

STAFF EVALUATION

To: Planning Commission Prepared By: Donald Whipple 728-5235

Reviewed By: Keith Cannady, AICP 728-5239
 Sharon McSmith, CAP 728-5240

Case No.: Rezoning Application No. 16-00007 Date: April 7, 2016

General Information

Applicant Craig Davis Properties, Inc.

Property Owners Economic Development Authority

Site Location Commander Shephard Blvd [LRSN 13003603]



Requested Action To rezone a 7.94 ± acre portion of a 16.799± acre parcel from Hampton Roads Center North [HRC-2] District to Multiple Dwelling (MD-4) District with proffered conditions.

Description of Proposal The development as described in the application includes four (4) 4-story residential buildings, for a total of 300 units and a clubhouse and pool amenity.

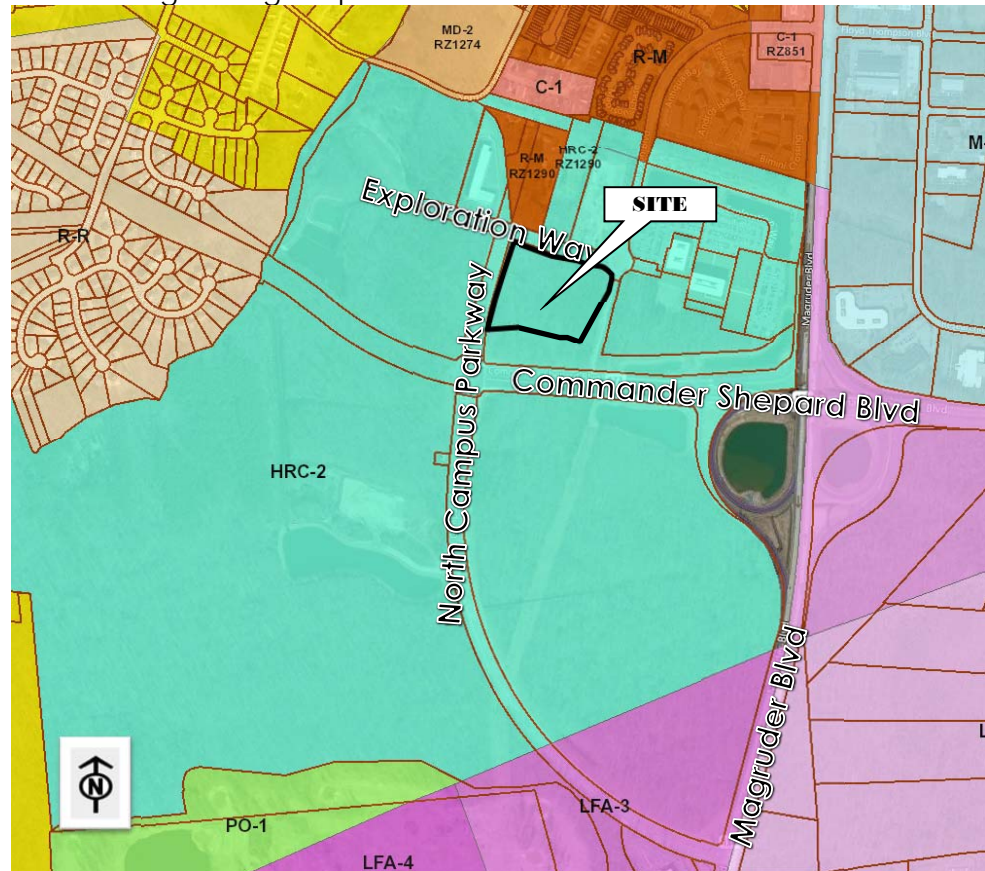
Existing Land Use Vacant, wooded parcel

Zoning Hampton Roads Center North (HRC-2) District.

Surrounding Land Use and Zoning **North:** Hampton Roads Center North (HRC-2) District; R-M Multiple Residence (R-M); research & development; vacant and a single family residence

South: Hampton Roads Center North (HRC-2) District; vacant
East: Hampton Roads Center North (HRC-2) District; research & development
West: Hampton Roads Center North (HRC-2) District; vacant

Surrounding Zoning Map:



Public Policy

The Hampton Community Plan (2006, as amended) is adopted as the guiding policy document for the City of Hampton. The Hampton Community Plan includes the following policy recommendations pertinent to this case:

Land Use and Community Design Policies

Land Use and Community Design Objective 1: Promote the efficient use of land. Recognize land as a limited resource.

Land Use and Community Design Objective 3: Promote compatibility and synergy among different land uses.

Land Use and Community Design Objective 4: Be responsive to market and demographic trends and opportunities.

LU-CD Policy 3: Encourage and maintain a diverse mix of housing types and values.

LU-CD Policy 10: Encourage compact, high density/mixed-use

development where appropriate to create walkable communities and promote increased physical activity.

LU-CD Policy 28: Treat residential streets as both public rights-of-way and neighborhood amenities. Provide sidewalks, street trees, and other amenities that favor pedestrians.

LU-CD Policy 31: Encourage a mix of land uses that is appropriate for each district.

Housing and Neighborhood Policies

Housing and Neighborhood Objective 9: Promote a diverse mix of housing values, types, and choices to meet the needs of different income groups, ages, and household types and sizes.

HN Policy 7: Encourage the development of higher value housing.

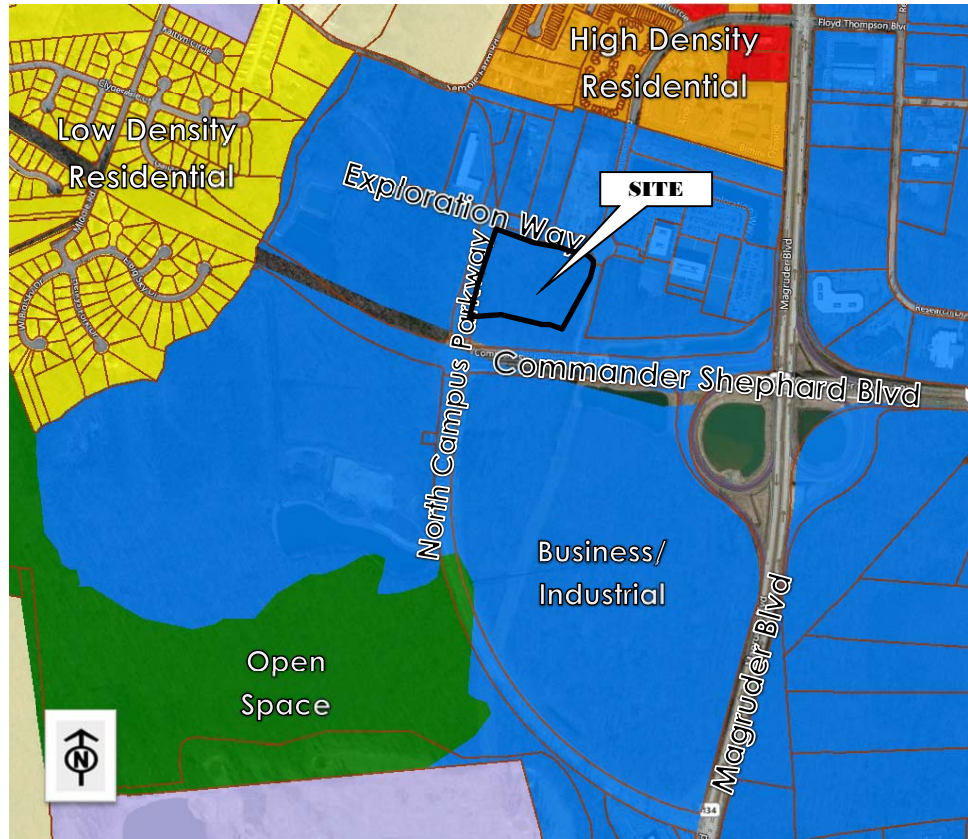
Economic Development Policies

Economic Development Objective 11: Maintain a coordinated approach to economic development including jobs, retail, convention and tourism, and housing.

Future Land Use:

The Hampton Community Plan (2006, as amended) designates this area as business/industrial to support the business attraction and expansion within the HRC North Park. Land use recommendations from the *Hampton Roads Center North Campus Master Plan* (adopted 1/26/2005) for this area includes hotel/signature office/retail.

Future Land Use Map:



Zoning History

Hampton Roads Center North Campus and its associated zoning (Special Public Interest - Hampton Roads Center 2 District) were established in 1998. In 2005, the *Hampton Roads Center North Campus Master Plan* and zoning ordinance (Special Public Interest – Hampton Roads Center North Campus) were updated. The zoning district became HRC-2 again when the ordinance was re-codified in 2015.

Based on current economic and real estate markets the Economic Development Authority adopted a resolution on December 15, 2015 to support amendments to the HRC North Campus Master Plan and associated zoning.

Traffic Impacts

Staff has reviewed the proposal for potential traffic impacts and determined that the existing infrastructure is more than adequate to accommodate the proposed multi-family residential development.

Environmental

At its inception the entire business park was subject to the Chesapeake Bay Preservation Act (CBPA). Analysis revealed a number of areas impacted by jurisdictional non-tidal wetlands, in which the EDA has secured the necessary state and federal permits to develop those areas and provided appropriate mitigation. New state storm water standards, adopted by the City, are intended to limit post-development peak discharge to predevelopment levels and reduce the amount of water leaving the site. These new standards will be applied during the site

	development plan review processes.
<i>Proffered Conditions</i>	(Included in rezoning application)
<i>Community Meeting</i>	A community meeting was held on March 24 th at 4:00pm. No one from the public attended.

Analysis

Rezoning Application No.16-00007 is a request to rezone 7.94± acres at the southeast intersection of North Campus Parkway and Exploration Way within Hampton Roads Center North Campus.

The future land use recommendation of the Hampton Community Plan designates the subject property as business/industrial in keeping with the recommendations of the *Hampton Roads Center North Campus Master Plan*, as amended in 2005. Currently, both the Master Plan and associated zoning preclude residential development within the business park; however, based on recent economic and real estate market shifts, the Economic Development Authority (EDA) has shifted its policies with respect to residential land uses. In late 2015, the EDA Transaction Committee was briefed on development opportunities in HRC North, which included residential components. After careful study of current economic and real estate markets by the EDA, consultants, and City staff, the EDA determined that incidental residential uses would be critical supportive components to the future success of business parks where employees expect a live, work, play environment.

Furthermore, the EDA determined that in order to attract businesses to HRC North Campus, permitting incidental residential uses and other amenities as appropriate to support the core mission of the science-based business park is necessary, and that the *2005 Master Plan* and accompanying zoning regulations therefore do not explicitly align with the EDA's current vision and goals for the business park. On December 15, 2015, the EDA adopted a resolution setting forth its desired policy position for future development in HRC North Campus. Such policy will provide the EDA and Hampton City Council direction in decision-marking regarding development proposals until such time the *2005 Master Plan* and zoning ordinance can be updated to reflect present-day conditions. The adopted resolution adopts the following policy:

- Support high-quality incidental residential development and other park amenities, such as retail and personal service establishments, in Hampton Roads Center North Campus to the extent that they are necessary to support the core mission of development a science-based business park emphasizing aerospace, medical, automotive, and other similar research and development activities;
- High-quality incidental residential development and other park amenities are most appropriate in the general vicinity of the intersection of Commander Shephard Boulevard and North Campus Parkway;
- The EDA has discretion to apply this general policy on a case-by-case basis and to determine whether any future development opportunity in Hampton Roads Center North Campus is the most appropriate use of land in the park; and

- The EDA authorizes and directs the Chair of the EDA to cooperate with the City of Hampton to update the Hampton Roads Center North Campus Master Plan and accompanying zoning district regulation to reflect current market conditions and to encourage and permit residential development and other business park amenities where appropriate.

The submitted conceptual development plan and accompanying elevations appear to be consistent with above-mentioned directing policies by the EDA as well as several overall policies from the Community Plan. The proposal is a dense multi-family neighborhood composed of 300 units dispersed throughout four residential buildings. Based on the developer's anticipated leasing rates for the units, the project represents both a diverse housing type for the City and higher value housing (LU-CD 3, 10, HN 7). The applicant also proffers pedestrian connections between the building entrances and the street sidewalks and internal to the site (LU-CD 28), creating greater pedestrian and neighborhood connectivity. Community amenities include a dog park and a clubhouse to include an exercise facility, community meeting space, and an outdoor pool.

Staff recommends **APPROVAL** of Rezoning Application No. 16-00007 with 10 proffered conditions.