

# **Rezoning Application No. 1247**

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H20 Phases III and IV  
Freeman Drive

Planning Commission Meeting – May 14, 2007

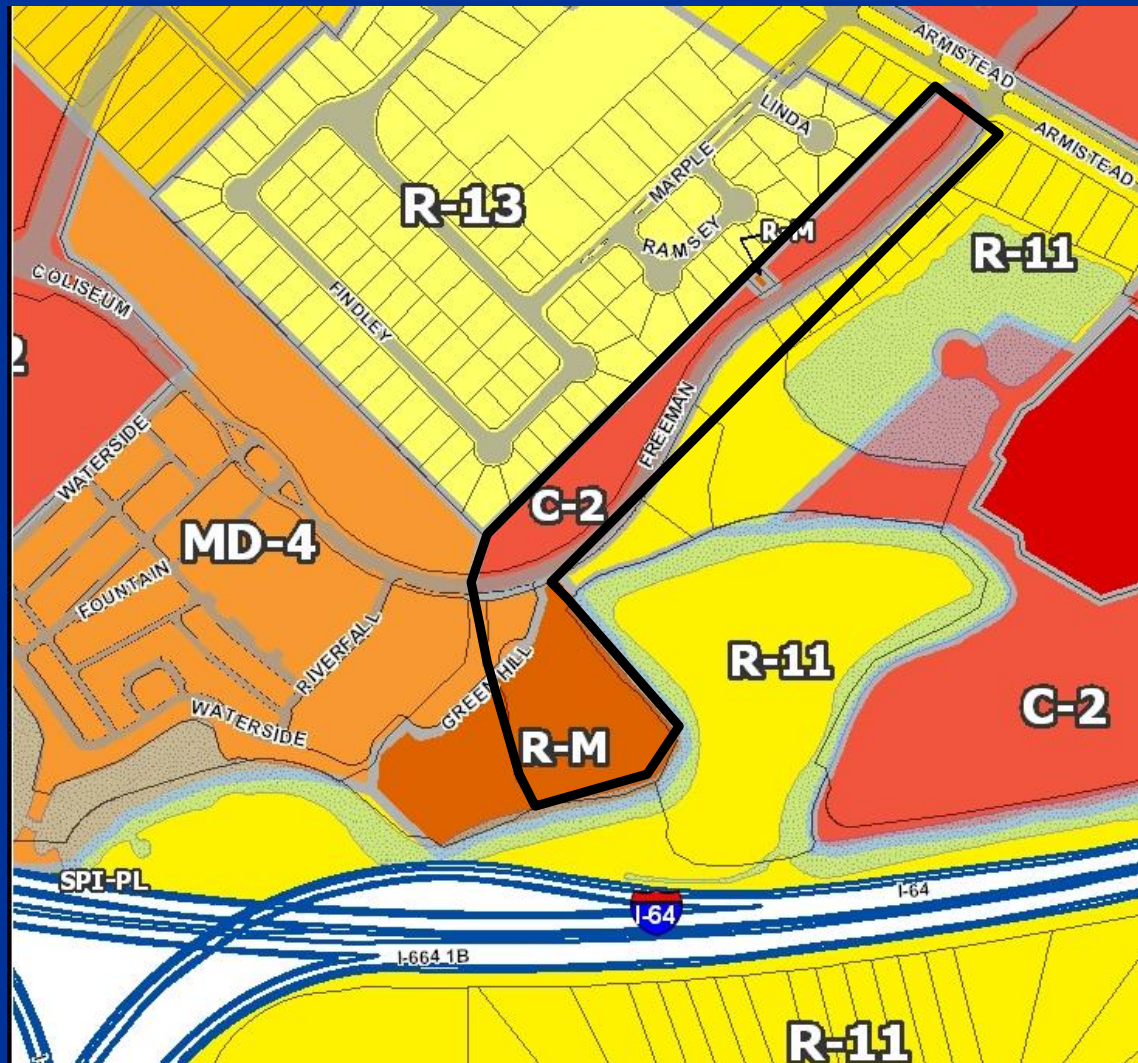


# Location:

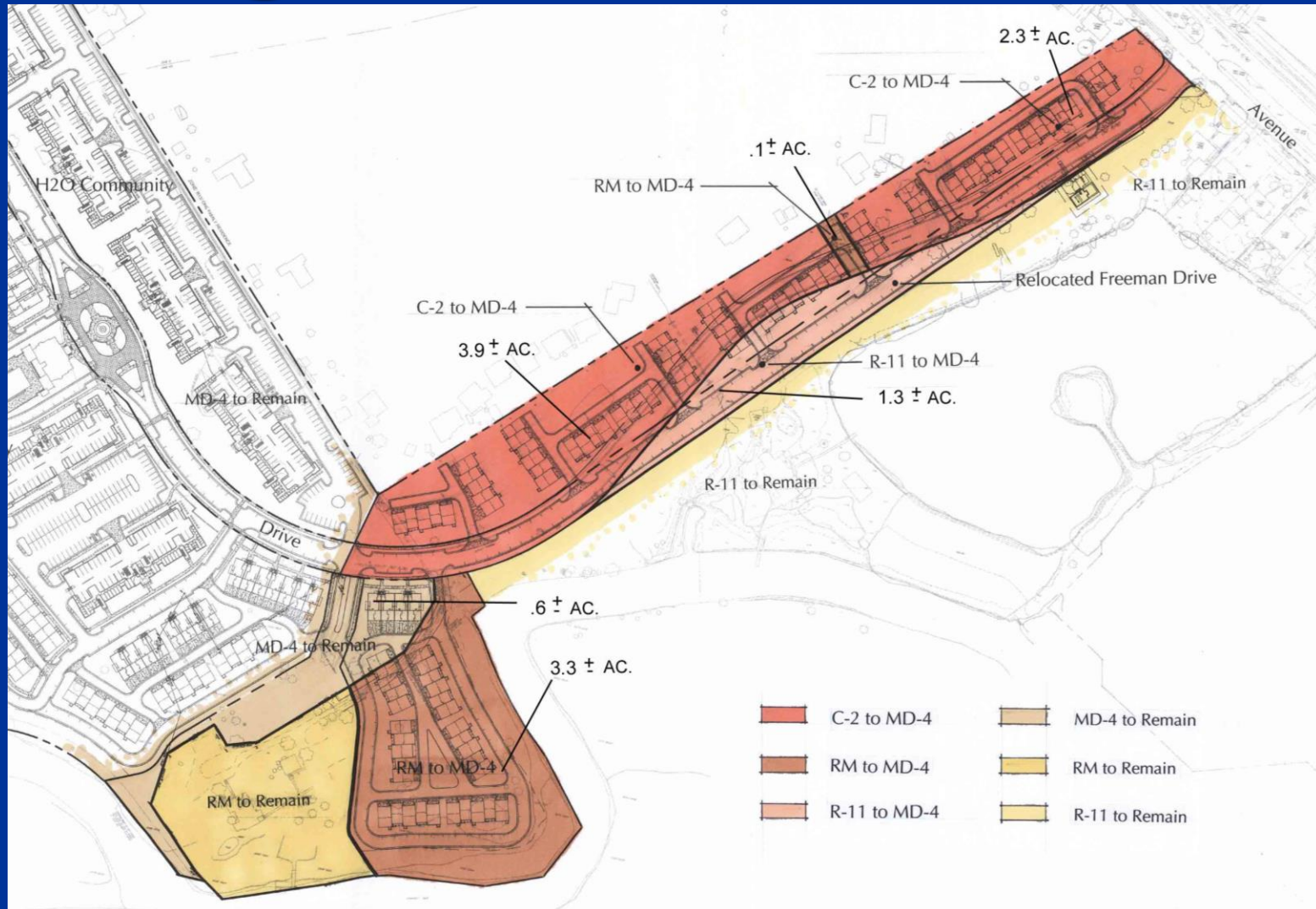




# Zoning



# Zoning



# Proposal

- Rezone 11.5+ acres along Freeman Drive
- To MD-4 with 9 conditions
- Up to 103 new units including 2-, 3- story townhouses and stacked townhouses
- To complete the H20 urban residential development project
- Governed by Development Agreement as well



# Proffered Conditions



# Proffered Conditions, cont.

## ■ Proffer Book

- Up to 103 units
- Design Review- site layout
- Elevations approved for Phases I and II
- 40' open space easement along Newmarket Creek

# Policy

- Hampton Community Plan (2006, as amended) recommends Mixed-Use
- Housing and Neighborhoods chapter recommends increased diversity and value
- *Coliseum Central Master Plan* (2004, as amended) recommends dense, urban residential
- Continuation of H20 Phases I and II (RZ #1204, 2005)
- City Council via Development Agreement, etc... has demonstrated this project is in conformance with policy



# Crossroads Initiative



# Conclusion

- Use is consistent with policy
- Proffers ensure quality
- Will provide diverse, high-value residential
- Forwards Coliseum Central Master Plan
- Consistent with vision adopted via Development Agreement and other City contracts

# Recommendation:

- Staff recommends *approval* of Rezoning Application No. 1247.
  - The proposal conforms to the recommendations and objectives of the Hampton Community Plan (2006, as amended) and *Coliseum Central Master Plan* (2004, as amended)
  - Reminder: remove Prince property (LRSN# 7000125) from action.