



Legislation Details (With Text)

File #:	18-0352	Version:	1	Name:	RZ 18-00004 Wythe School
Type:	Zoning Ordinance - Map	Status:	Passed		
File created:	10/23/2018	In control:	City Council Legislative Session		
On agenda:	11/14/2018	Final action:	11/14/2018		
Title:	Rezoning Application No. 18-00004 by Wythe Elementary School, LLC to rezone property at 200 Claremont Avenue [Portions of LRSNs: 1005036 1004555, and 1004553] from One-Family Residence (R-11) to Multiple Dwelling (MD-4) District with Proffered Conditions				

Sponsors:

Indexes: , , Economic Vitality

Code sections:

Attachments: 1. Application p1, 2. Application p2, 3. Narrative, 4. Survey, 5. Preliminary Plat, 6. Floor Plan p1, 7. Floor Plan p2, 8. Floor Plan p3, 9. Proffers, 10. Conceptual Site Plan, 11. Staff Report, 12. Resolution, 13. Presentation

Date	Ver.	Action By	Action	Result
11/14/2018	1	City Council Legislative Session	approved	Pass
11/14/2018	1	City Council Legislative Session	approved	Pass

Rezoning Application No. 18-00004 by Wythe Elementary School, LLC to rezone property at 200 Claremont Avenue [Portions of LRSNs: 1005036 1004555, and 1004553] from One-Family Residence (R-11) to Multiple Dwelling (MD-4) District with Proffered Conditions

Background Statement:

This is a request to rezone a 1.3+/- acres located at 200 Claremont Avenue [Portions of LRSNs: 1005036 1004555, and 1004553] from One-Family Residence (R-11) district to Multiple Dwelling (MD-4) district with proffered conditions. This property is the former Wythe Elementary School. Approval of this application would permit development of approximately 40 multifamily dwelling units in the historic school building.

The proposal includes approximately 40 market-rate studio and one-bedroom units and community room in the historic Wythe School building. Proffers include approximately 40 units, a conceptual site plan, and adherence to the Standards for Rehabilitation published by the Secretary of the Interior relating to historic preservation. Additionally, the proffer specifically calls for maintaining the existing exterior glazed owls, "Enter to Learn, Leave to Serve" signage, and glazed tile entries. These proffers protect the important historic integrity of the building.

The Hampton Community Plan (2006, as amended) recommends low-density residential for this property and is also reflecting the fact that the school was still in operation at the time the future land use plan was adopted. This application reflects a high density residential development, but is in accordance with other adopted City policies. The Kecoughtan Corridor Master Plan (2006) shows the building remaining on the site, but this is similarly reflecting that at the time the plan was adopted, there were no plans for the school to close.

This application is consistent with the City's adopted policy to encourage adaptive reuse of buildings

that have historic value to the community, and support strategies to provide an increased housing mix.

This is one of 5 items being brought forward together for action by City Council, including:

1. Hampton Drive Vacation (Item # 18-0364)
2. Alley Vacation (Item # 18-0363)
3. Rezoning # 18-00004 (Item # 18-0352)
4. Rezoning #18-00007 (Item # 18-0353)
5. Wythe Elementary School Development Agreement (Item # 18-0362)

Recommendations:

Staff Recommendation:

Approve with six proffered conditions

Planning Commission Recommendation:

Approve with six proffered conditions