

Rezoning# 16-00007

Hampton Roads Center North Campus
Craig Davis Properties, Inc.



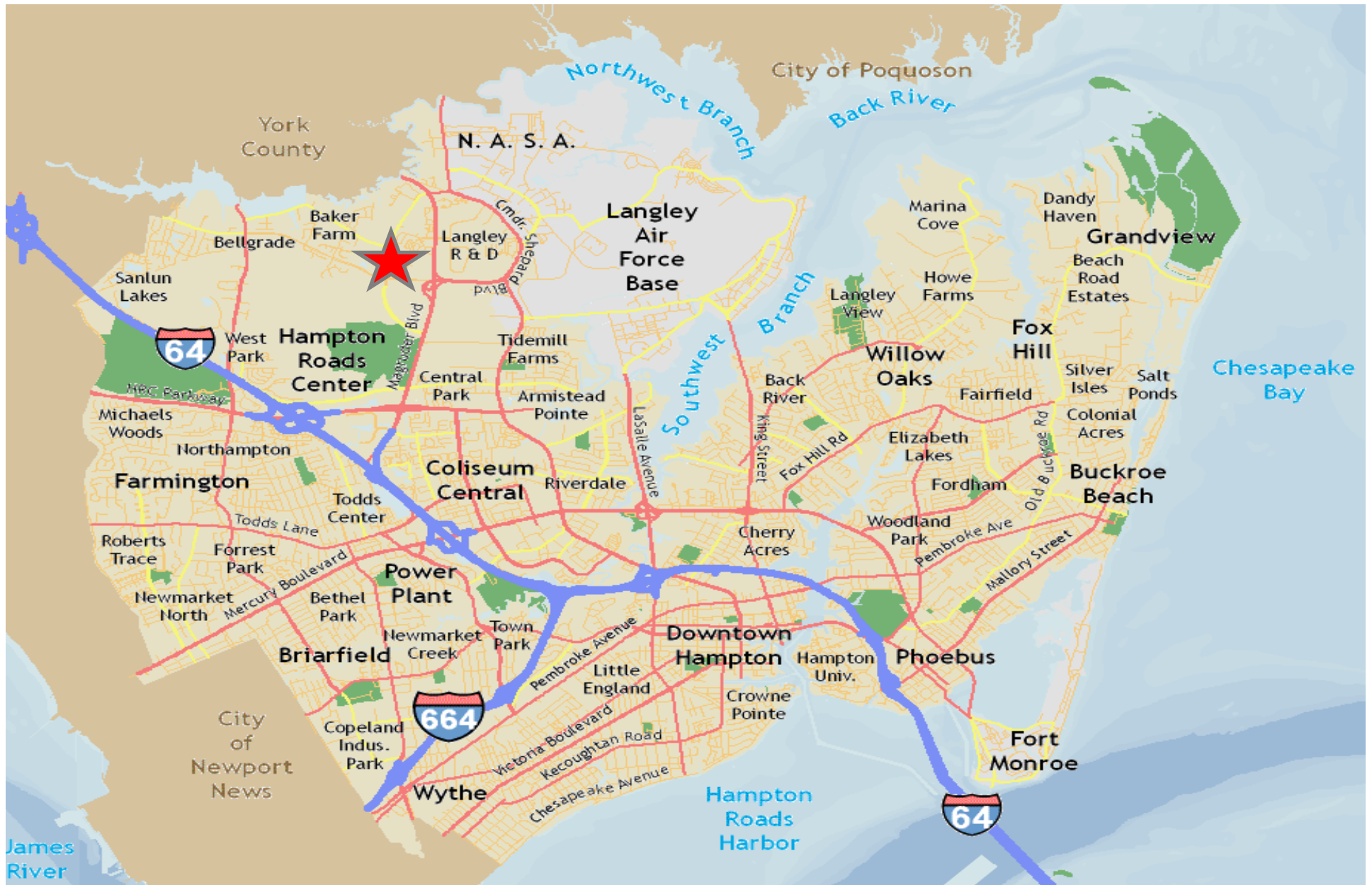
Hampton
VIRGINIA

Hampton City Council

May 11, 2016

Application

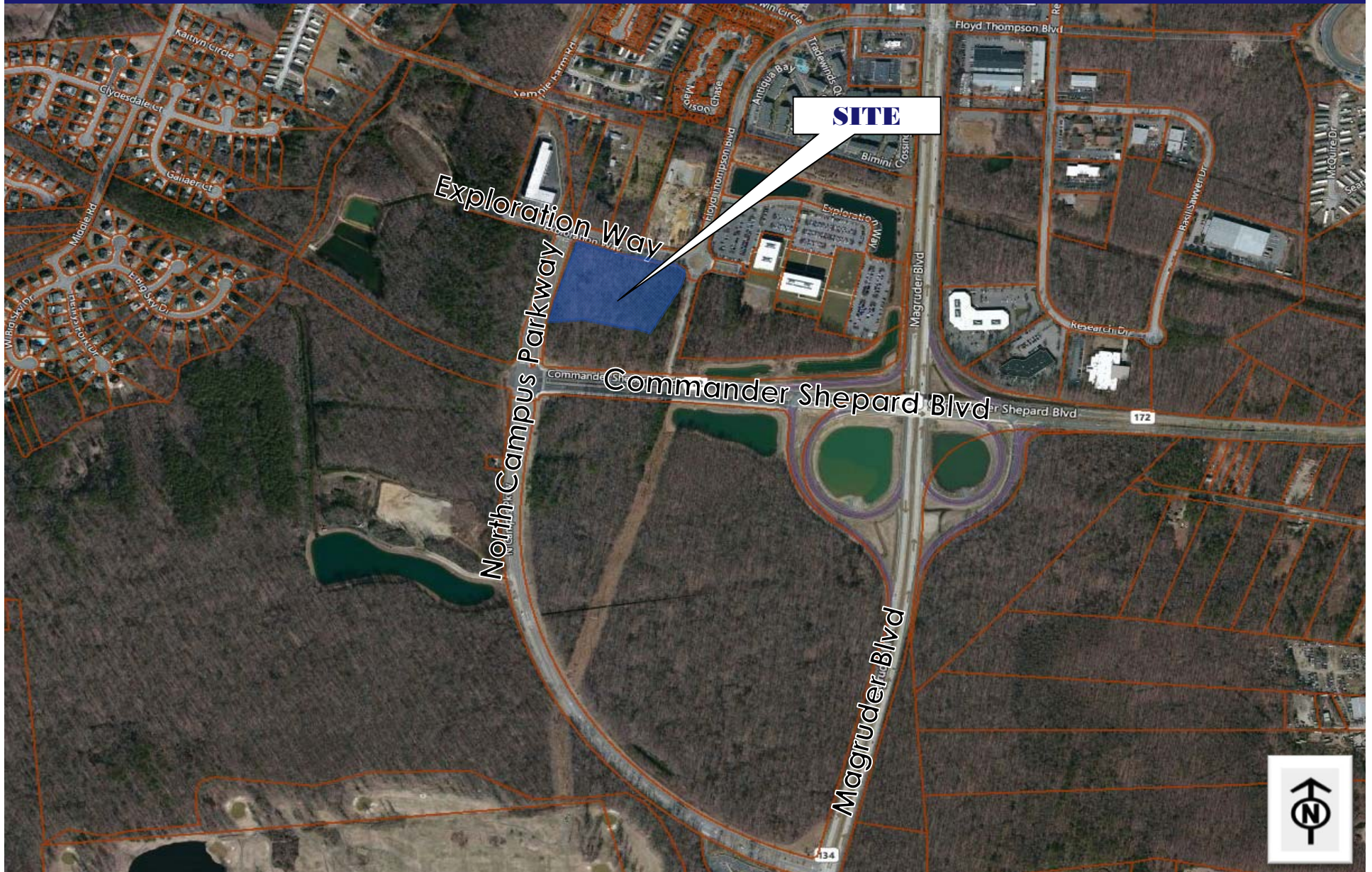
Rezoning from HRC-2 to MD-4
with proffered conditions



Hampton City Council
May 11, 2016

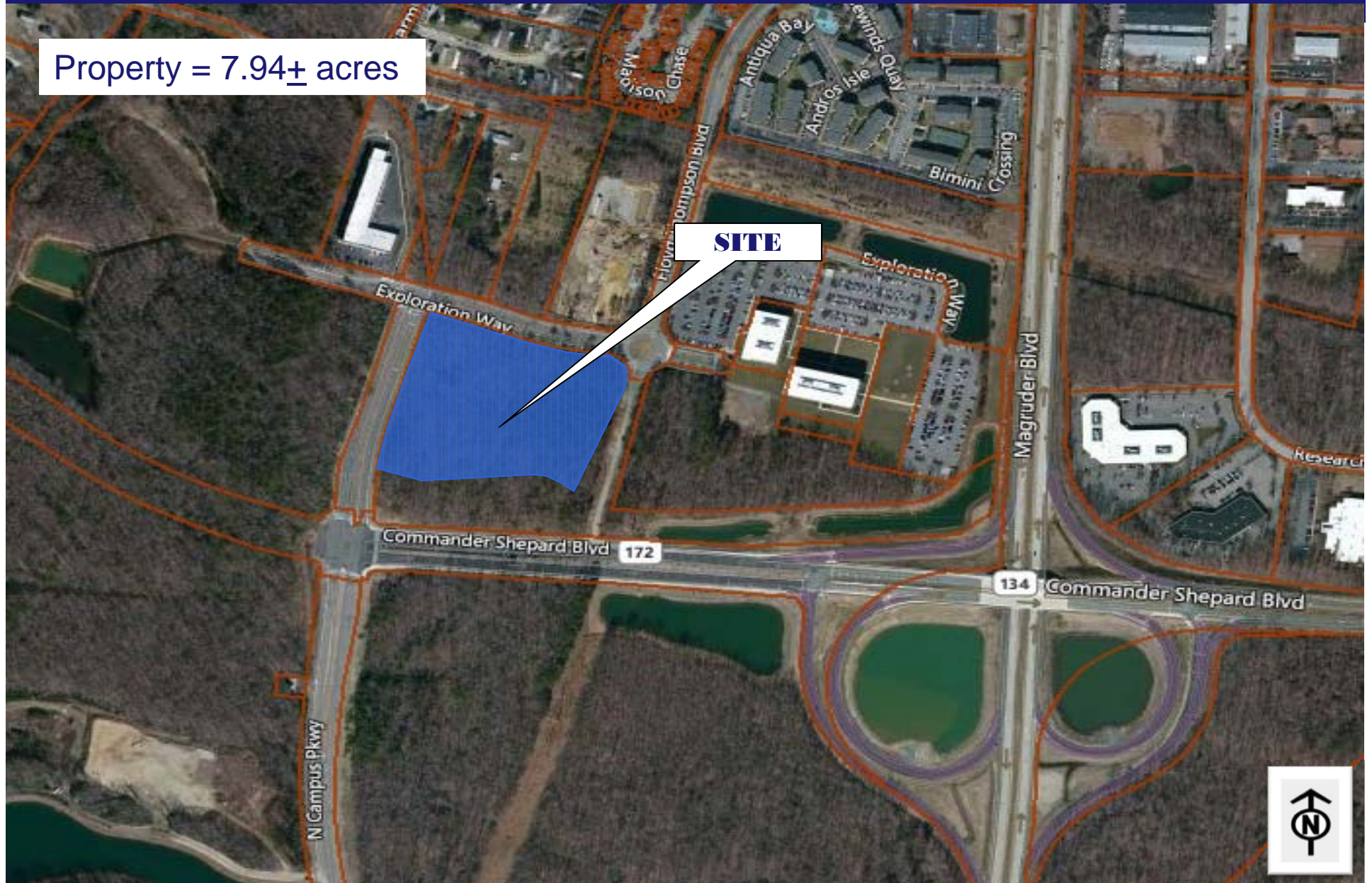
Rezoning No. 16-00007

Site Location

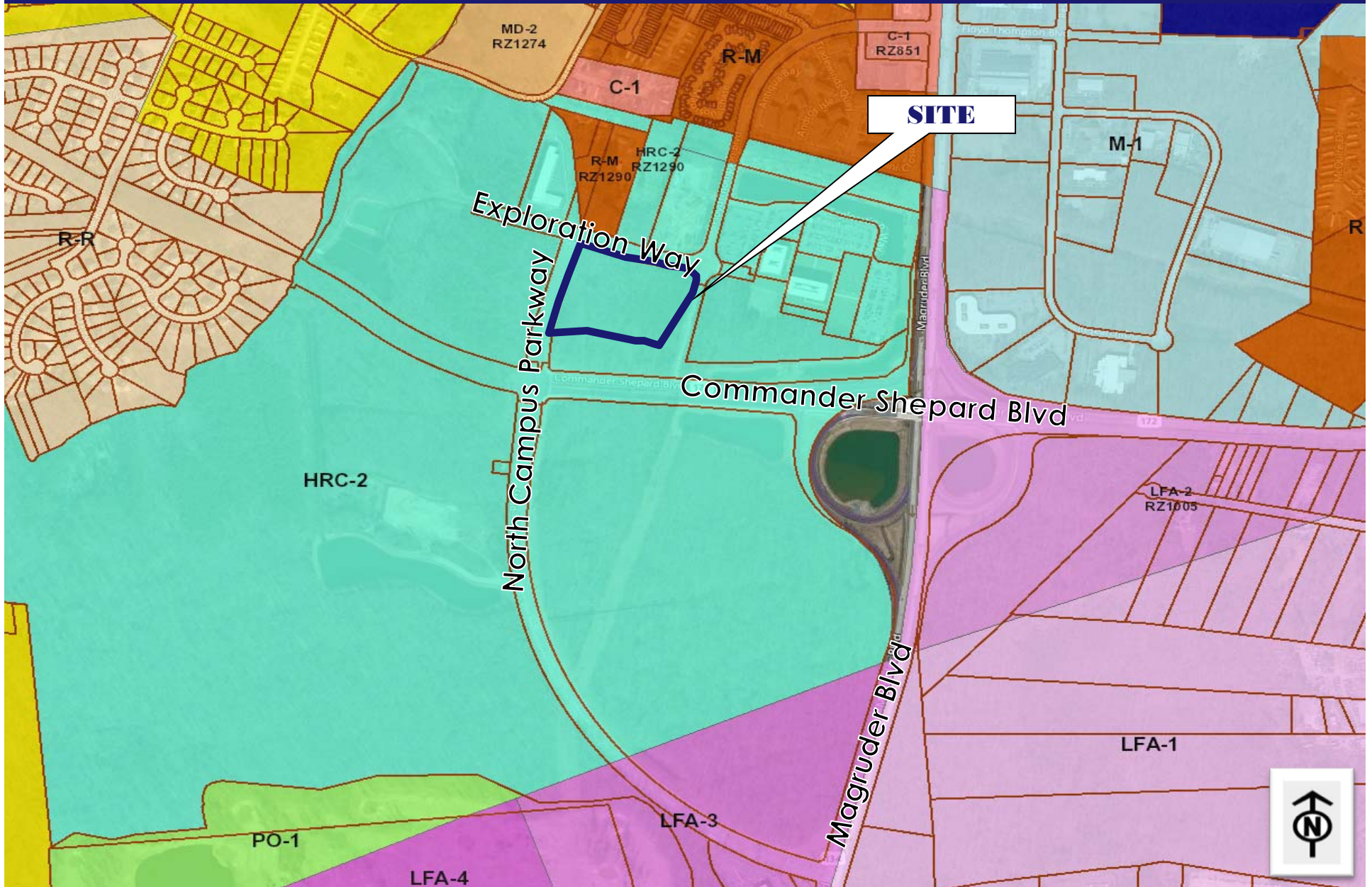


Site Location

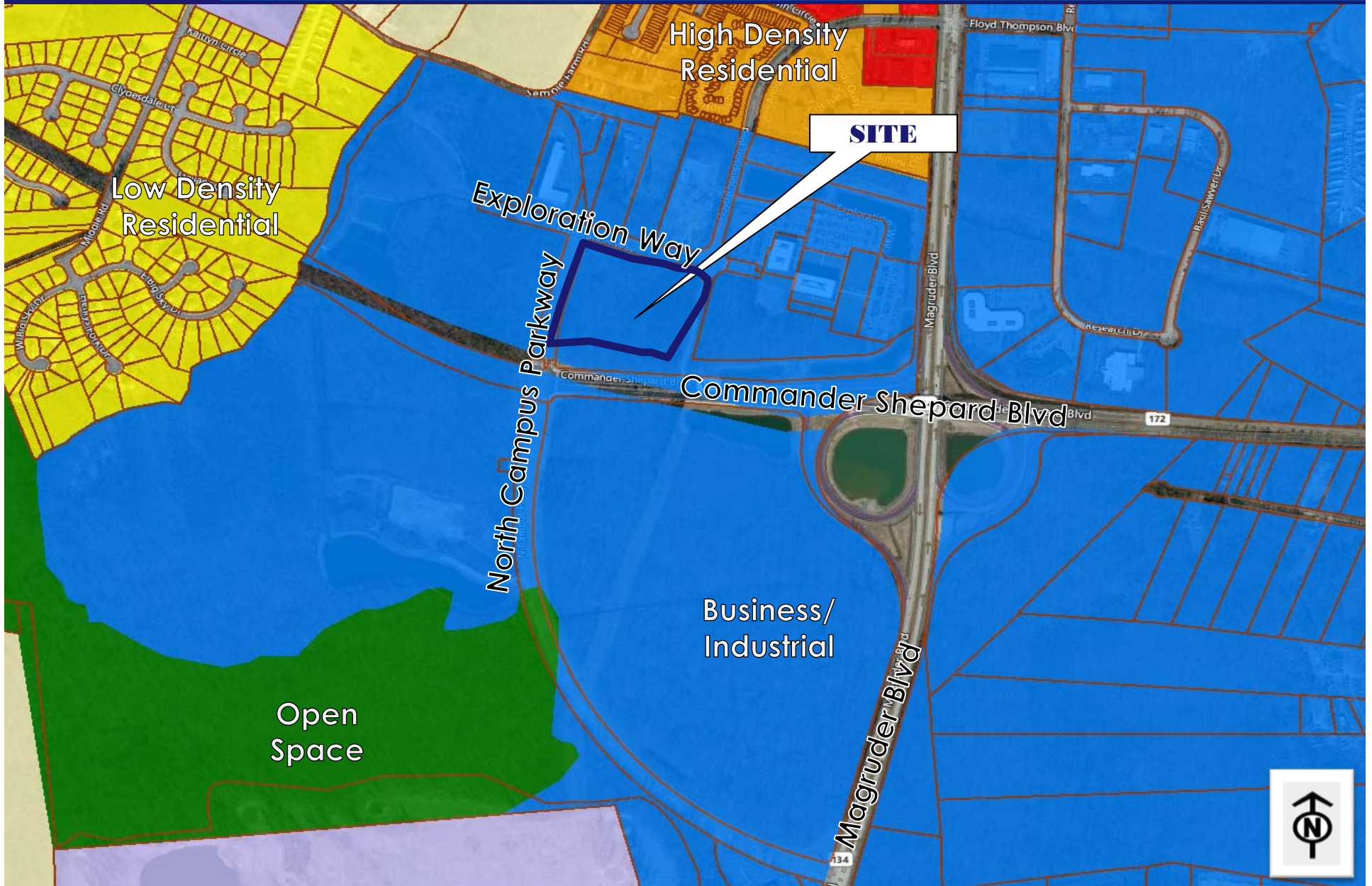
Property = 7.94± acres



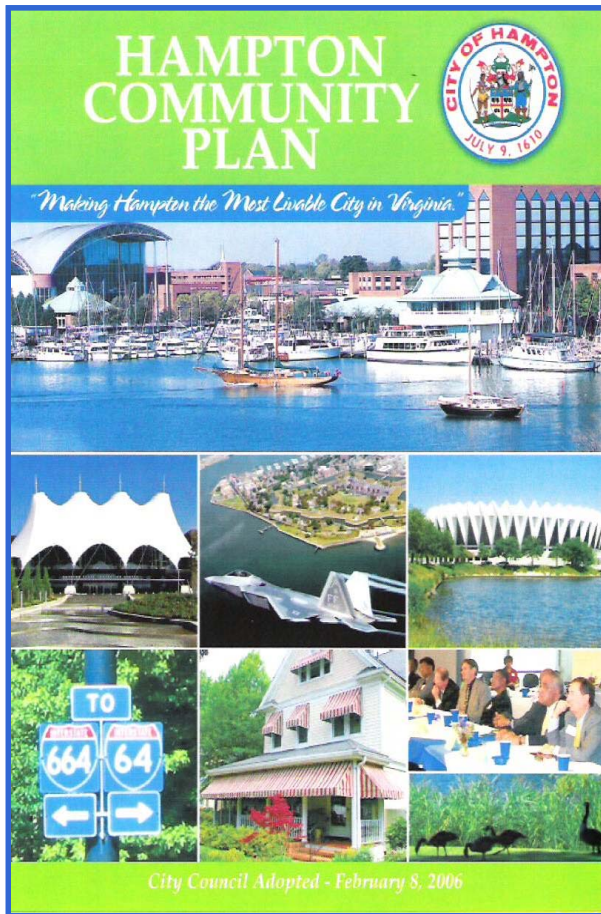
Zoning



Land Use



Public Policy



Hampton Community Plan (2006, as amended).

- ✦ LU-CD 3: Encourage and maintain a diverse mix of housing types and values.
- ✦ LU-CD 10: Encourage compact, high density/mixed-use development where appropriate to create walkable communities & promote increased physical activity.
- ✦ LU-CD 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 31: Encourage a mix of land uses that is appropriate for each district. Promote the efficient use of land and high quality urban design.

EDA Resolution



- ✦ Encourage higher value housing
- ✦ Support high quality incidental residential & other support uses
- ✦ Locate near the Commander Shephard Blvd/North Campus Parkway intersection
- ✦ Update HRC North Master Plan & accompanying zoning

Proffered Conditions

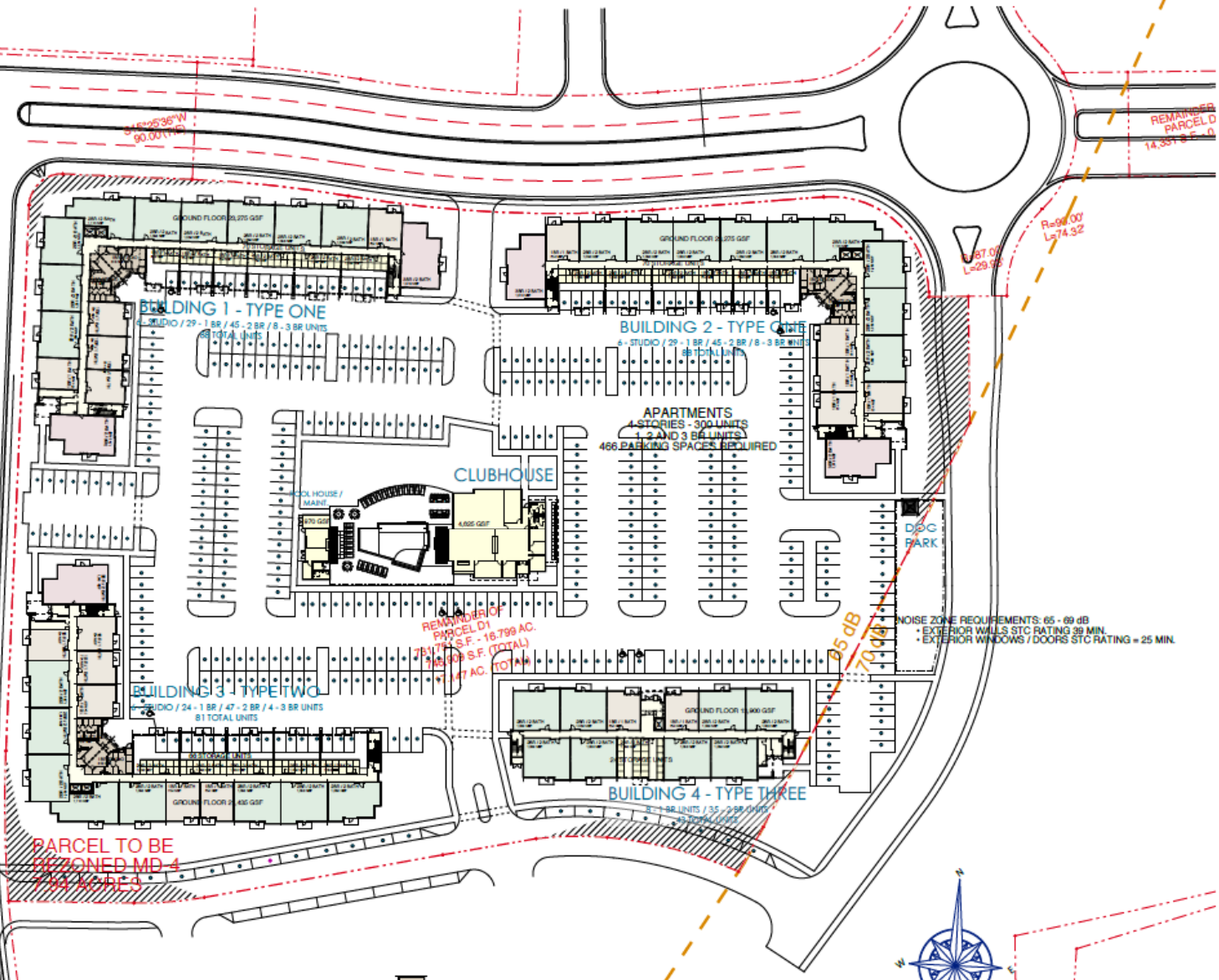
- ✦ 300 residential units (max)
- ✦ Conceptual site plan
- ✦ Building elevations and materials
- ✦ Pedestrian Connections
- ✦ Lighting

Community Feedback

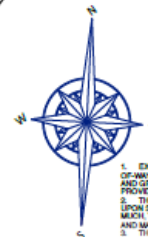
- Community meeting held
March 24th

DATA: MULTI-FAMILY PARCEL

- MULTI-FAMILY: 4 BUILDINGS + CLUBHOUSE
- APARTMENT BUILDINGS 4 STORIES EACH
- 300 UNITS TOTAL
- UNIT MIX
 - 18 - STUDIO UNITS (6.0%)
 - 90 - 1 BR UNITS (30.0%)
 - 172 - 2 BR UNITS (57.0%)
 - 20 - 3 BR UNITS (6.7%)
- PARKING: TOTAL SPACES
 - REQUIRED: 466 SPACES
 - INCL. GUEST SPACES
 - PROVIDED: 479 SPACES
 - INCL. 55 COVERED AND 9 HD SPACES (8 REQUIRED / 2 VAN)
- SITE (MD-4) = 7.94 ACRES
- DENSITY = 37.7 UNITS / ACRE
 - BUILDING AREA = 2.01 AC (87,480 GSF GROUND FLOOR)
 - PARKING AREA = 3.57 AC
 - PAVEMENT RAW = 0.93 AC
 - GREEN / OPEN SPACE = 1.74 AC



PRELIMINARY SITE PLAN - MULTI-FAMILY PARCEL



1. EXISTING ZONING INFORMATION, PROPERTY AND RIGHT-OF-WAY LINES SHOWN ON THESE PLANS WERE TAKEN FROM AND CORRECTLY ANNOTATED ACCORDING TO THE PLAT PROVIDED BY THE DEVELOPER.
 2. THIS PLAN IS CONCEPTUAL IN NATURE, AND IS NOT BASED UPON SURVEYED BOUNDARY LINES AND INFORMATION. IN AS MUCH THE CONFIGURATION AND YIELD ARE APPROXIMATE AND MAYBE SUBJECT TO CHANGE.
 3. THIS LAYOUT IS THE SOLE PROPERTY OF GOK, KLEINER & CO., P.C. - DRAWING AND DESIGN CONCEPTS MAY NOT BE USED WITHOUT SPECIFIC PERMISSION FROM THE ARCHITECT.

Cox, Kleiner & Company, P.C.

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CRAIG DAVIS
 PROPERTIES



RIVERPOINT
 PARTNERS

Kimley-Horn

NEW PLANNED COMMUNITY DEVELOPMENT
 MIXED-USE DEVELOPMENT:
 LUXURY APARTMENTS AND RETAIL CENTER

HAMPTON ROADS CENTER NORTH - MAGRUDER BLVD.
 HAMPTON, VIRGINIA
 FEBRUARY 29, 2016



SITE





NEW PLANNED COMMUNITY DEVELOPMENT

MIXED-USE DEVELOPMENT:
LUXURY APARTMENTS AND RETAIL CENTER

HAMPTON ROADS CENTER NORTH - MAGRUDER BLVD.
HAMPTON, VIRGINIA
FEBRUARY 9, 2016



NEW PLANNED COMMUNITY DEVELOPMENT

MIXED-USE DEVELOPMENT:
LUXURY APARTMENTS AND RETAIL CENTER

HAMPTON ROADS CENTER NORTH - MAGRUDER BLVD.
HAMPTON, VIRGINIA FEBRUARY 3, 2016

Recommendation

Planning Commission & Staff
recommends approval of
Rezoning #16-00007 with 10
proffered conditions