

AT A PUBLIC HEARING IN A REGULAR MEETING OF THE HAMPTON CITY PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS, CITY HALL, HAMPTON, VIRGINIA, ON JANUARY 8, 2007 AT 3:30 P.M.

WHEREAS: The Hampton Planning Commission has before it this day a proposal by the Southeastern Capital Investments L.L.C to expand the Falcon Creek Apartment development, located at the northwest corner of Magruder Boulevard and Semple Farm Road; and

WHEREAS: This proposal is to rezone eight adjoining parcels totaling 4.0± acres from One-Family Residence District (R-11) and Special Public Interest-Magruder Visual Corridor District (SPI-MVC) to Multiple-Dwelling Residence District (MD-3) and Special Public Interest-Magruder Visual Corridor District (SPI-MVC) to permit the construction of up to 48 rental apartments; and

WHEREAS: The Hampton Community Plan (2006, as amended) land use designation was amended to Medium Density Residential by the Hampton Planning Commission through a prior adoption on this date (1/8/07); and

WHEREAS: Staff explored alternative uses and concluded that multi-family development is most compatible with the site, as it provides a transitional use from the intersection to the existing single family homes on Semple Farm Road; and

WHEREAS: The proposal is an expansion of the existing Falcon Creek Luxury Apartment development, which was approved by City Council in 2004; and

WHEREAS: One speaker opposed the rezoning proposal due to future development pressure, excess lighting, and drainage problems that resulted after the Falcon Creek development; and

WHEREAS: The Commission encouraged the applicant to address the drainage and lighting concerns with the Public Works Department to reduce potential impacts on the adjacent properties.

NOW, THEREFORE, on a motion by City Manager Jesse Wallace and seconded by Commissioner Amy Thorstad,

BE IT RESOLVED that the Hampton Planning Commission recommends approval of Rezoning Application No. 1242 with five (5) conditions .

A roll call vote on the motion resulted as follows:

AYES:	McCloud, Thorstad, Heath, Smith, Wallace, Sapp, Young
NAYS:	None
ABST:	None
ABSENT:	None

A COPY; TESTE:



Terry P. O'Neill
Secretary to Commission