



## Legislation Text

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**File #:** 19-0211, **Version:** 1

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Rezoning Application by the City of Hampton to Rezone .11± acres at 3 S. Curry Street, from Limited Commercial (C-2) District to Phoebus Town (PH-2) District

### **Background Statement:**

This request is an amendment to the comprehensive rezoning that was approved by City Council on January 9, 2019. The subject property, 3 S. Curry Street is zoned Limited Commercial (C-2) District and should have been included in the original amendment.

City Council approved a series of zoning ordinance amendments along with rezonings to implement policy changes for various properties within the commercial core of Phoebus. These properties are along Mellen and Mallory Streets and the edge of some secondary streets. This action was taken to promote future development aligned with the vision of the community and the Phoebus Master Plan (2013, as amended). Two new Phoebus districts were created, making a total of three districts. The districts now allow for a more appropriate gradation of urban mixed-use development that is most dense around the intersection of Mellen and Mallory Streets and generally getting less dense moving away from the intersection.

The Hampton Community Plan (2006, as amended) and Phoebus Master Plan (2013, as amended) recommend the development of a mixture of residential and commercial land uses in a pedestrian oriented development pattern for this area.

Approval of this rezoning would change 3 S. Curry Street to PH-2, in order to ensure the properties that comprise Sly Clyde Ciderworks (207 E Mellen Street [LRSN: 12001143] and 3 S Curry Street [LRSN: 12001144]) have the same zoning district of PH-2. Additionally, the current C-2 zoning on 3 S. Curry does not permit micro-brewery/winery/cidery use, much less live entertainment in conjunction with a micro-brewery/winery/cidery.

Staff recommends approval of RZ19-00004 with no conditions.

### **Recommendations:**

Staff Recommendation:

Approve with no conditions.

Planning Commission Recommendation:

Approve with no conditions.