



## Legislation Text

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**File #:** 16-0163, **Version:** 1

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Rezoning Application No. 15-00005: by Richardson Contracting, Inc. and Charlie Richardson to rezone 0.85 ± acre at 698, 694, and 692 Greenbriar Avenue [LRSNs 1003845, 1003846, and 1003847] from General Commercial (C-3) District to One Family Residence (R-9) District with conditions

**Background Statement:**

Rezoning Application No. 15-00005 is a request to rezone 0.85+ acres on Greenbriar Avenue near the intersection with Pembroke Avenue. The property is commercially zoned but vacant. The applicant requests to rezone the property from General Commercial (C-3) District to One-Family Residential (R-9) District, which is the same single-family district as neighboring properties. Currently six lots exist, but if the rezoning is approved, the property would have to be reconfigured to create no more than three lots, each with a minimum width of 60'. The application accompanies seven proffered conditions that address among other things: height, green space, and the location of a garage proximate to the front façade of the residential structure.

The Hampton Community Plan (2006, as amended) recommends low density residential land use at this location. The Community Plan defines low density residential as being between 3.5 and 9 units per acre.

**Recommendations:**

Staff Recommendation:

Approve with seven proffered conditions.

Planning Commission Recommendation:

Approve with seven proffered conditions.