

# City of Newport News Planning Commission

May 5, 2021

# Change of Zoning Z-2021-0002

**Applicant:** 3M&K Properites, LLC  
John & Sara Streaker

**Location:** 109 & 111 Main Street

**Acreege:** 0.18 Acre





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 as amended designates urban residential uses for the property. (See Appendix A-3.) The proposed zoning designation is compatible with this designation.

The properties were identified as community facilities to reflect the potential expansion of Hilton Baptist Church in the 1996 *Hilton Area Plan*. This designation remained with the properties and carried over to the *One City, One Future 2040 Comprehensive Plan* until September of 2020 when the plan was amended to reflect the historic use of the properties as urban residential.

## ANALYSIS

The properties are a part of the North Hilton neighborhood, which extends from Hunter Road to Main Street. Despite the commercial zoning, this portion of North Hilton has maintained its residential uses and character.

Although Main Street has been historically zoned as a commercial corridor, the stretch between Hammond Street and the railroad was not subdivided or developed in a manner that was constructive for commercial uses. The size of the parcels would not allow for development to meet parking and landscaping requirements.

The properties proposed for the rezoning were originally developed as a duplex in keeping with the residential character of the area. The parcels are not conducive to commercial development and the structures have been used continuously as residential.

By rezoning the property, the applicant brings the site into compliance with the recommendations of the *One City, One Future 2040 Comprehensive Plan*.

The change to low-density multiple-family zoning for these parcels will not negatively affect the single-family character of the area and will bring the historic structure into conformity with the zoning.

## CONCLUSION

The proposed change of zoning is consistent with the *One City, One Future 2040 Comprehensive Plan* land use map, and responds to the historic development of the parcels and the adjacent residential neighborhood.

## STAFF RECOMMENDATION

**It is recommended that the City Planning Commission recommend to City Council approval of change of zoning Z-2021-0002 for the properties located at 109 and 111 Main Street from C1 Retail Commercial to R5 Low Density Multiple-Family Dwelling.**

## **APPENDIX**

**A-1 AERIAL**

**A-2 VICINITY/ZONING MAP**

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

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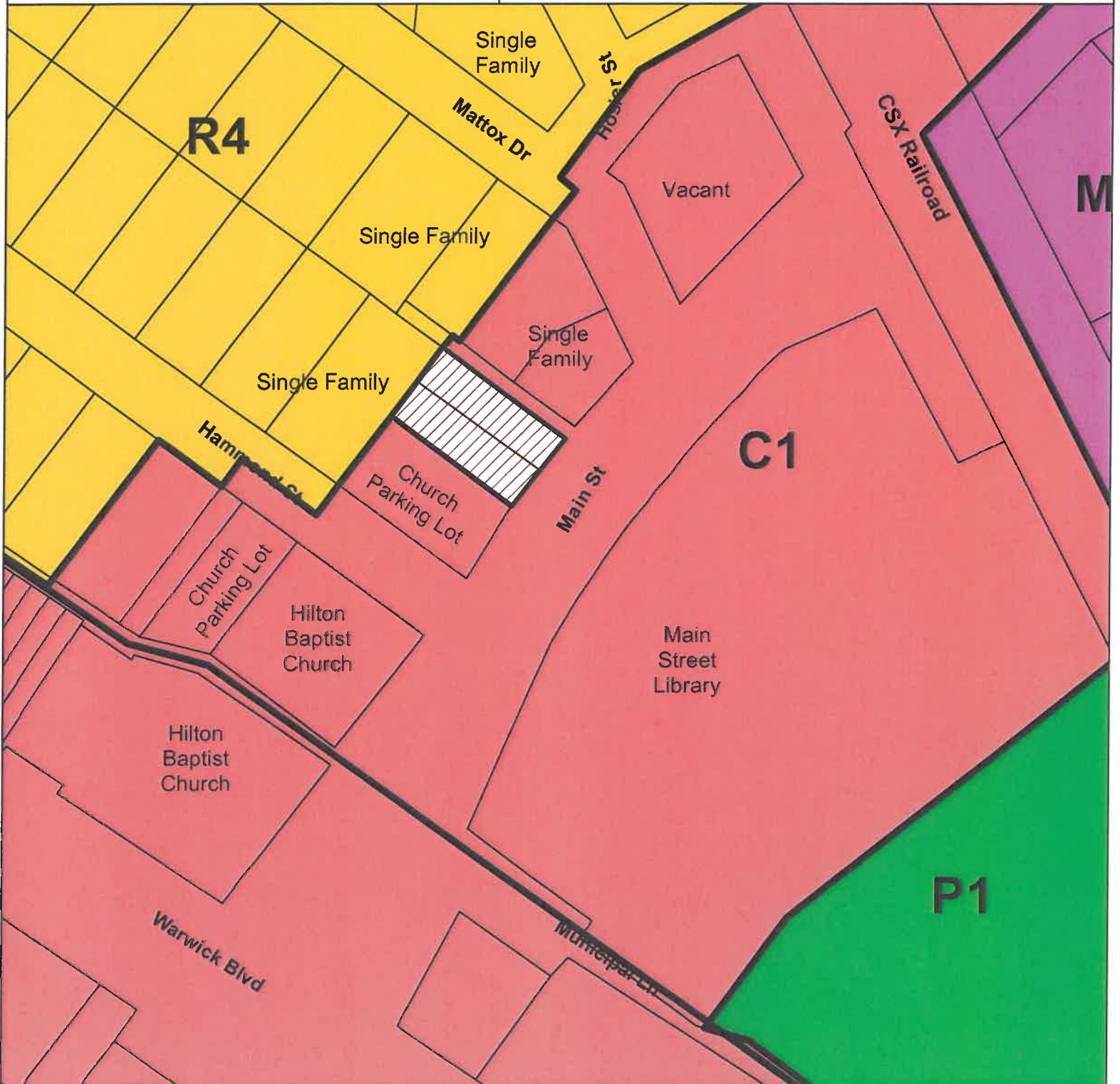
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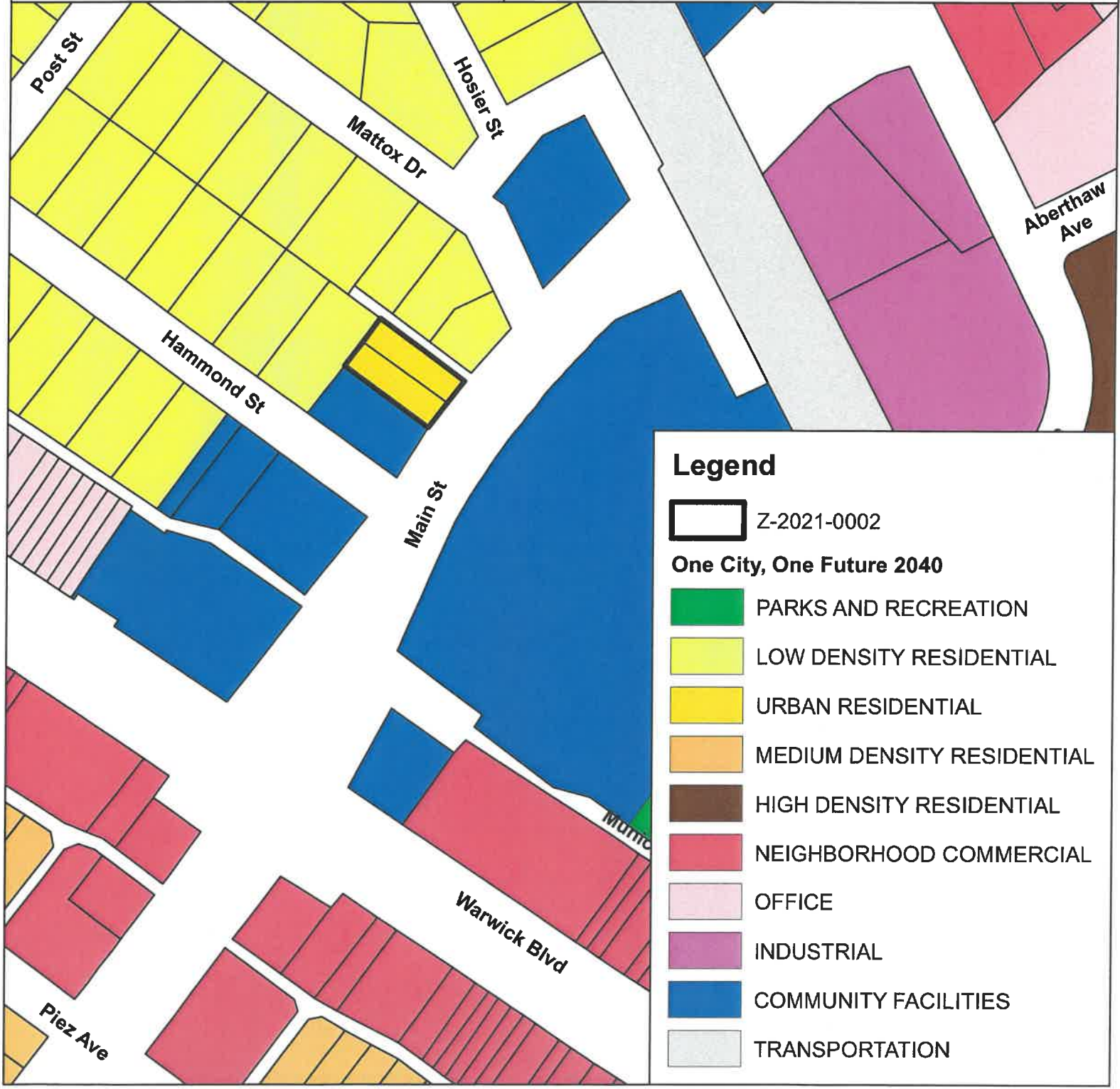
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### Legend

Z-2021-0002

#### One City, One Future 2040

- PARKS AND RECREATION
- LOW DENSITY RESIDENTIAL
- URBAN RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- NEIGHBORHOOD COMMERCIAL
- OFFICE
- INDUSTRIAL
- COMMUNITY FACILITIES
- TRANSPORTATION