



## Legislation Text

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**File #:** 19-0006, **Version:** 1

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Rezoning Application No. 18-00008: by Mary T. Christian on behalf of the Barrett-Peake Heritage Foundation to Rezone Property at 123 E. Pembroke Avenue [LRSN: 2003496] from Multiple Residential [R-M] District with Proffered Conditions to One Family Residential (R-4) District

**Background Statement:**

This is a request to rezone .16± acres located at 123 E. Pembroke Avenue [LRSN: 2003496] from Multiple Residential [R-M] District to One Family Residential (R-4) District. This property is the former Federation House, historically a place of education and culture, which has a proffered condition that states that the only use permitted besides single family dwellings is a private women's club. Approval of this rezoning application would then allow the applicant to apply for the related Use Permit Application No. 18-00011 (file no. 19-0007) for a community center.

Rezoning to R-4 would better align the zoning on the property with the recommended land use for the property, the lot size, and the existing character of the building and surrounding neighborhood, and remove a very prescriptive proffered condition, which would not allow for the proposed community center.

The Hampton Community Plan (2006, as amended) recommends medium-density residential for this property. This application is consistent with the City's adopted policy to preserve the character of existing neighborhoods as well as promote adaptive reuse of historically significant structures. Whereas R-M is primarily a multifamily district, the R-4 designation is primarily a single family zoning district.

This application is being brought forward in conjunction with Use Permit Application No. 18-00011 (file no. 19-0007) to permit a community center use.

**Recommendations:**

Staff Recommendation:

Approve

Planning Commission Recommendation:

Approve