

# STAFF EVALUATION

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**Case No.:** Planning Commission Action No. 24-0436

**Planning Commission Date:** October 17, 2024

**City Council Date:** November 13, 2024

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**Prepared By:** Mike Hayes, Planning & Zoning Division Manager 728-5244

**Reviewed By:** Jessica Kraus, Assistant City Attorney

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## General Information

*Applicant* Trilogy Developers, LLC

*Property Owner(s)* Hampton Redevelopment & Housing Authority

*Location* A portion of unaddressed LSRN: 2000401, which is located off of Michigan Drive

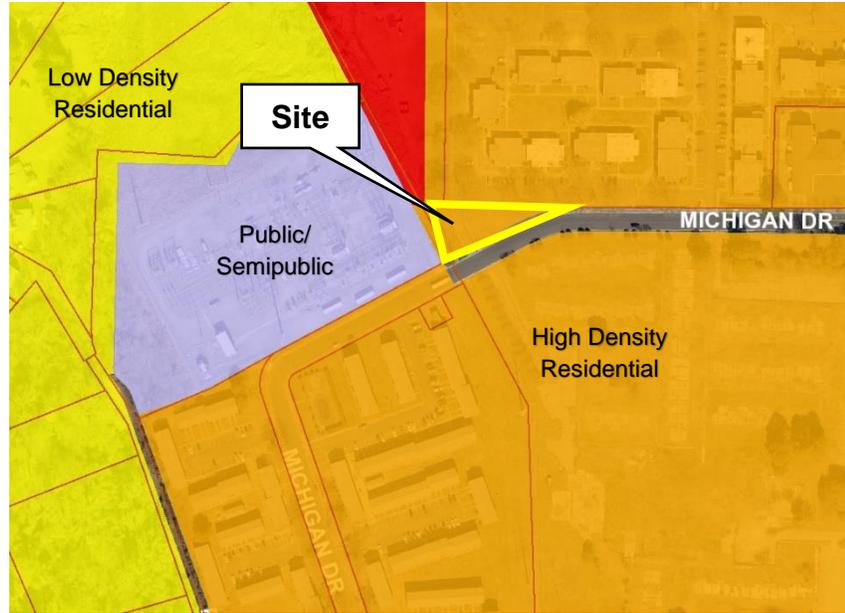


*Requested Action* Planning Commission Action to permit the construction of a new sanitary sewer pump station to replace the existing pump station on Michigan Drive for the purpose of providing greater capacity.

*Description of Proposal* A new pump station would be constructed on the north side of Michigan Drive to replace the existing pump station on the south side of Michigan Drive. By increasing the capacity, the new station would support the development of new multifamily and townhouse residences in the area.

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Existing Land Use	Vacant
Existing Zoning	Downtown Business (DT-1) District; Flood Zone Overlay (O – FZ) District
Surrounding Land Use and Zoning	<p><b>North:</b> Multiple Residential (R-M) District; multifamily</p> <p><b>South:</b> DT-1; vacant</p> <p><b>East:</b> R-M; multifamily</p> <p><b>West:</b> R-M; an electrical substation</p>
Public Policy	<p><b>Hampton Community Plan</b> The <u>Hampton Community Plan</u> (2006, as amended) provides goals, objectives, and policies for the future of Hampton, which includes recommendations for appropriate land uses. Land use recommendation for this property is high density residential.</p> <p><b>Land Use Policies:</b></p> <p><b>CF Policy 41:</b> Provide utility infrastructure that meets the needs of current residents and visitors, is flexible to meet changing service needs, and acts as a catalyst for continued development and redevelopment.</p> <p><b>CF Policy 44:</b> Coordinate with service providers and plan for replacement, maintenance, and expansion of local infrastructure such as water and sewer pipelines and street improvements to minimize disruption for city residents and visitors.</p> <p><b>ED Policy 9:</b> Ensure that the City's implementation plans, physical infrastructure, and land use regulation support economic development and growth.</p> <p><b>Future Land Use Plan:</b></p>



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*Community Meeting*      A community meeting was not held

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## Analysis

Planning Commission Action application no. 24-0436 is a request by Trilogy Developers, LLC to permit the construction of a replacement sanitary sewer pump station along Michigan Drive. The proposed pump station is necessary for the construction of multifamily and townhouse development previously approved by Planning Commission and City Council.

As the Hampton Community Plan (2006, as amended) highlights, it is necessary to upgrade and invest in infrastructure in order for the City of Hampton to meet its goals and achieve its vision for land use, development, and growing into the city it aspires to be in the future. This pump station is one piece in taking a small step forward toward the City of Hampton's goals.

Planning Commission Actions are required reviews for particular uses, such as utility buildings for infrastructure, that the Planning Commission conducts. The Planning Commission is tasked with determining whether the proposed piece of infrastructure is consistent with the community's comprehensive plan, which is the Hampton Community Plan. Planning Commission Actions are limited in scope to analysis of the proposal under the Community Plan, and do not include a zoning analysis. As such, approval cannot include conditions on the use. Staff finds the application to be consistent with the Hampton Community Plan (2006, as amended).

**Staff recommends approval of Planning Commission Action no. PCA24-0436.**