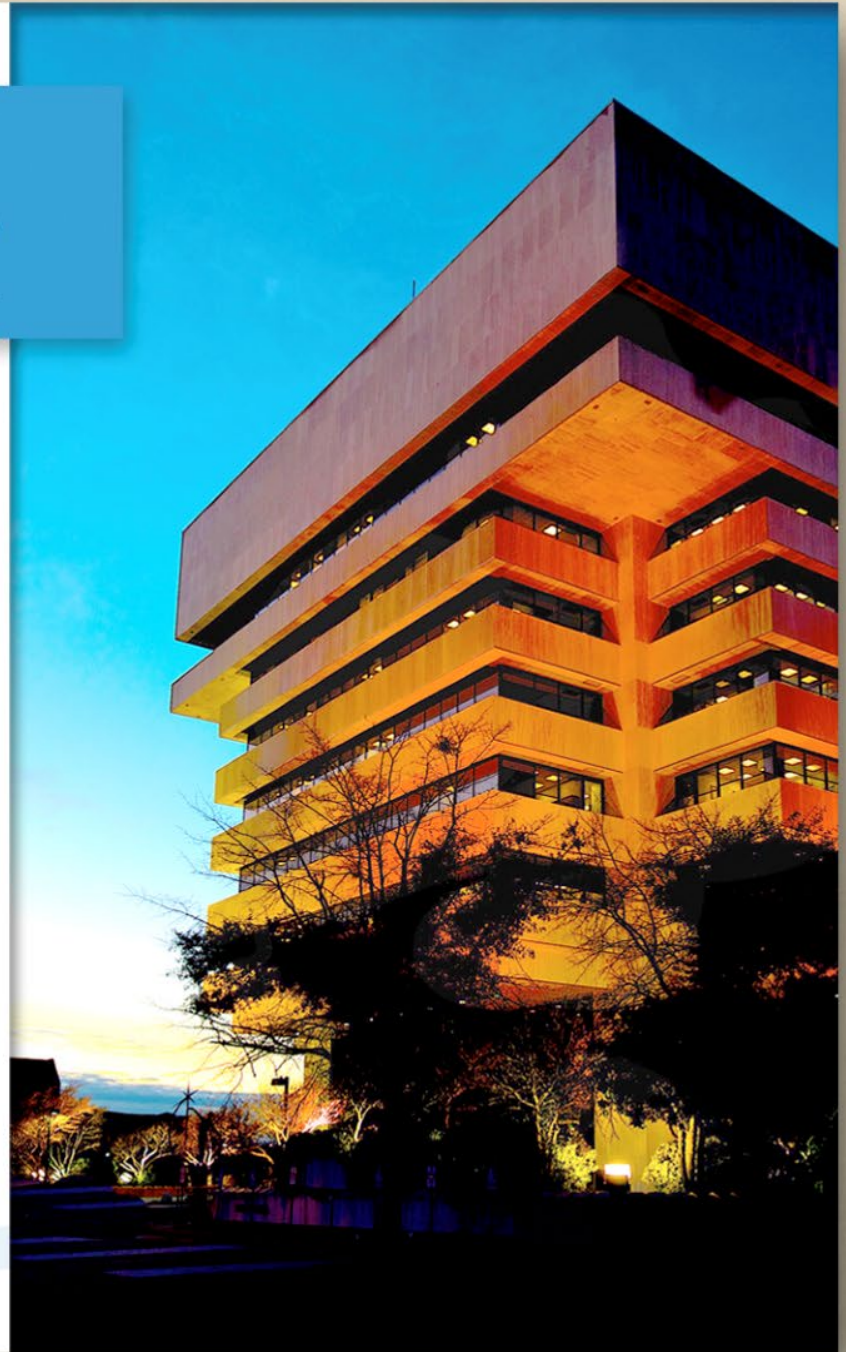


# HAMPTON VA

**#21-0271**

**HRCN, LLC  
Darden Way**

City Council  
October 13, 2021



# Application

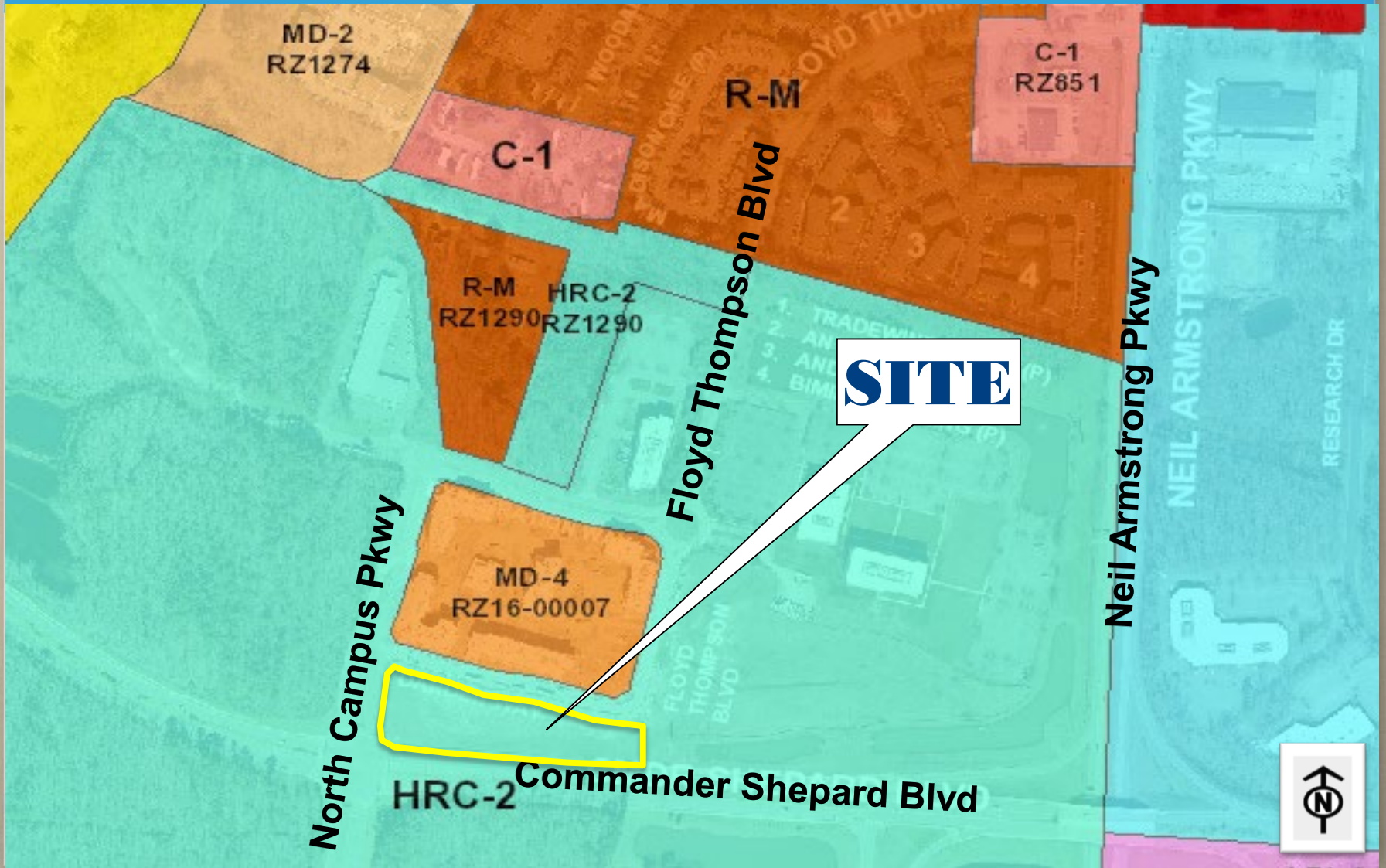
Rezone  $\pm 3.3$  acres from HRC-2 to C-2 for a Commercial Retail Center



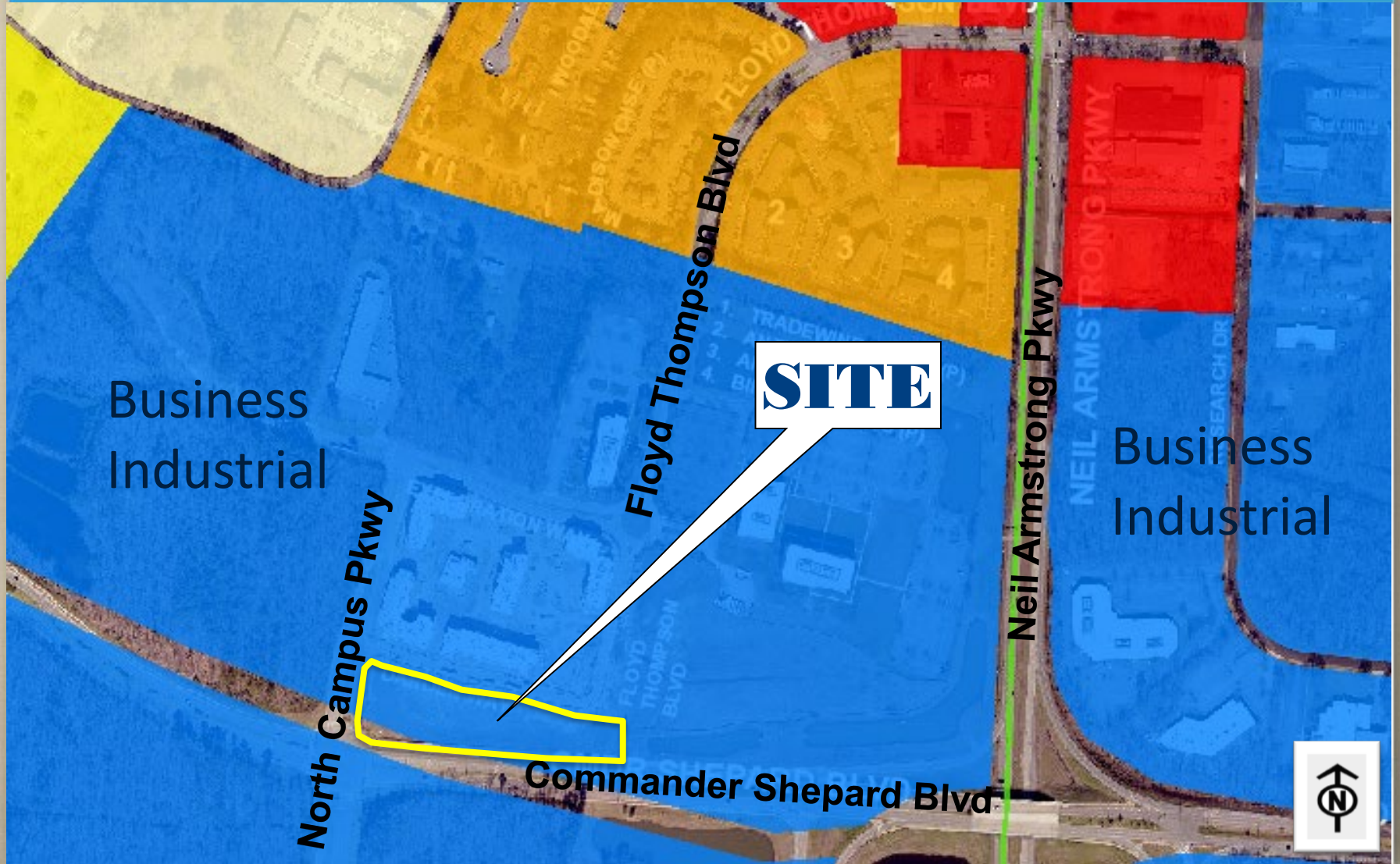
# Site Location



# Zoning



# Future Land Use Plan



Business  
Industrial

Business  
Industrial

**SITE**

North Campus Pkwy

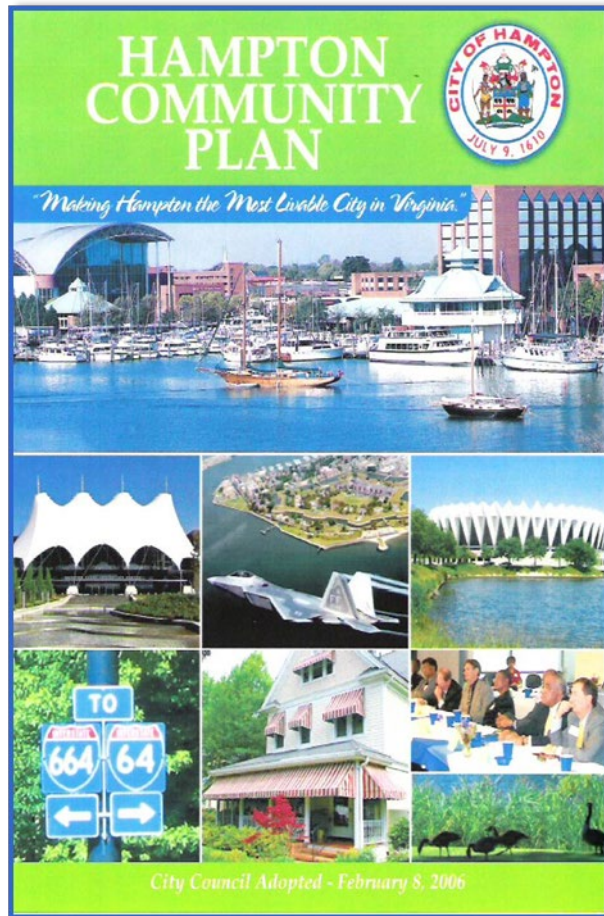
Floyd Thompson Blvd

Commander Shepard Blvd

Neil Armstrong Pkwy



# Public Policy: Hampton Community Plan



Hampton Community Plan (2006, as amended)

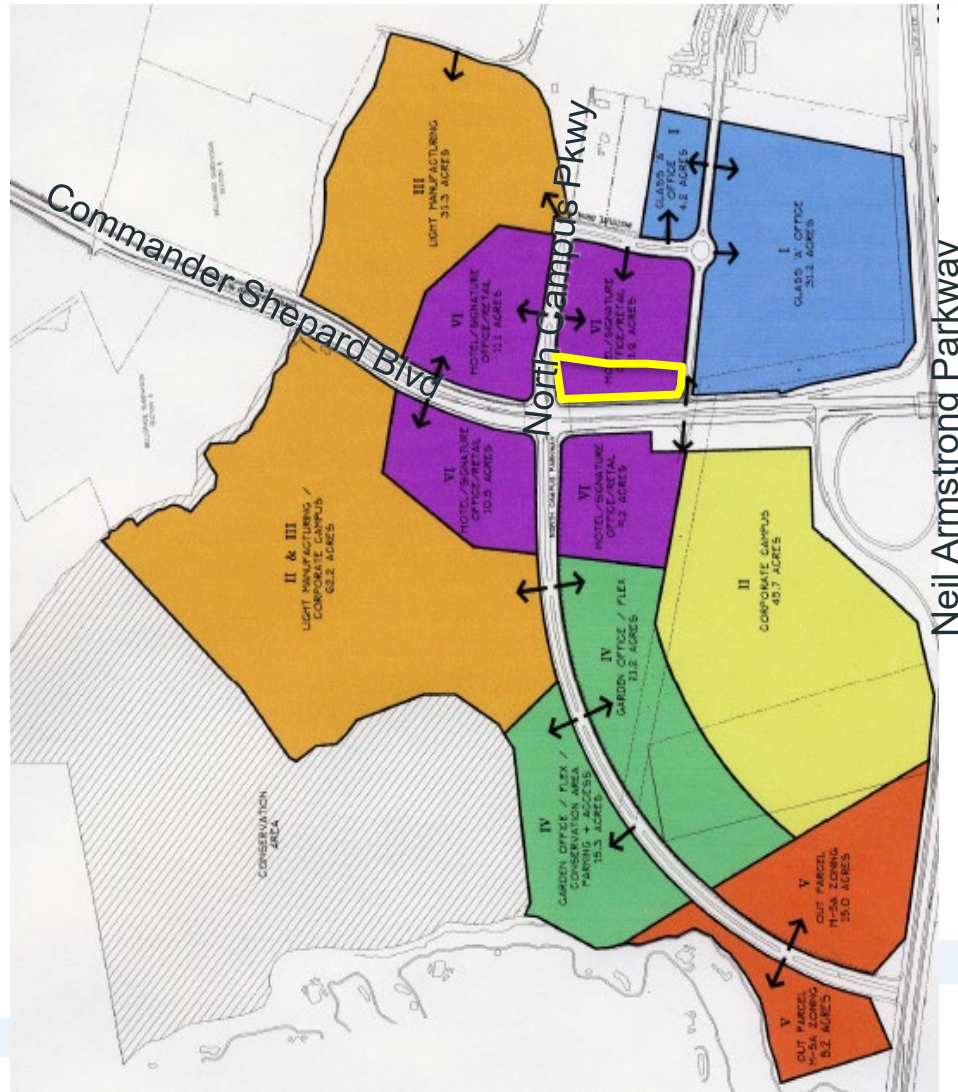
ED Policy 1: Retain, expand, and attract businesses that provide jobs with family-supporting wages.

LU-CD 10: Encourage compact, high density/mixed-use development where appropriate to create walkable communities & promote increased physical activity.

LU-CD Policy 11: Promote high quality design and site planning that is compatible with surrounding development

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

# Public Policy: HRC North Master Plan





# Concept Site Plan



# Elevations



# Proffers

## Eleven Proffers:

- Land Uses
- Concept Site Plan
- Elevations
- Building Materials
- Landscaping
- Fencing



# Staff Analysis

## HRC-2

- Permits commercial land uses
- Typical business park development standards

## C-2

- More flexible development standards
- More dense, urban character
- Pedestrian connectivity

# Recommendation

Planning Commission & Staff  
**Recommends Approval**  
Item #21-0271  
with 11 proffered conditions