



Legislation Text

File #: 20-0343, Version: 1

Rezoning Application by Old Town Development LLC and Rob the Builder Inc to Rezone Parcels at 1538 W Queen Street [LRSN 2000007] and 1540 W Queen Street [LRSN 2000006] Totaling ± 4.28 acres from Multiple Residence [R-M] District and One-Family Residence (R-13) District to Multiple Dwelling (MD-4) District with Proffered Conditions

Background Statement:

This is a request to rezone ± 4.28 acres at 1538 and 1540 W. Queen Street, just east of Pine Chapel Baptist Church from Multiple Residence (R-M) District and One-Family Residence (R-13) District to Multiple Dwelling (MD-4) District with proffered conditions. Approval of this application would permit development of 38 apartment units distributed between two (2), four-story buildings.

The Hampton Community Plan (2006, as amended) recommends high density residential for the majority of this property to support increased housing density in a higher quality development for this area on the edge of Coliseum Central. The prevailing existing land use pattern on the north side of this segment of W. Queen Street (between I-664 and Power Plant Parkway) consists of apartments, townhouses, a church, and a lodge. The rear portion of the subject property, located along Newmarket Creek, is recommended as open space by the Plan. Although the total acreage is ± 4.28 , the applicant is concentrating the proposed development on only one (1) acre of land, adjacent to W. Queen Street and outside of the Chesapeake Bay Preservation District. The remaining 3+ acres consists of a portion of Newmarket Creek, tidal wetlands, and buffer area that will not be impacted by the proposed development, except for providing access to the creek.

The proposal includes 38 residential apartment units equally divided between two (2), four-story buildings and an adjacent parking area. Building exteriors would be finished in high quality architectural materials, including brick, fiber cement siding, architectural asphalt shingles and standing seam metal roofing, and composite decking. Proposed interior features include internalized and secured entry lobby, business center, fitness facility, nine-foot ceilings, and granite countertops. Community amenities would include access to the creek via nature trails and kayak launch. If approved the proffered conditions provide limitations of use, require the combining of the two parcels into one, adherence to the concept plan and increased standards of construction for the building elevations, building materials, dumpster enclosure construction, parking lot screening, and the inclusion of the walking trail and kayak launch. Residents also have quick access to the PowerPlant and other entertainment and dining options in Coliseum Central, the West Hampton Community Center, and I-664.

This application is consistent with the City's adopted policies and recommendations that support increased housing density and a diverse mix of housing types and values in this area. As supported by these City policies, staff believes that multi-family would be an appropriate redevelopment project for this site and an addition of quality residential units needed in the area.

Recommendations:

Staff Recommendation:
Approve with 12 conditions

Planning Commission Recommendation:
Approve with 12 conditions