

AT A PUBLIC HEARING IN A REGULAR MEETING OF THE HAMPTON PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS, CITY HALL, HAMPTON, VIRGINIA, ON THURSDAY, APRIL 7, 2016 AT 3:30 P.M.

WHEREAS: the Hampton Planning Commission has before it this day a request by Craig Davis Properties, Inc. to rezone a 7.94± acre portion of a 16.799± acre parcel at Commander Shephard Blvd. [LRSN: 13003603] from Hampton Roads Center North [HRC-2] District to Multiple Dwelling (MD-4) District with proffered conditions;

WHEREAS: per the Hampton Community Plan (2006, as amended), the recommended land use for this property is business industrial;

WHEREAS: land use recommendations from the Hampton Roads Center North Master Plan for this area include hotel, signature office, and support retail;

WHEREAS: the Community Plan also promotes the efficient use of land, a diverse mix of housing types and values, high density/mixed-use development to create walkable communities, and provide sidewalks, street trees, and other amenities that favor pedestrians;

WHEREAS: on December 15, 2015, the Economic Development Authority (EDA) adopted a policy change, via a resolution, that supports high-quality incidental residential development in HRC North, located in the general vicinity of the intersection of Commander Shepard Boulevard and North Campus Parkway;

WHEREAS: the EDA resolution also authorized an update to the HRC North Master Plan and accompanying zoning district regulations to reflect current market conditions and trends to encourage residential development and other business park amenities where appropriate;

WHEREAS: ten (10) proffered conditions include a conceptual layout with on-site amenities for residents, elevations, building materials, lighting, pedestrian connections, and limiting development to 300 residential units;

WHEREAS: staff received a letter of support for the development proposal and related zoning change from the Executive Director of the National Institute of Aeronautics, which is located on an adjacent parcel to the subject property;

WHEREAS: no member of the public spoke for or against this proposal.

NOW, THEREFORE, on a motion by Commissioner Carlton Campbell and seconded by Commissioner Gregory Williams,

BE IT RESOLVED that the Hampton Planning Commission recommends to City Council approval of Rezoning Application No. 16-00007, subject to ten (10) proffered conditions.

A roll call vote on the motion resulted as follows:

AYES: Williams, Campbell, McCloud, Southall
NAYS: None
ABST: None
ABSENT: LaRue, Schmidt, Bunting

A COPY; TESTE:



Terry P. O'Neill
Secretary to Commission