

Rezoning Application #1233

Park Place Comprehensive Rezoning

Planning Commission Meeting - August 14, 2006



Location and Existing Zoning

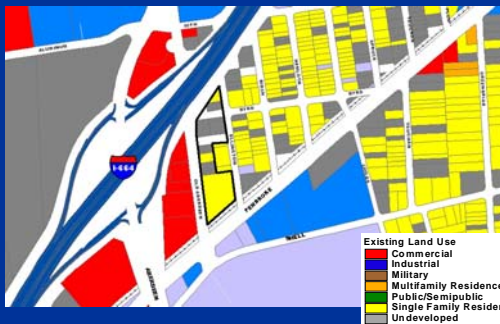


- Properties include:
 - 701 and 705 Ellington Avenue
 - 706 Byrd Street
 - 126, 122, 120, 118, 116, and 108 Aberdeen Road
 - One parcel fronting on Aberdeen Road with LRSN #13001065

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Existing Land Use



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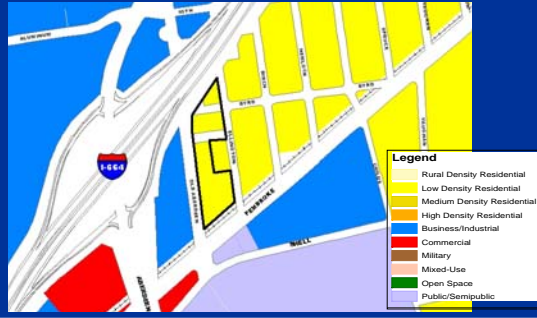
Proposal

- Rezone 3.6± acres
- From M-2 limited manufacturing
- To R-9 residential
- To bring land uses into conformance with
Hampton Community Plan Land Use Plan and
Greater Wythe Area Plan- Phase II

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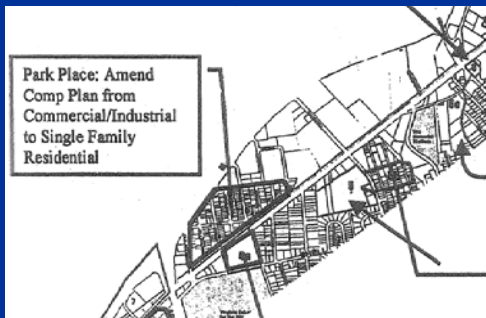
Hampton Community Plan Land Use Plan



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Greater Wythe Area Plan- Phase II



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Key Issues

- HCP recommends Low Density Residential
- GWAP recommends Single Family Residential
- Existing single family residential homes are non-conforming uses
- Trailer park is already legal non-conforming
- Storage yard will become legal non-conforming

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Recommendation

- Rationale:
 - Eliminates potential for incompatible industrial uses to come in
 - Provides opportunities to improve/ diversify housing options
 - Furthers recommendations of HCP and GWAP
- Recommend approval of Rezoning Application No. 1233

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