



## Legislation Text

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**File #:** 20-0097, **Version:** 1

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Rezoning Application by STM Properties, Inc. to rezone 2135 W. Pembroke Avenue and 658 Vaughan Avenue [LRSN: 1003830 and 1003828] from General Commercial (C-3) District to One Family Residential District (R-9)

**Background Statement:**

This application is a request to rezone two lots, totaling +.67 acres, in the Greater Wythe area to a single family residential district (R-9) with proffered conditions. The lots are currently zoned General Commercial (C-3) and One Family Residential (R-9). The lots currently meet the R-9 dimensional standards.

The Hampton Community Plan (2006, as amended) recommends low density residential. Other relevant policies repeatedly speak to the importance of safeguarding the integrity of existing neighborhoods and promoting infill development that is compatible and improves upon the housing stock.

The applicant proffered conditions in keeping with the infill housing overlay requirements, assuring at least 50% of the front yard remains green and the garage is setback at least 18" behind the front façade. A similar rezoning was approved in 2015 at the intersection of Greenbriar Avenue and W. Pembroke Avenue, which is one block from the subject site.

**Recommendations:**

Staff Recommendation:

Approve with proffered conditions

Planning Commission Recommendation:

Approve with proffered conditions