



## Legislation Text

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**File #:** 17-0311, **Version:** 1

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Rezoning Application No. 17-00005 by the City of Hampton at 11 E Pembroke Avenue, 2 W Pembroke Avenue, 400, 418, 650, 700, 701, 704, 707, 712, 718, 727 and 732 N King Street , two unaddressed properties on N King Street, two unaddressed properties on Randolph Street, and an unaddressed property on W Pembroke Avenue [LRSNs 2003520, 2003539, 2003521, 2003522, 2003525, 2003526, 2003535, 2003527, 2003534, 2003528, 2003532, 8000825, 2003533, 2003540, 13002366, 2003537, 2003536, and 2003538] to rezone 28.52 + acres from Light Manufacturing District (M-2), Heavy Manufacturing District (M-3), and General Commercial District(C-3), to Downtown Business District (DT-1)

### **Background Statement:**

Rezoning Application No. 17-00005 is a proposal to rezone 18 properties that comprise 28.52+ acres of land located north of Pembroke Avenue and south of I-64 and generally on either side of North King Street. The properties are currently all zoned Light Manufacturing District (M-2), Heavy Manufacturing District (M-3), and General Commercial District(C-3); the city is proposing to rezone these properties to the Downtown Business District (DT-1).

The purpose of this rezoning is to implement the Downtown Master Plan (2004, as amended) and the future land use plan in the Hampton Community Plan (2006 as amended). The update to the 2004 Downtown Master Plan, approved in June 2017, provided more in-depth recommendations for the Bright's Creek and Armory District Redevelopment area. The current zoning on the subject properties is incompatible with those recommendations. The Hampton Community Plan recommends mixed-use for all properties considered in the rezoning, which the DT-1 district facilitates, as a wide variety of uses are permitted in the DT-1 district.

All but four of the properties to be rezoned are owned by the city and the Hampton Redevelopment and Housing Authority (HRHA); three of the four properties are cemeteries that are unlikely to be impacted by a rezoning and will remain as legal nonconforming uses, and the fourth is a bus terminal which is permitted by-right in the DT-1 district.

Approval of this rezoning will facilitate the implementation of the Downtown Master Plan and the Hampton Community Plan.

### **Recommendations:**

Staff Recommendation:

Approve

Planning Commission Recommendation:

Approve