

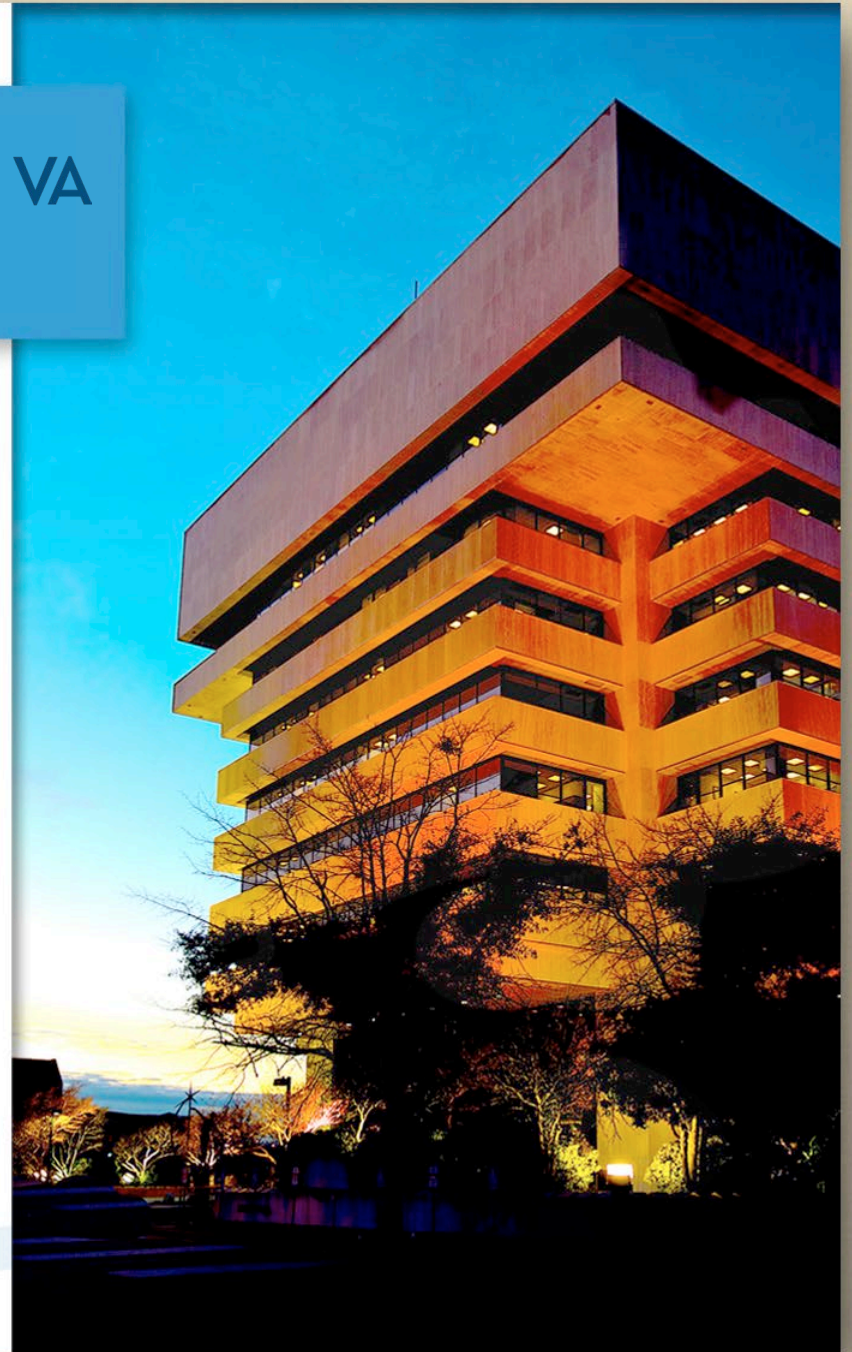


HAMPTON VA
COMMUNITY DEVELOPMENT

**Rezoning
23-0316
Use Permit
23-0317**

***1909 Commerce Drive
Coliseum Center LLC***

**City Council
December 13, 2023**



Application

Rezoning from C-2 to Multiple Dwelling (MD-4) District and Use Permit to allow multifamily dwellings

Location Map



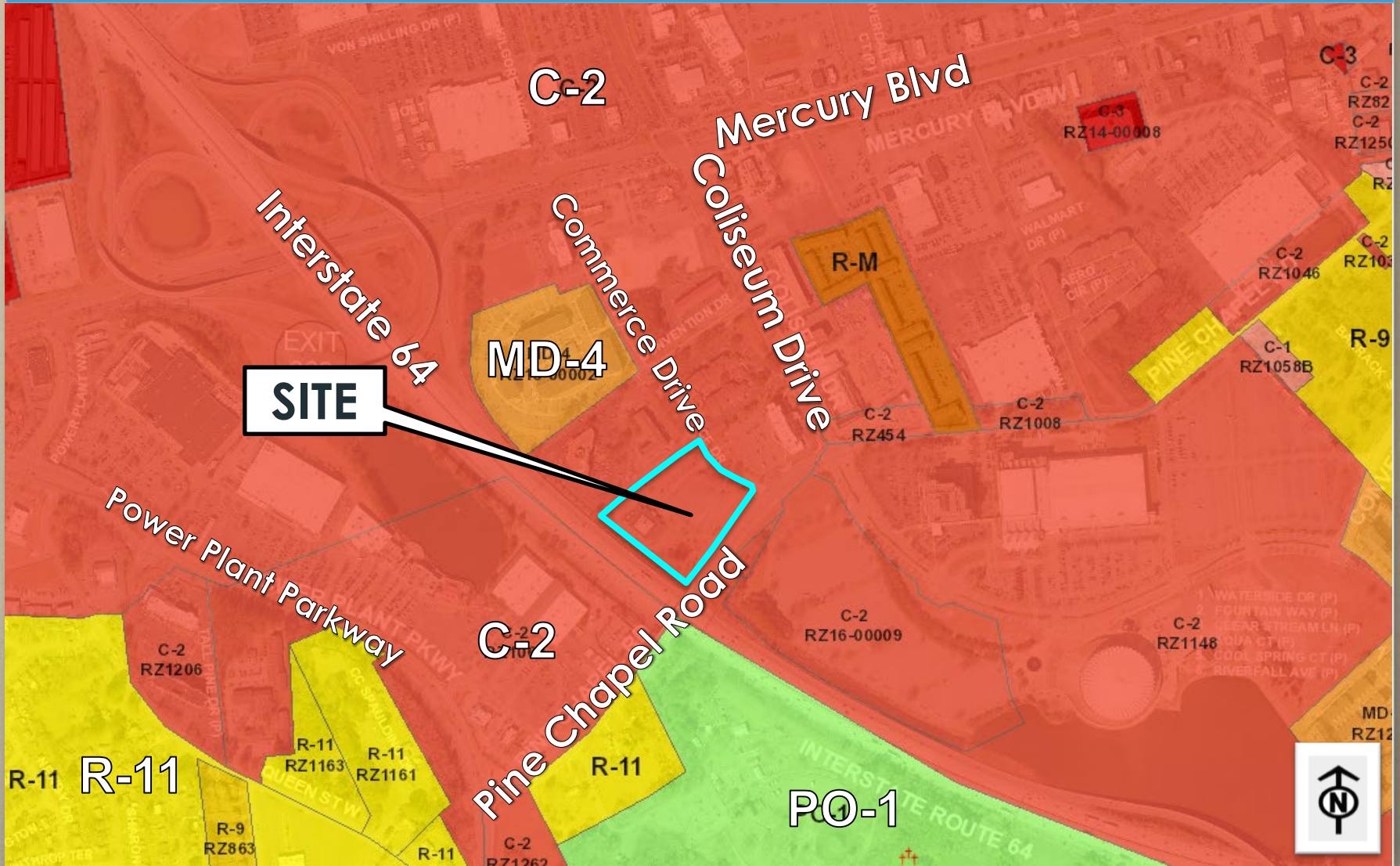
Location Map



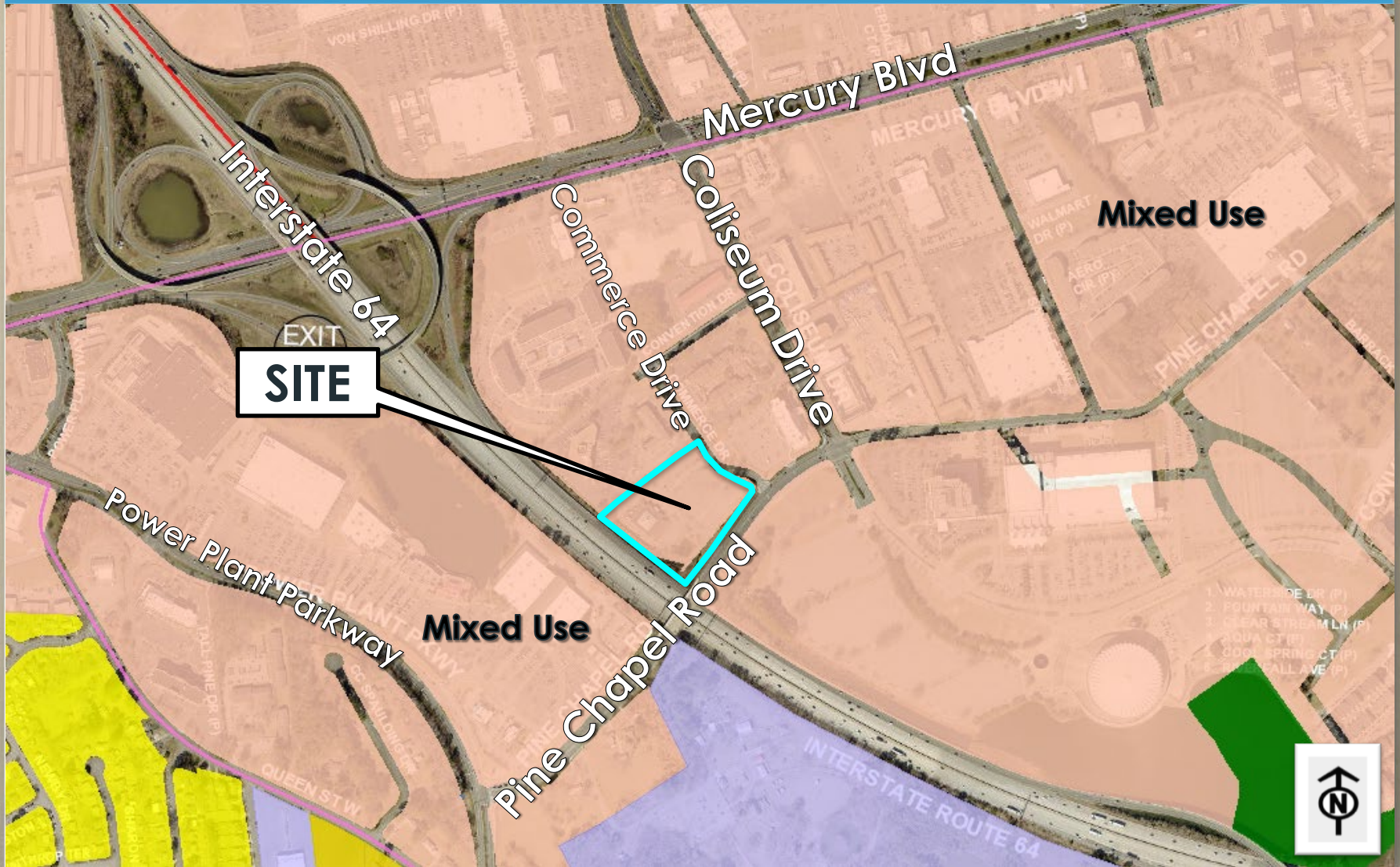
The Proposal

- 5-story building
- 382 apartment units:
 - 238 studios (62%) (481 sq ft)
 - 82 one-bedroom units (21%) (676-691 sq ft)
 - 62 two-bedroom units (16%) (1064-1629 sq ft)
- Parking garage
 - 5- story (6 – levels)
 - secure bicycle storage
 - EV charging stations
 - trash collection

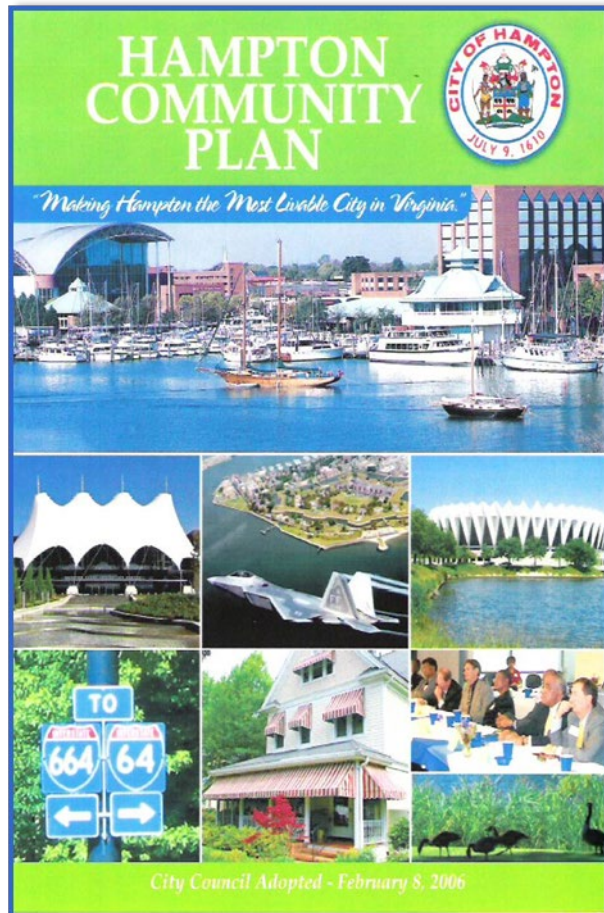
Zoning Map



Land Use Map



Public Policy



Hampton Community Plan (2006, as amended)

- **LU-CD Policy 4:** Evaluate land use proposals from a regional, city-wide, and neighborhood perspective.
- **LU-CD Policy 11:** Promote high quality design and site planning that is compatible with surrounding development.
- **LU-CD Policy 12:** Encourage building design and site planning that enhances community interaction and personal safety.
- **LU-CD Policy 31:** Encourage a mix of land uses that is appropriate for each district. Promote the efficient use of land and high quality urban design.

Coliseum Central Master Plan



COLISEUM CENTRAL MASTER PLAN:

Hampton, Virginia URBAN DESIGN ASSOCIATES

NOVEMBER 12, 2015



ADOPTED BY CITY COUNCIL ON 12 NOVEMBER 2015

- Encourage residential development in appropriate forms that relate to neighboring land uses.
- Develop new high-quality residential development in walkable mixed-use districts.
- Recommends development of dense & upscale rental residential units.
- Multi-family residential development should include a diverse mix of unit types.

Coliseum South Initiative Area



- Add new medium density residential neighborhoods on either side of Coliseum Drive behind the hotels and restaurants.
- Integrate residential development into the walkable district & allows easy access to arterial roads & the interstate.
- Encourage new development & redevelopments to address the street frontage & facilitate pedestrian activity.

Concept Plan



The Proposal

- Proffered Amenities:
 - Courtyards with pool
 - Dog park, walking paths
 - Wellness center, meeting room

Required Variance

BZA Action	Sq ft minimum	Number of units	Notes
Variance granted	481 sq ft	382	As proposed
Variance not granted	500 sq ft	324	15% reduction

Rendering



Elevations



Commerce Drive Elevation



Pine Chapel Road Elevation

Proffered Conditions

- Multifamily Dwelling Use
- Concept Plan
- Elevations
- Coliseum Central Design Standards
- Minimum density – 324 units
- Parking
- Landscaping & Lighting
- Security
- Community Amenities

Recommended Use Permit Conditions

- Issuance of Permit
- Compliance with proffers
- Coliseum Central Design Standards
- Building Materials
- Management
- Dumpster Location & Screening
- Variance Request
- Certificate of Occupancy
- Compliance with Applicable Laws
- Nullification & Revocation

Analysis

- Adaptive redevelopment of underutilized commercial site
- Consistent with City land use policies
- High density residential consistent with the Coliseum Central Master Plan
- Quality design
- Community amenities

Conclusion

- Applicant opportunity to present
- Public hearing
- Action: Staff and Planning Commission recommend **approval** of RZ No. 23-0316 with 14 proffered conditions
- Action: Staff and Planning Commission recommends **approval** of UP No. 23-0317 with 11 conditions