



## Legislation Text

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**File #:** 17-0251, **Version:** 1

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Rezoning Application No. 16-00012: by Marlyn Development Corp. and AH&H Corp. at 1300 N Mallory Street [LRSN: 12005714] to rezone from Multiple Dwelling (MD-4) District with conditions to One Family Residence (R-9) District with conditions

### **Background Statement:**

Rezoning Application No. 16-00012 is a request to rezone 16.48+ acres located at 1300 N Mallory Street [LRSN 12005714] to the R-9 zoning district for a single family subdivision. This is an amended application. The previous request was for the R-4 district, which requires adherence to the Buckroe Bayfront Pattern Book (2007, as amended). By requesting the R-9 district, the application is no longer subject to review for conformance with the Pattern Book. However, the layout and number of lots remain the same.

Currently, the property is zoned Multiple Dwelling (MD-4) with proffered conditions. The property is on Mill Creek and has wetlands features on two sides, from which extends a 100' buffer. The subject property also has an older single family subdivision bordering the southern property line. This property falls within the Buckroe Master Plan (2005, as amended).

The Hampton Community Plan (2006, as amended) emphasizes the heightened importance of developing waterfront property appropriately. Redevelopment opportunities on waterfront property are a rare feature and present one of the greatest opportunities for higher value housing in Hampton. The Plan also recognizes the importance of community access, both visual and physical, to water features.

Recognizing the importance of the larger Buckroe neighborhood, the City adopted the Buckroe Master Plan (2005, as amended). The Master Plan provides a description and graphic depiction for future development of the site, which includes developing in a traditional neighborhood grid pattern, connecting to the existing neighborhood, and access to Mill Creek.

The lot layout and street connections as shown in the proffered conceptual plan adhere to the City's requirements and generally meet the adopted policy. The building elevations, while they do not enhance the areas coastal character, they are generally in keeping with more recently constructed neighboring homes, and are expected to achieve higher values relative to existing homes.

*Please Note: Rezoning Application No. 16-00012 originally appeared upon the City Council's agenda on March 8, 2017, as Legistar file #17-0061. On that date, City Council, referred this matter back to the Planning Commission for further consideration.*

*The application returned to the City Council's agenda on July 12, 2017, as Legistar file #17-0229. At that time the City Council deferred the item to their agenda of August 9, 2017.*

*Because the supporting documentation substantially changed between the July 12, 2017, meeting*

*and the August 9, 2017, meeting, another Legistar file was created under #17-0251. That item is on the City Council's agenda for August 9, 2017.*

**Recommendations:**

Staff Recommendation:

Approve with 11 proffered conditions

Planning Commission Recommendation: