



Legislation Text

File #: 19-0244, **Version:** 1

Rezoning Application By DT Retail Properties, LLC To Rezone Property At 1602 Briarfield Road [LRSN 1000456], 804 [LRSN 1000454] And 806 [LRSN 1000455] Aberdeen Road From a Single Family Residential (R-11) District And Neighborhood Commercial (C-1) District To Neighborhood Commercial (C-1) District With 14 Proffered Conditions

Background Statement:

Rezoning Application No. 19-00001 is a request to rezone +1.27 acres located at 1602 Briarfield Road [LRSN 1000456], 804 Aberdeen Road [LRSN 1000454], and 806 Aberdeen Road [LRSN 1000455] from a One-Family Residential [R-11] District and Commercial [C-1] District to a Neighborhood Commercial [C-1] district with 14 proffered conditions. Approval of this application would allow for the expansion of this commercial node to accommodate a Dollar Tree, which is a general retail store. The property is currently vacant.

The above subject properties are not within a master plan area however, a number of recommendations from the Hampton Community Plan (2006, as amended) are relevant. The Hampton Community Plan (2006, as amended) recommends commercial and low density residential for this site. The Plan specifically recognizes the intersection of Aberdeen Road and Briarfield Road as a commercial node along the corridor. The proposed rezoning would expand the property included in an existing neighborhood commercial district. In these nodes, the Community Plan emphasizes strengthening the viability of commercial uses and protecting residential uses and adjacent neighborhoods. This proposal furthers this goal by taking a targeted commercial node and allowing it to expand for a neighborhood commercial use.

Proffered conditions address how the proposed physical development will create a developable site by modern suburban standards while protecting the surrounding neighborhood. The applicant proposes installing a 6' privacy fence with a landscape buffer to reduce visual impacts. The dumpster location will be screened and located to have minimal effect on adjacent single family homes. Proffers also limit the potential uses on the property by eliminating what can be considered some of the more intense use permitted by the C-1 Districts, such as vehicle repair (light), parking lot (commercial) and boarding/rooming house. Any future use that would go onto the property would have to adhere to the proffered concept plan and elevations attached to the property through the proffers.

The proposed rezoning by Dollar Tree aligns with the Hampton Community Plan (2006, as amended) and promotes several land use policies.

Recommendations:

Staff Recommendation:

APPROVAL of Rezoning Application with 14 proffered conditions

Planning Commission Recommendation:
APPROVAL of Rezoning Application with 14 proffered conditions