

# STAFF EVALUATION

To: City Council

Prepared By: Mike Hayes, AICP 728-5244  
Reviewed By: Bonnie Brown, Deputy City Attorney

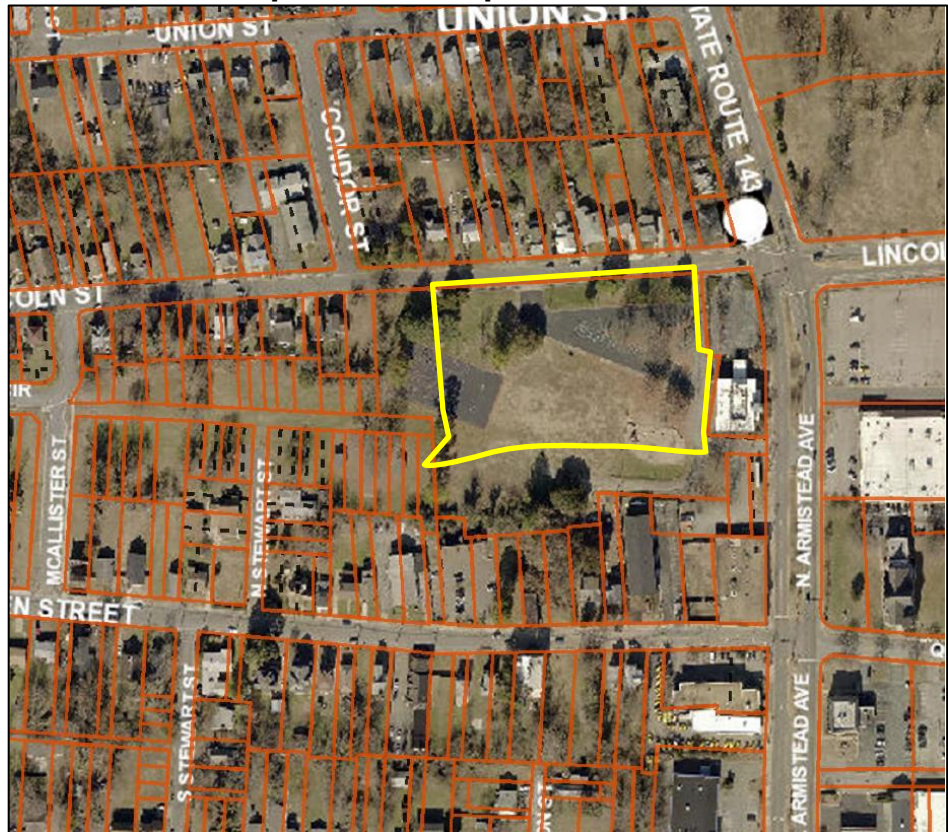
Case No.: Rezoning Application No. 20-00008 Date: June 10, 2020

## General Information

Applicant City of Hampton

Property Owner City of Hampton

Site Location 231 Lincoln Street [LRSN 20000961]



Requested Action To rezone a  $\pm 3.3$  acre portion of 231 Lincoln Street [LRSN: 20000961] from One Family Residential (R-9) district to Parks and Open Space General (PO-1) district.

Description of Proposal The rezoning will allow for the proposed Mary Jackson neighborhood center of Olde Hampton to be constructed and grounds to be utilized as a public park.

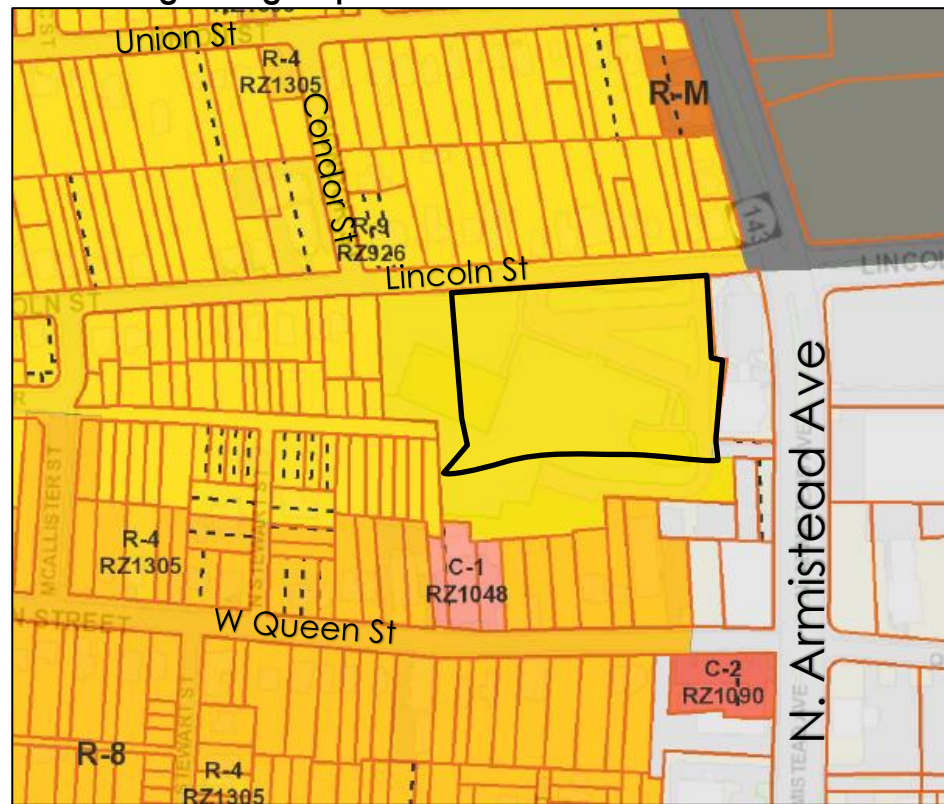
Existing Land Use Park, former location of the Olde Hampton Recreation Center.

**Zoning** One Family Residential (R-9) District. A small portion of the property is within the Flood Zone (O-FZ) overlay.

**Surrounding Land Use and Zoning**

**North:** One Family Residential (R-9) District, residences  
**South:** One Family Residential (R-9) District and Neighborhood Commercial (C-1) District – residences; and a funeral home  
**East:** Downtown Business (DT-1) District, bank and carpet wholesaler  
**West:** One Family Residential (R-9) District, residences and vacant land

**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 future land use map recommends public/semi-public land use for this location. The Hampton Community Plan also includes the following policy recommendations pertinent to this case:

**CF Policy 1:** Ensure community input in the decision making process of upgrading, replacing, or building community facilities and infrastructure.

**CF Policy 7:** Use citizen expertise in non-paid and special service functions. Use citizens as an extension of staff whenever possible.

**CF Policy 26:** Continue to provide parks and recreational facilities that promote passive and active recreational, educational, and cultural opportunities for all residents and visitors.

**Future Land Use Map:**



Additionally, the property falls within the boundaries of the Downtown Master Plan (2017, as amended). The master plan recognizes Grant Park and center as community assets while also recognizing social and potential crime issues with the park. It recommends revitalizing the park, constructing a new center oriented toward Lincoln Street, and creating new street connections to improve access, visibility, and neighborhood surveillance.

<i>Traffic Impacts</i>	The new facility should not create any greater traffic impacts than the old. Additionally, new streets and opportunities for on-street parking are a planned part of this project and potential future improvements in the area.
<i>Environmental</i>	A small portion of the site falls within the X shaded flood zone designation. Based on the preliminary designs for the site, this would not affect the building.

Rezoning Application No.20-00008 is a request to rezone a  $\pm$  3.3 acre portion of 231 Lincoln Street [LRSN 20000961] (please see the attached exhibit for clarification) from One-Family Residential (R-9) to Parks and Open Space General (PO-1) district for a new neighborhood center and redesigned park. The site is located in the Olde Hampton neighborhood and is the former site of the Olde Hampton Community Center and Grant Park. This rezoning will allow for the proposed Mary Jackson Neighborhood Center use and align with the intended future use of this parcel as a community open space.

In 2015, the Olde Hampton Community Center was closed. The City has committed to providing another neighborhood facility; one better sized to support neighborhood activities than being an attraction for a larger section of the city. The City is engaged with the Peninsula Community Foundation and representatives of the neighborhood to determine the needs for the facility, design the facility, and eventually operate the facility. One of the great aspects of the neighborhood center model is that the residents gain ownership over programming and aspects of staffing and running the center.

The Hampton Community Plan (2006, as amended) recommends public/semipublic use for this property. Public/semi-public uses include: areas appropriate for government buildings, public or private institution uses, and community facilities.

This property is also specifically addressed in the Downtown Master Plan (2017, as amended) where the need to revitalize and better define the park space are addressed. The master plan recommends constructing a new center that is oriented toward Lincoln Street. With the park being so large and stretching behind properties, the master plan recognizes concerns with unwanted activity occurring in the park and the ability for the neighborhood to surveil their park being limited. To address this, the plan recommends extending new streets and making efforts to have more eyes on the park.

Rezoning the subject property to PO-1 will allow for the neighborhood center use and clearly add it to the City's park and open space system. Policies in the Hampton's Community Plan promote providing parks and recreational facilities. By aligning the zoning with the proposed and desired uses, the City can better ensure the properties will remain park and open space in the future. There are no proffers offered with this application as the PO-1 district exists to facilitate public park facilities to exist and evolve over time.

Staff recommends **APPROVAL** of Rezoning Application No. 20-00008.