

**AT A PUBLIC HEARING IN A REGULAR MEETING OF THE HAMPTON PLANNING COMMISSION HELD IN THE CITY COUNCIL CHAMBERS, CITY HALL, HAMPTON, VIRGINIA, ON THURSDAY, NOVEMBER 16, 2023 AT 3:30 P.M.**

**WHEREAS:** the Hampton Planning Commission has before it this day a rezoning application by Coliseum Center LLC to rezone +/- 4.88 acres, located at 1909 Commerce Drive [LRSN: 7001267], from Limited Commercial (C-2) District to Multifamily Residential (MD-4) District with conditions for multifamily dwellings;

**WHEREAS:** this application is in conjunction with Use Permit Application No. 23-0317, which is a request to permit multifamily dwellings;

**WHEREAS:** the applicant proposes to construct and operate multifamily dwelling units at 1909 Commerce Drive located at the northwest corner of the intersection of Commerce Drive and Pine Chapel Road. More specifically, the proposed multifamily residential project includes 324-382 apartment units within a 5-story, 258,000 square feet building.

**WHEREAS:** the majority of the parking would be provided within a 5-story parking structure, which would also include secure bicycle storage, trash collection, and EV charging stations;

**WHEREAS:** the proposed community amenities for the development would include a dog park, walking paths, and two (2) internal courtyards, one of which contains a pool, as well as approximately 9,700 square feet of amenity space located within the building to include a meeting room and fitness center;

**WHEREAS:** the property is currently zoned Limited Commercial (C-2) and Coliseum Central Overlay (O-CC) Districts and proposed to be rezoned to Multifamily Residential (MD-4) District, which would allow residential apartments with an approved use permit, and such application was made in conjunction with this rezoning request;

**WHEREAS:** the Hampton Community Plan (2006, as amended) and the Coliseum Central Master Plan (2015, as amended) both recommend mixed-use land use for the subject property;

**WHEREAS:** the Master Plan recommendations include encouraging new high-quality residential development in appropriate forms that relate to neighboring land uses and in walkable mixed-use districts and dense and upscale rental residential units that include a diverse mix of unit types;

**WHEREAS:** the subject parcel is within the Coliseum South Initiative area of the Master Plan, which recommends adding higher density residential

neighborhoods on either side of Coliseum Drive behind the hotels and restaurants and integrating residential development into the walkable district and allowing easy access to arterial roads & the interstate;

**WHEREAS:** this proposal is consistent with the recommendations and design principles within the Hampton Community Plan and the Coliseum Central Master Plan;

**WHEREAS:** the proposed multifamily dwellings buildings would be located in the area designated for future residential development as identified in the Master Plan;

**WHEREAS:** the applicant has proffered fourteen (14) conditions to guarantee the development is in keeping with the concept plan, elevations, and Coliseum Central Design Standards, while providing assurances related to minimum density, parking, landscaping, lighting, security, and community amenities;

**WHEREAS:** City staff recommends approval of this rezoning application;

**WHEREAS:** a question was raised about the expected rate of rent and need for higher quality affordable housing options in the City of Hampton; and

**WHEREAS:** no one from the public spoke for or against the application.

**NOW, THEREFORE,** on a motion by Commissioner Kellum and seconded by Commissioner Brooks,

**BE IT RESOLVED** that the Hampton Planning Commission recommends to City Council approval of Rezoning Application No. 23-0316 with fourteen (14) conditions.

A roll call vote on the motion resulted as follows:

<b>AYES:</b>	Bond, Brooks, Coleman, Kellum, Rogers
<b>NAYS:</b>	Harper, Harris
<b>ABST:</b>	None
<b>ABSENT:</b>	None

**A COPY; TESTE:**



Bonnie N. Brown  
Secretary to the Commission