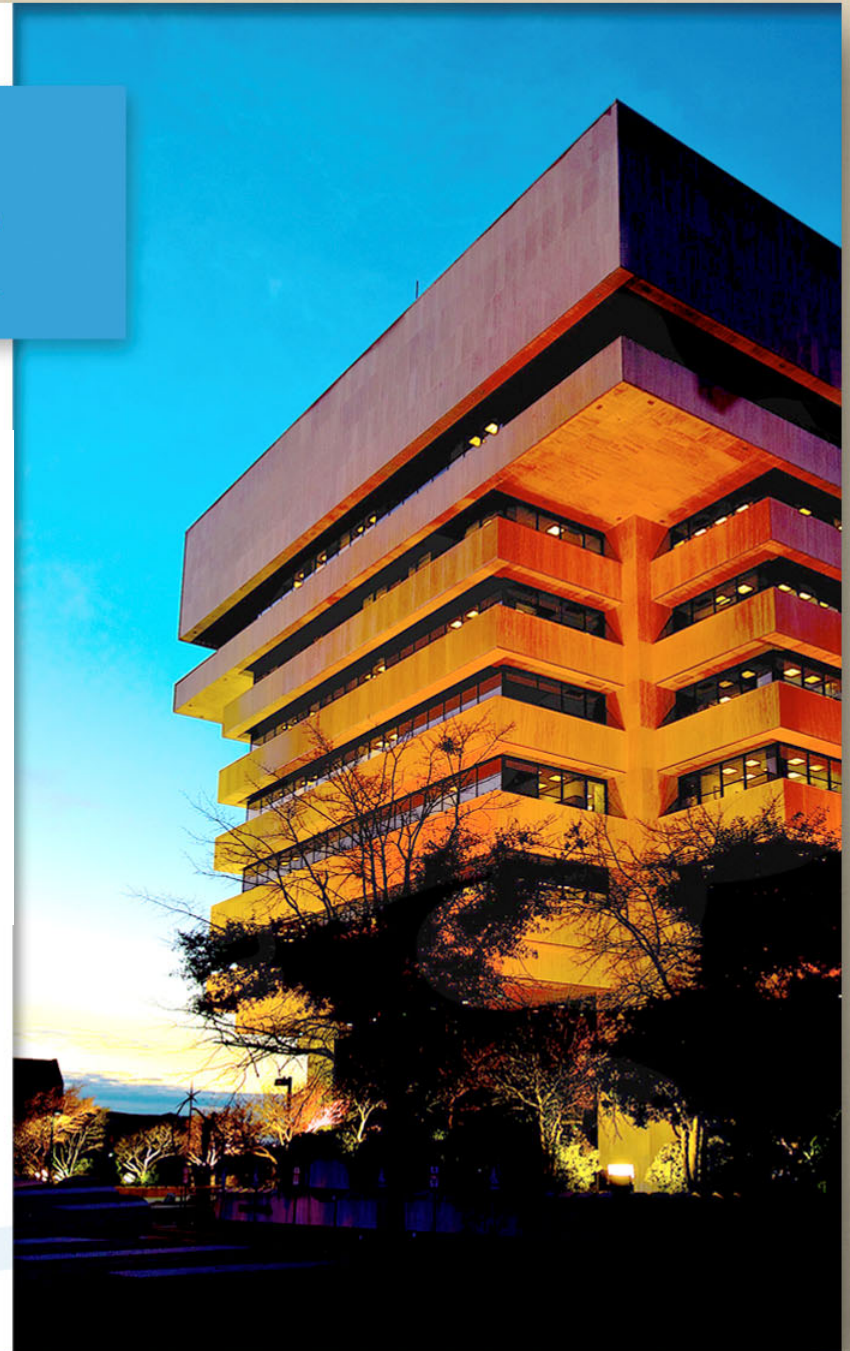


HAMPTON VA

Rezoning No. 21-0223
1963 W Pembroke Ave
Marlyn Development

City Council
August 11, 2021



APPLICATION

Rezone 7.82_± acre parcel
from C-3 to MD-3 with
proffered conditions

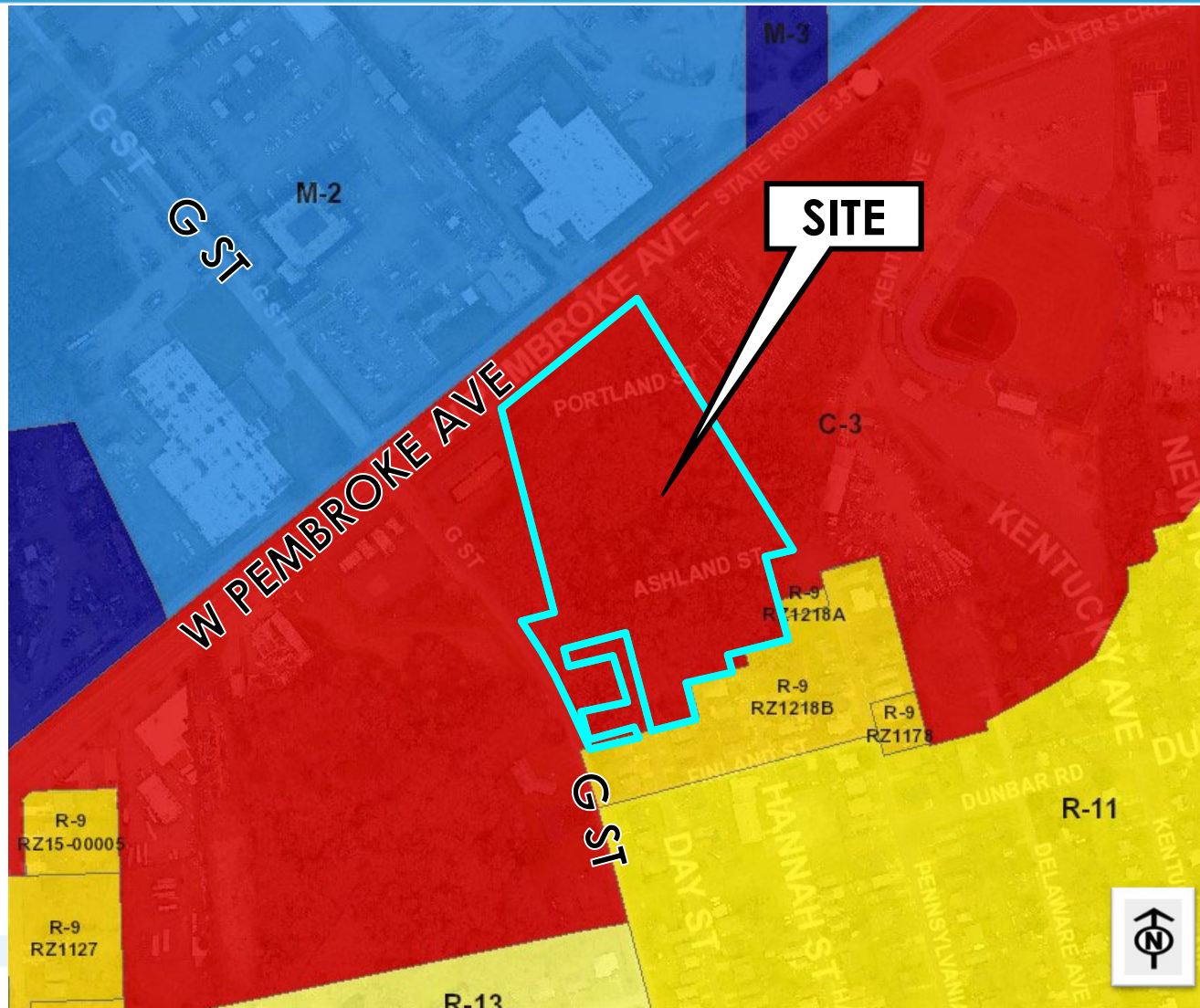
LOCATION MAP



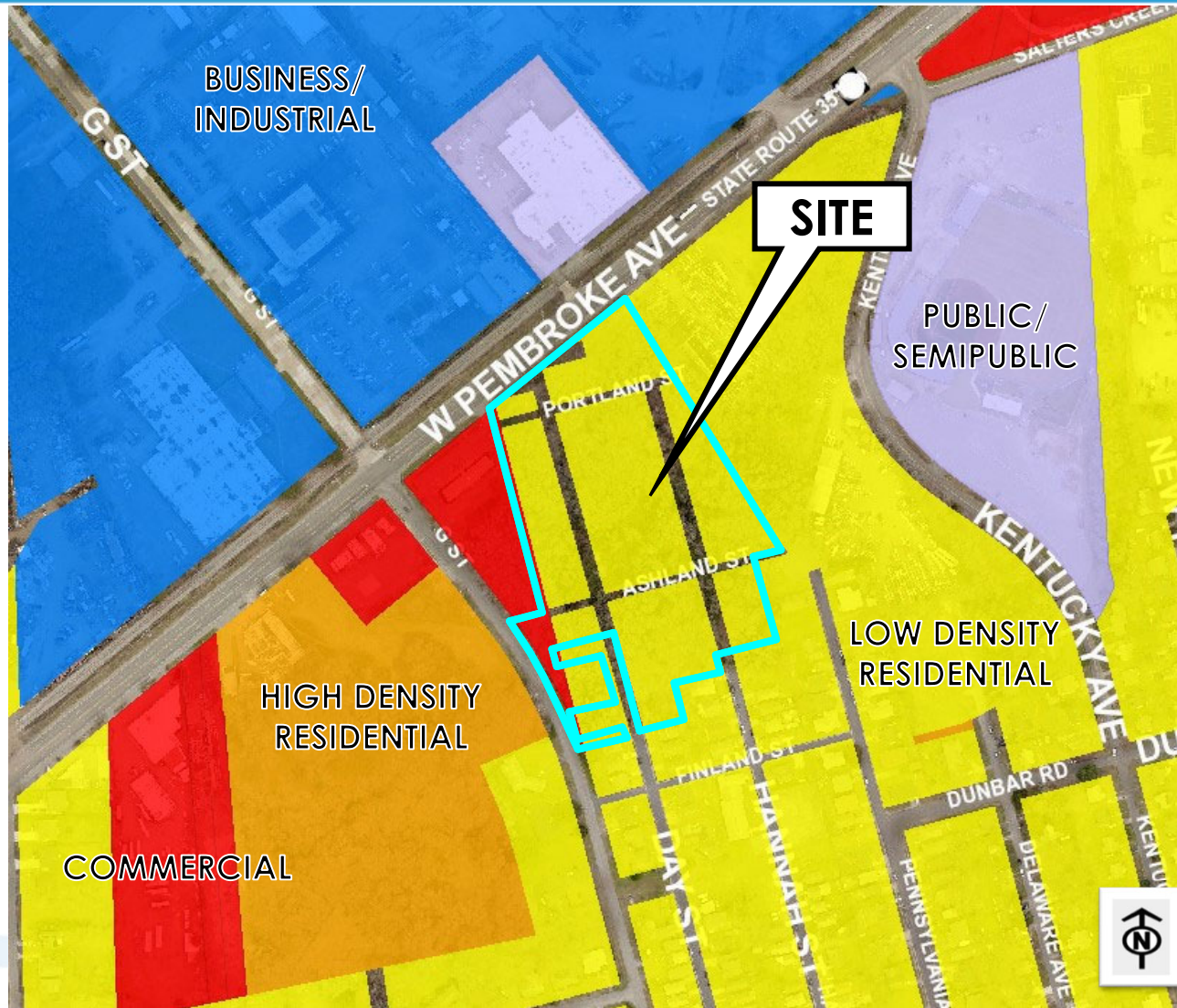
LOCATION MAP



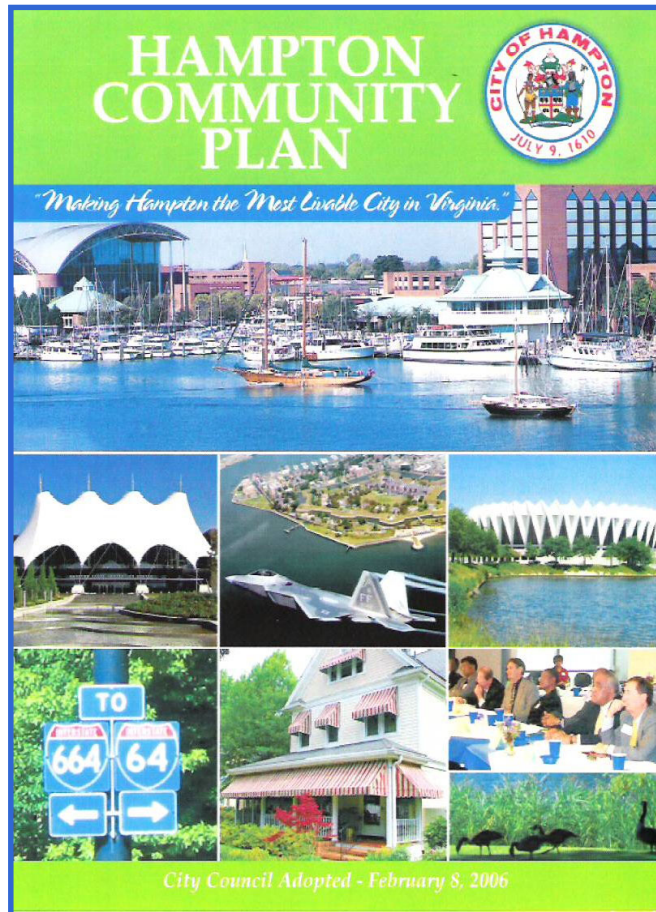
ZONING MAP



LAND USE MAP



PUBLIC POLICY

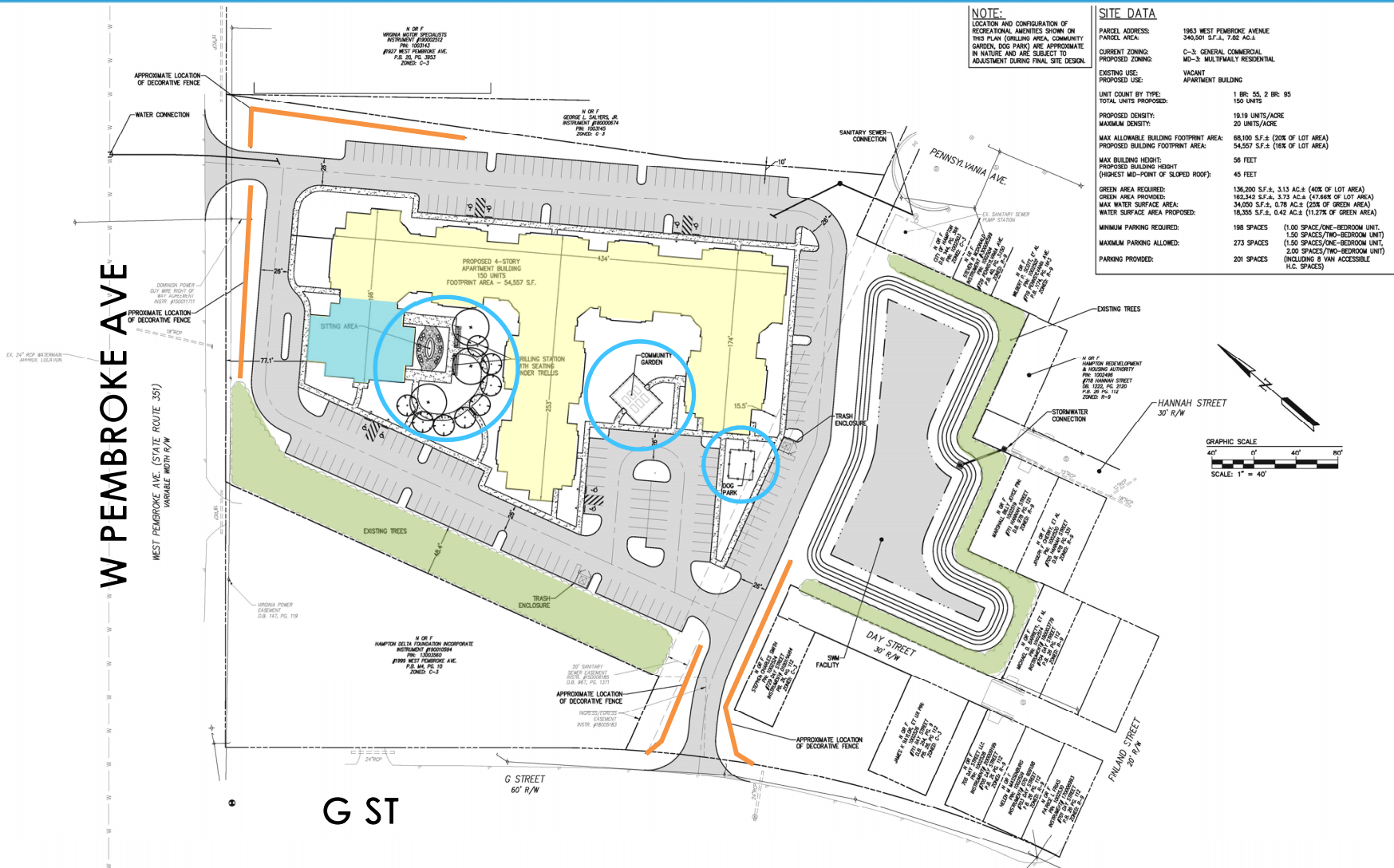


- LU-CD Policy 3: Encourage and maintain a diverse mix of housing types and values.
- LU-CD Policy 7: Safeguard the integrity of existing residential neighborhoods.
- LU-CD Policy 29: Encourage high quality new developments that are compatible with surrounding neighborhoods.
- HN Policy 24: Support housing opportunities for individuals and groups with special needs including seniors, youth, and persons with disabilities.

PROFFERED CONDITIONS

- 150 units
- Age restricted (55/62)
- Concept plan
- Building elevations
- Quality building materials

CONCEPT PLAN



PROPOSED ELEVATIONS



Front Concept Elevation



Rear Concept Elevation

PROPOSED ELEVATIONS

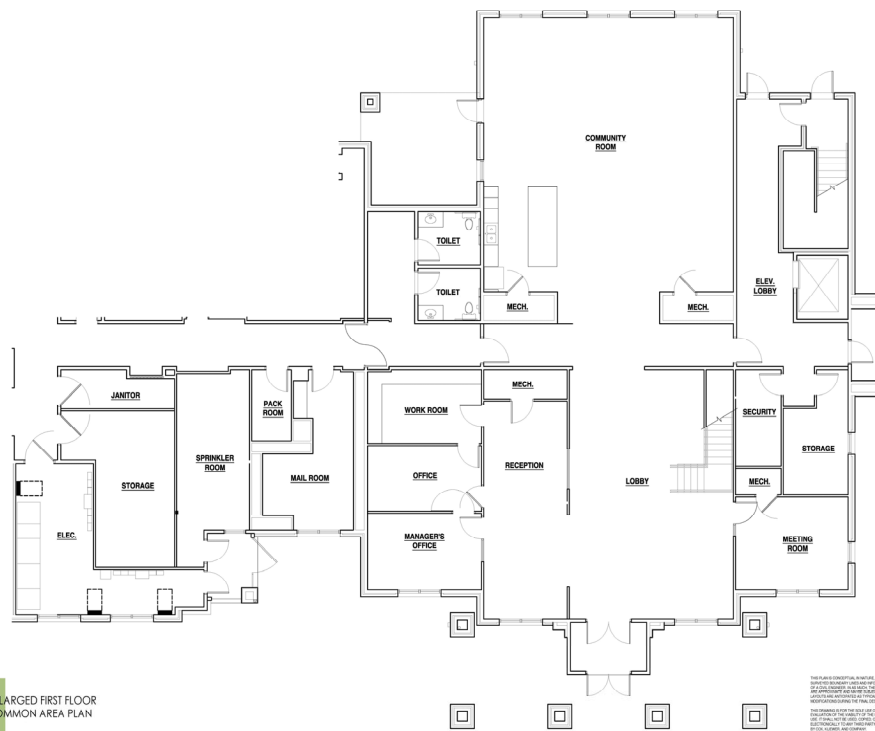


Left Concept Elevation



Right Concept Elevation

AMENITIES (typ.)



ENLARGED FIRST FLOOR
COMMON AREA PLAN

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COMMUNITY MEETING

June 30th
at The Woodlands



ANALYSIS

- Age-restricted senior multifamily is an appropriate transition between high intensity uses and single-family neighborhoods
 - LU-CD Policy 7
- Age-restricted senior multifamily provides housing opportunities that fulfills a documented need
 - HN Policy 24

RECOMMENDATION

Planning Commission and Staff
recommends
approval of
Rezoning No.21-0223 w/15
conditions