

STAFF EVALUATION

To: Planning Commission

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Bonnie Brown, Sr. Asst. City Attorney

Case No.: Planning Commission Action No. 19-00004

Date: 4/18/2019

General Information

Applicant Mellen Street Properties LLC

Owner Mellen Street Properties LLC

Location 110 E Mellen Street [LRSN 12001341] and 118 E Mellen Street [LRSN 12001340]



Description of Proposal

The applicant is proposing a boundary line adjustment which would result in 110 Mellen Street not meeting Zoning Ordinance Section 8-63 (3)(e)(a). Per Zoning Ordinance Section 8-63 (3), certain development standards in the Phoebus Town (PH-2) District may be waived subject to an approved use permit.

The applicant is proposing this boundary line adjustment to reduce the number of parcels and to transfer the parking from 110 E Mellen Street (which has no parking requirements) to 118 E Mellen Street (which currently has no parking and is required to have two spaces to support the second story residential use).

Existing Land Use

110 E Mellen Street: general retail

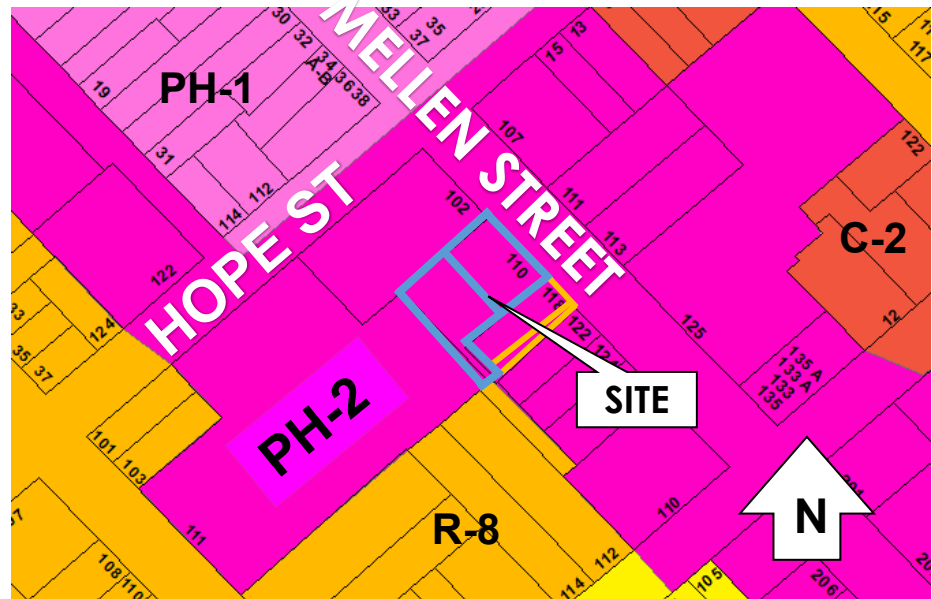
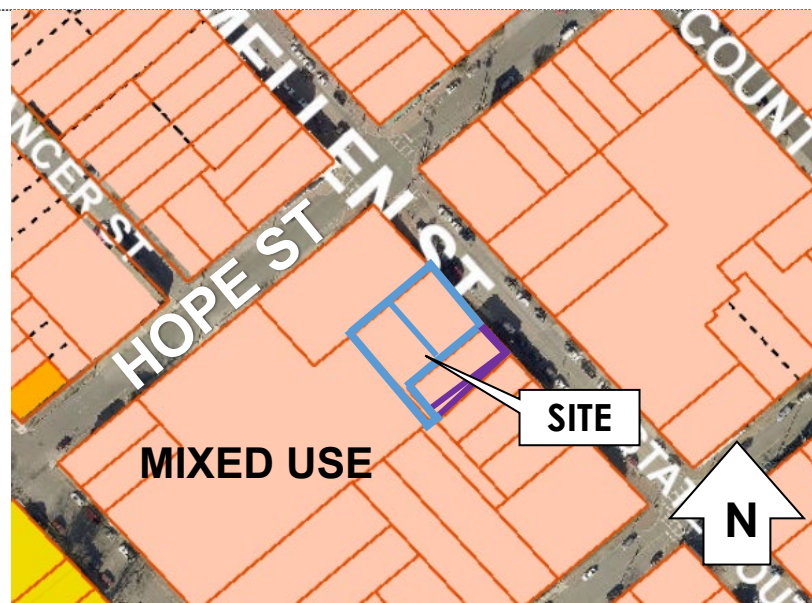
118 E Mellen Street: general retail, apartment

Zoning

Phoebus Town (PH-2) District

Surrounding Land Use and Zoning

North: Phoebus Town (PH-2) District; post office
South: Phoebus Town (PH-2) District; fraternal building
East: Phoebus Town (PH-2) District; vacant
West: Phoebus Town (PH-2) District; commercial

*Public Policy*

The Phoebus Master Plan recommends preservation of the unique, multi-use building stock on Mellen Street.

The Hampton Community Plan (2006, as amended) recommends mixed-use for this property.

Other Community Plan policies relevant to this application include:

HB Policy 2: Hampton will be a unique, regional retail and entertainment destination and the first retail choice for Hampton residents.

	TR Policy 28: Coordinate zoning, land use, and transportation policies and parking requirements.
<i>Zoning History</i>	None
<i>Traffic/Parking</i>	118 Mellen Street, the parcel gaining more parking should this boundary line be approved is required to have two parking spaces. 110 Mellen Street has no parking requirements.
<i>Schools</i>	This proposal does not impact Hampton City Schools.
<i>Environmental</i>	There are no known environmental concerns at this site.
<i>Community Meeting</i>	There is no community meeting scheduled at this time.

Analysis

Use Permit Application No. 19-00004 by Mellen Street Properties LLC is a request to permit a boundary line adjustment through the process outlined in the City of Hampton Zoning Ordinance Section 8-63 (3)(h) at 110 and 118 E Mellen Street.

Currently, each address is divided into two separate parcels, making for a total of four parcels. The applicant is proposing to reduce the number of parcels to two and adjust the line separating 110 E Mellen Street from 118 E Mellen Street. The boundary line adjustment would make it so that 118 E Mellen Street meets the parking requirements of two parking spaces for the second-story residential use. Under the current zoning ordinance, 110 E Mellen Street is not required to have any on-site parking.

Both parcels are zoned Phoebus Town (PH-2) District, but after the proposed adjustment 110 E Mellen Street will not be meeting the development standards of the PH-2 district. For this reason, the applicant is seeking approval of a use permit. If the property line vacations and boundary line adjustments are approved, the parcel would not be meeting the requirement of the building façade occupying 75% of the front setback line.

At present, the building façade at 118 E Mellen Street occupies 100% of the front setback line and the building façade at 110 E Mellen Street occupies approximately 41% of the front setback line. If the use permit is approved, and boundary line is approved, the building façade at 118 E Mellen Street will occupy approximately 50% of the front setback line and the building façade at 110 E Mellen Street occupies approximately 84% of the front setback line. Overall, this will be an improvement as there will be a reduction in the number of parcels, the parcels will align with the development pattern, and all parcels will have frontage on Mellen Street.

Staff recommends approval of Use Permit No. 19-00004 with four conditions.