



Legislation Text

File #: 21-0203, **Version:** 1

Rezoning Application by Ryan Corbelli to Rezone 208 Brightwood Avenue [LRSN 1006398] from Neighborhood Commercial (C-1) District to One Family Residence (R-4) District with Proffered Conditions for the Purpose of Constructing a Single Family Residence

Background Statement:

Rezoning Application No. 21-00004 is a request to rezone 208 Brightwood Avenue from Neighborhood Commercial (C-1) to One Family Residential (R-4) for the construction of a single family residence.

The Hampton Community Plan (2006, as amended) recommends low density residential use for this lot. The Plan also contains policies to encourage and maintain a diverse mix of housing types and values; evaluate land use proposal's from a regional, city-wide, and neighborhood perspective; safeguard the integrity of existing residential neighborhoods; promotes high quality design and site planning that is compatible with surrounding development's, and encourages high quality new development's that are compatible with surrounding neighborhoods.

The property is also within the boundaries of the Kecoughtan Road Corridor Master Plan (2007, as amended). The overarching theme of the master plan recommendations is that the road should become a residential boulevard with commercial uses consolidated to select nodes. The intended impact is to create more compatible entries to residential streets and improve the image of the greater neighborhood. This particular lot and request presents an opportunity for a new single family home with a design that fits the historic character of the neighborhood.

This rezoning application includes seven proffered conditions offered by the applicant. Key elements of the proffered conditions include limiting the use to a single family dwelling, conformance with the conceptual plan and building elevations, higher quality exterior materials, and any future additions or changes to the building being in conformance with the City of Hampton's A Pattern Book For Hampton (2014 as amended).

A community meeting was not held.

Recommendations:

Staff Recommendation:

Approve with 7 proffered conditions

Planning Commission Recommendation:

Approve with 7 proffered conditions