

City of Newport News Planning Commission

May 5, 2021

Change of Zoning Z-2021-0001

Applicant: STM Properties Inc.

Location: 6 Hoopes Road

Acreage: 0.68 Acre



CHANGE OF ZONING APPLICATION NO. Z-2021-0001

STM PROPERTIES INC.

APPLICANT/OWNER STM Properties Inc. **ZONING** R8 High Density Multiple-Family Dwelling (Appendix A-2)

LOCATION 6 Hoopes Road **ONE CITY, ONE FUTURE 2040** Low Density Residential (Appendix A-3)

PRESENT USE Vacant **ACREAGE** 0.68 Acres

REQUEST Change of zoning from R8 High Density Multiple-Family Dwelling to R3 Single-Family Dwelling. The applicant proposes to construct a single family home.



FACTS

North Single-family homes on properties zoned R3 Single-Family Dwelling
South Single-family homes on properties zoned R5 Low Density Multiple-Family Dwelling
East Child care center, single-family home and church on properties zoned C1 Retail Commercial
West Hoopes Place apartments on property zoned R8 High Density Multiple-Family Dwelling

Zoning History The property has been zoned R8 High Density Multiple-Family Dwelling since the citywide comprehensive rezoning became effective August 1, 1997.

On June 18, 1985 the Board of Zoning Appeals approved Special Exception 1767 for a planned residential development, Pear Ridge town homes, adjacent to the south of the property.

Regulatory Review The proposed change of zoning from R8 High Density Multiple-Family Dwelling to R3 Single-Family Dwelling will allow for the construction of a single-family home. By rezoning the property, the applicant brings the site

into compliance with the recommendations of the *One City, One Future 2040 Comprehensive Plan* and enables the development of a parcel that given its size, is not suitable for a large multiple-family development.

All area dimensional regulations as well as setback requirements will be met.

The departments of Codes Compliance, Engineering, Public Works, Public Utilities, Fire, Police, Parks, Recreation and Tourism and Development have no objection to the request.

Comprehensive Plan Review The *One City, One Future 2040 Comprehensive Plan* land use map designates low density residential uses for the property. (See Appendix A-3.) The proposed zoning change is compatible with this designation.

ANALYSIS

The parcel in question is the only undeveloped lot on the block. Although the adjacent property to the west contains an apartment complex, the subject property's size is not conducive for that type of development. The property is consistent with other single-family lots on the block and the attached single-family to the rear.

The proposed change of zoning from R8 High Density Multiple-Family Dwelling to R3 Single-Family Dwelling will bring the property into compliance with the land use recommendations in the *Comprehensive Plan*. The current high density residential zoning was based on the property's location adjacent to an existing multiple-family complex and a commercial use.

The change to single-family zoning will allow for the development of the only remaining vacant lot on the block in a manner that is consistent with most of the existing residential development facing Hoopes Road. Although the houses across the street and the ones adjacent to the east of the apartment complex are 1-story homes, the applicant is proposing to build a 2-story house that will provide a scale compatible with the adjacent apartment complex.

The proposed change of zoning is in compliance with the recommended uses in the *Comprehensive Plan*, which is why the rezoning is being recommended without proffers. In addition, the proposed R3 zoning will have no impact on the existing uses within the vicinity.

The applicant has provided a conceptual site plan showing the location of the proposed single-family home. (See Appendix A-4.)

CONCLUSION

The proposed change of zoning is consistent with the *One City, One Future 2040 Comprehensive Plan* land use map, and responds to the character of the residential neighborhood along Hoopes Road, in which it is located.

**STAFF
RECOMMENDATION**

It is recommended that the City Planning Commission recommend to City Council approval of change of zoning Z-2021-0001 for the property located at 6 Hoopes Road from R8 High Density Multiple-Family Dwelling to R3 Single-Family Dwelling.

APPENDIX

A-1 AERIAL

A-2 VICINITY/ZONING MAP

A-3 *ONE CITY, ONE FUTURE 2040 COMPREHENSIVE PLAN* LAND USE MAP

A-4 CONCEPTUAL SITE PLAN

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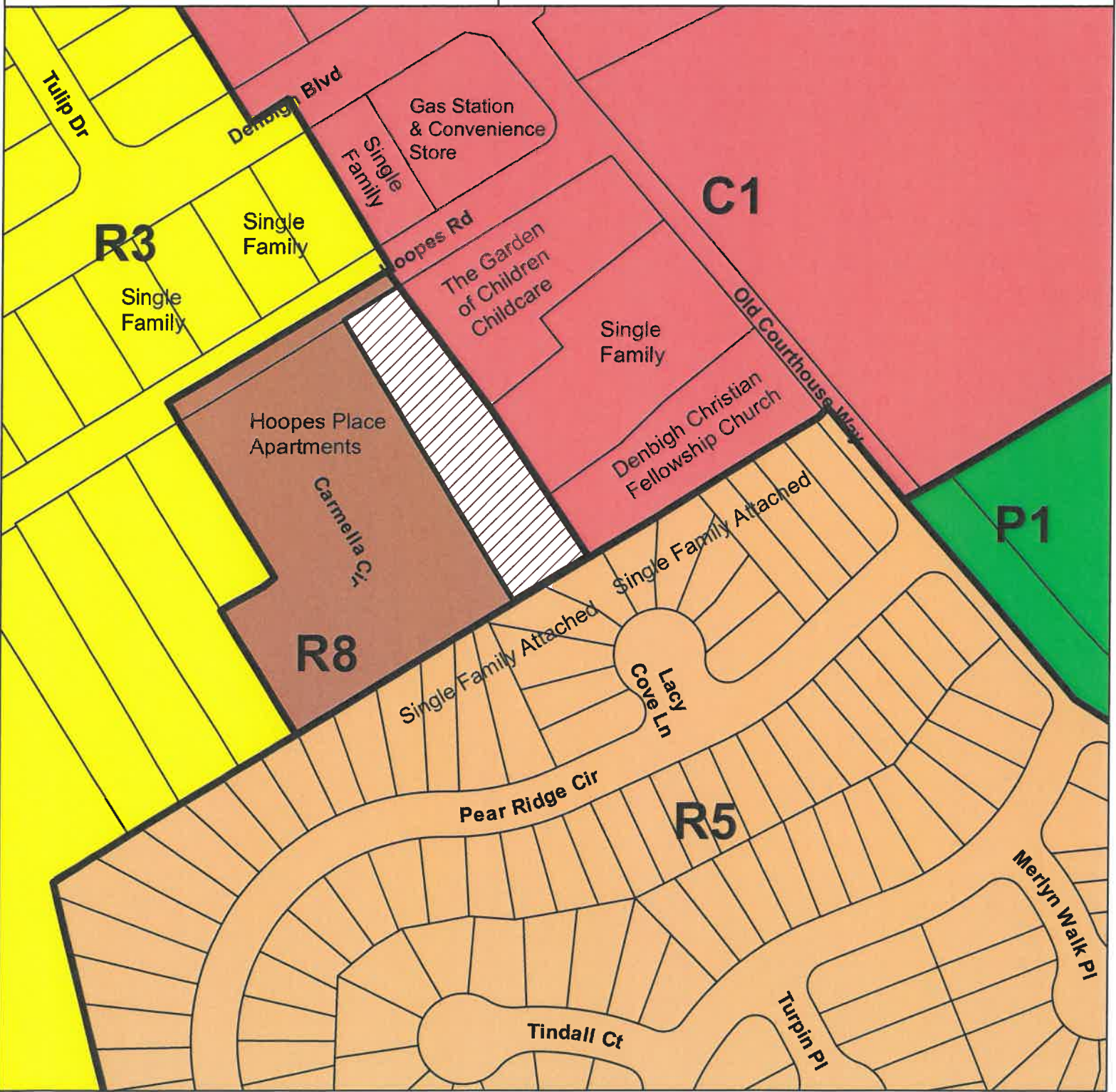
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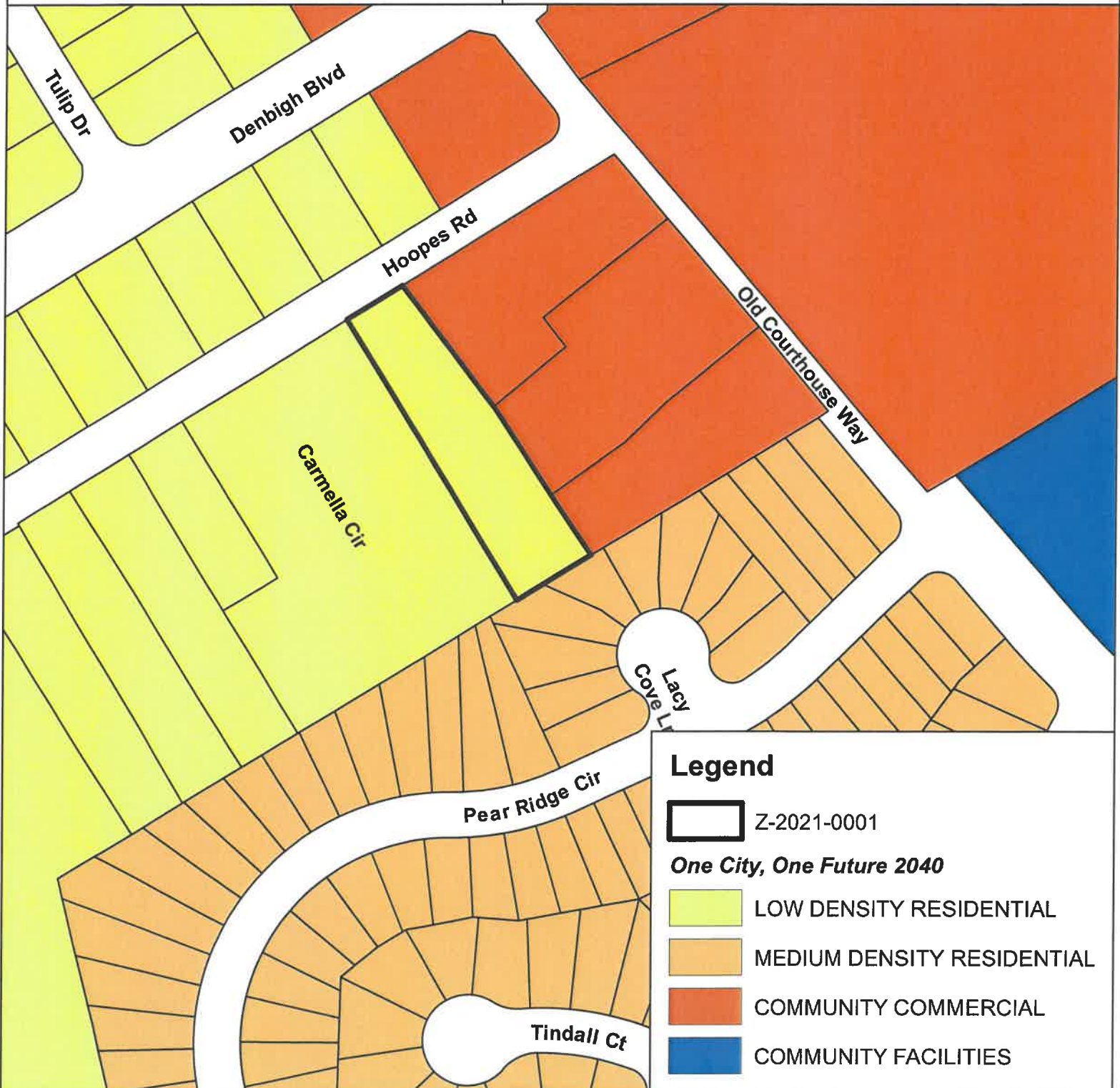
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Legend

 Z-2021-0001

One City, One Future 2040

 LOW DENSITY RESIDENTIAL

 MEDIUM DENSITY RESIDENTIAL

 COMMUNITY COMMERCIAL

 COMMUNITY FACILITIES

