



## Legislation Text

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**File #:** 18-0353, **Version:** 1

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Rezoning Application No. 18-00007 by the City of Hampton to rezone 1300 Kecoughtan Road [LRSN 1004555 formerly designated 1004553] and a portion of 200 Claremont Avenue [LRSN 1005036] from One-Family Residence (R-11) to Parks and Open Space General (PO-1) district

### **Background Statement:**

This is a request to rezone 1300 Kecoughtan Road [LRSN 1004555 formerly designated 1004553] and a portion of 200 Claremont Avenue [LRSN 1005036] from One-Family Residence (R-11) to Parks and Open Space General (PO-1) district. Across the sites, two baseball fields, a tee-ball field, playground equipment and a number of accessory structures related to the recreation uses including bleachers and sheds are located on the properties. A walking trail follows the boundaries of both parcels.

The subject properties are both zoned Single-Family Residential (R-11) District. Portions of 200 Claremont Avenue are also located within the Flood Zone (O-FZ) and Chesapeake Bay Preservation District (CBPD) overlay. The surrounding properties are also zoned for residential uses, with the exception of a few properties located along Kecoughtan Road that are zoned for neighborhood commercial. In 1998, a use permit was submitted for a park which was approved.

The Hampton Community Plan (2006, as amended) recommends public/semipublic use for 1300 Kecoughtan Road, and low density residential for 200 Claremont Avenue. However, residents have expressed a strong desire to maintain this land as a tee-ball and baseball fields, respectively. Further, the City has devoted considerable funding towards parks improvements, along with the aforementioned use permit for a park on this property. It is clear the commitment to maintain the park exists, both among residents and the City. Rezoning these properties to PO-1 will align the zoning with the uses, and provide a layer of protection for those uses in the future. Policies in the Hampton Community Plan promote providing parks and recreational facilities.

This is one of 5 items being brought forward together for action by City Council, including:

1. Hampton Drive Vacation (Item # 18-0364)
2. Alley Vacation (Item # 18-0363)
3. Rezoning # 18-00004 (Item # 18-0352)
4. Rezoning #18-00007 (Item # 18-0353)
5. Wythe Elementary School Development Agreement (Item # 18-0362)

### **Recommendations:**

Staff Recommendation:

Approve

Planning Commission Recommendation:

Approve

