



Legislation Text

File #: 22-0077, Version: 1

Rezoning Application by Eagle Landing Investment Co. to Rezone ± 0.096 Acres at 603 Washington Street [LRSN: 2003475] from Heavy Manufacturing (M-3) District to One Family Residential (R-9) District Without Proffered Conditions

Background Statement:

This is a request to rezone a property located at 603 Washington Street [LRSN 2003475] in order for an existing legally nonconforming, historic, single-family structure to be utilized as a one family residential dwelling. The subject property is located within the Pasture Point neighborhood, which is north of Downtown Hampton, and is also listed on the National Register of Historic Places and Virginia Landmarks Register as a contributing resource to the Pasture Point Historic District.

The Hampton Community Plan (2006, as amended) recommends medium density residential for this property and most of the surrounding area. The Plan also emphasizes maintaining the integrity and character of the City's neighborhoods. Further, the subject property is also within the Downtown Hampton Master Plan (2004, as amended) Initiative Area 5: Pasture Point Neighborhood. This initiative area recommends the preservation of, and the reinvestment in, the existing housing stock.

This property was initially included in a proposed comprehensive rezoning, RZ No.1197, of single-family lots in the Pasture Point neighborhood in 2005. The owner's agent requested that this property be excluded and remain in the Heavy Manufacturing (M-3) District at that time. This property and one other were removed from RZ No.1197 prior to approval of the rezoning. Approval of the current application, Rezoning Application No.21-00009, would put 603 Washington Street into the same zoning classification as its peer properties in the 2005 rezoning. No proffered conditions are proposed with this application just as no proffered conditions could be attached through the previous comprehensive rezoning.

No one from the public spoke at the Planning Commission public hearing.

Recommendations:

Staff Recommendation:

Approve

Planning Commission Recommendation:

Approve