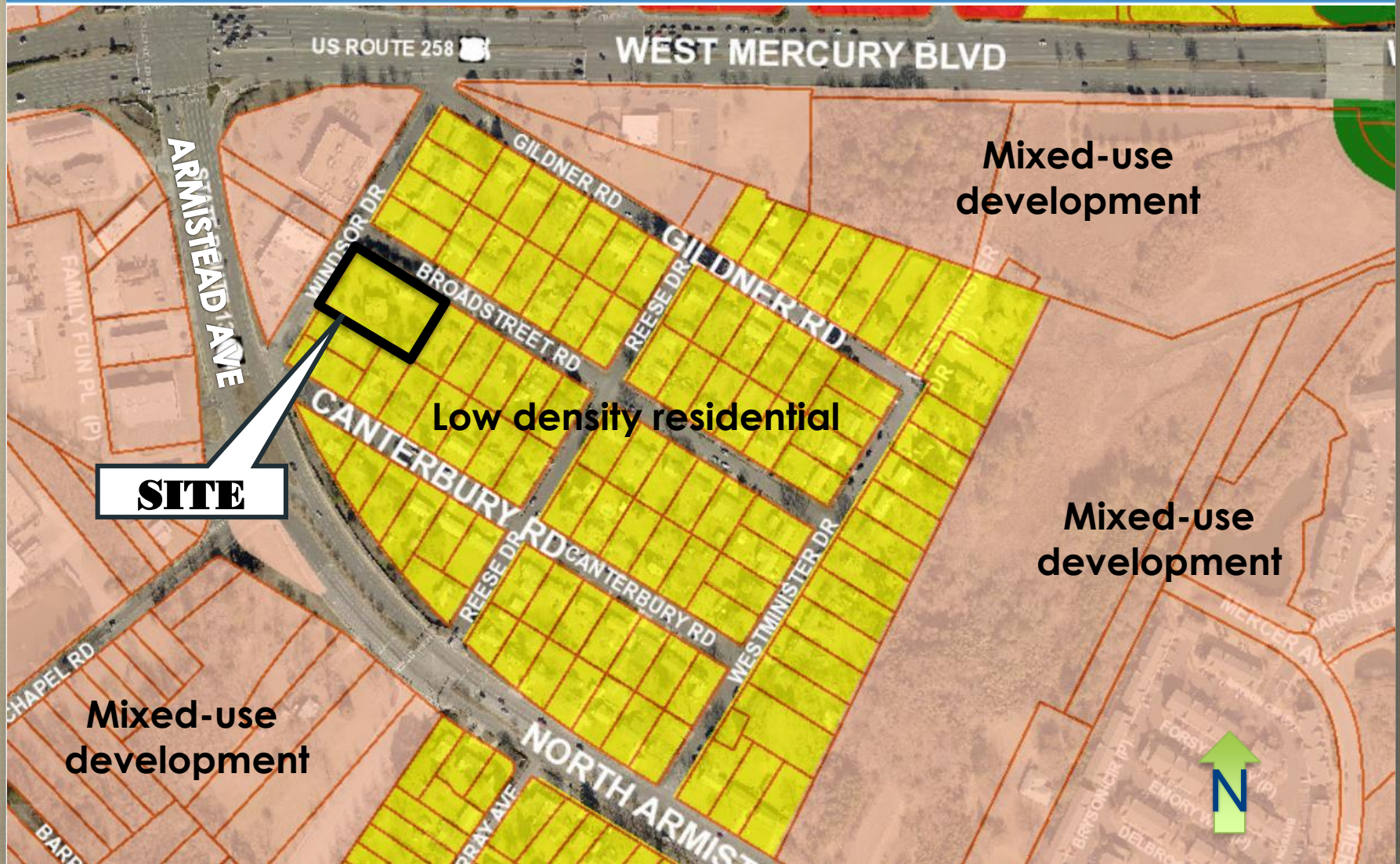
Windsor Dr.

- **Subdivide 1 lot into 3 lots, 70' lots**
- **Construct three 2-story, 3100SF homes fronting Broadstreet Rd**
- **Brick front façade & foundation, vinyl siding**

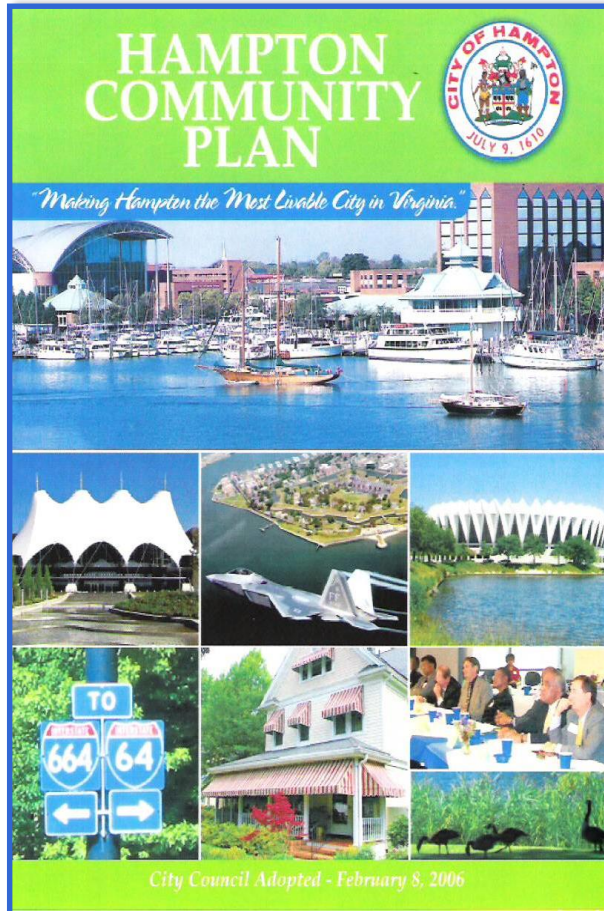
ZONING MAP



PUBLIC POLICY: FUTURE LAND USE



PUBLIC POLICY: COMMUNITY PLAN




- Development of higher value housing
- Encourage & maintain a diverse mix of housing types and values
- Support zoning requirements & other strategies that allow for increased housing mix & density in appropriate locations
- Promote high quality design & site planning that is compatible with surrounding development

PUBLIC POLICY: COLISEUM CENTRAL MASTER PLAN



Remain as residential

PROFFERED CONDITIONS

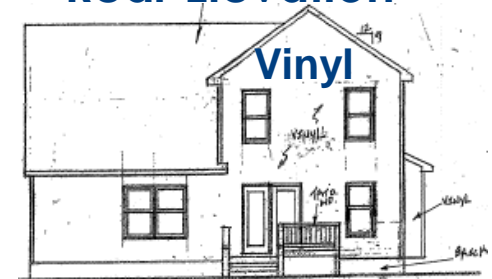
- **Limits use to single-family homes**
 - **Concept plan: 3 subdivided lots**
 - **Building design**
 - **Exterior materials:**
 - **Brick on the front façade & foundation**
- 

BUILDING DESIGN

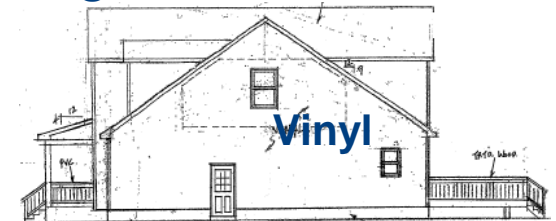


Front Elevation

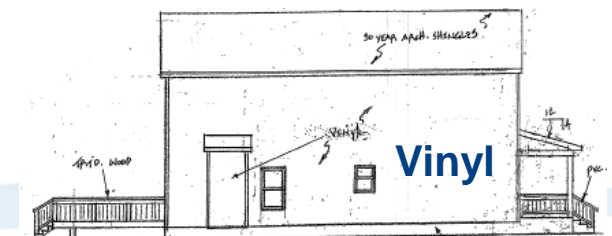
Rear Elevation



Right Side Elevation



Left Side Elevation



STAFF ANALYSIS

Comparison Between the Current Zoning and Proposed Zoning District:

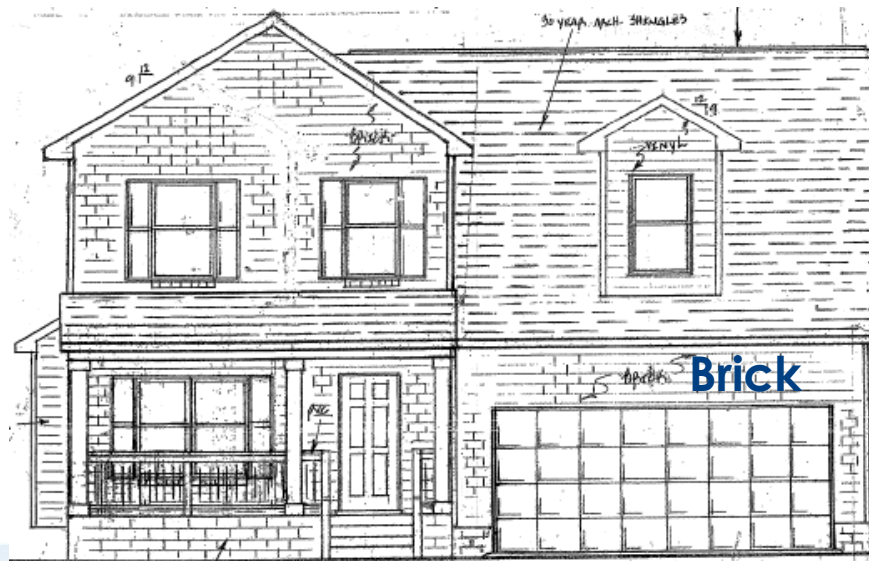
Current Zoning: R-13	Proposed Zoning: R-11
Administrative Approval	City Council Decision
2 homes, 2 lots	3 homes, 3 lots
Minimum 80' lot frontage	Minimum 70' lot frontage
Minimum 12,000 S.F. lot area	Minimum 9,000 S.F. lot area
1-2 stories allowed	1-2 stories allowed

STAFF ANALYSIS



STAFF ANALYSIS

- Recently built home – housing style transition
- 3,100 SF homes – higher value housing & types
- Quality materials



Front Elevation

COMMUNITY FEEDBACK

**Community Meeting: Thursday,
September 27th**

Approximately 25 people attended

- **Negative precedent setting for future rezoning to R-11**
 - **Negative impact to housing values**
 - **Preservation of historic home**
 - **Traffic generated from the new homes**
 - **New residents that could attract crime**

RECOMMENDATION

Staff Recommends

**Approval of Rezoning Application 18-0358 (RZ18-00001)
with 6 Conditions**

Planning Commission Recommends

**Approval of Rezoning Application 18-0358 (RZ18-00001)
with 6 Conditions**