

AT A PUBLIC HEARING AND REGULAR MEETING OF THE HAMPTON CITY PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS, CITY HALL, HAMPTON, VIRGINIA, ON JULY 13, 1987 AT 2:00 P.M.

WHEREAS: The City Planning Commission has before it this day a request by Dominion Park Associates to rezone approximately 5.25 acres located on the east side of Coliseum Drive Extended, beginning 800 feet north of Marcella Road with an average depth of 325 feet, from Multiple Family Residence District (R-M) to Neighborhood Commercial District (C-1); and

WHEREAS: The developer proposes to construct a neighborhood commercial center or specific limited uses allowed in the C-1 district; and

WHEREAS: The proposed use as described above is consistent with the City's plans and policies; and

WHEREAS: The applicant has proffered conditions which will allow the City considerable review and approval of any proposed development on the site; and

WHEREAS: The applicant has proffered the following conditions:

1. A conceptual site plan illustrating the proposed development shall be reviewed and approved by the Director of Planning prior to any formal site plan submission to the City of Hampton Site Plan Review Committee. Specific items to be approved by the Director of Planning include but shall not be limited to: site access and circulation; location of parking areas and buildings; the location and magnitude of landscaped areas and buffers; privacy fence; the treatment of all public street frontage; and signage.

Once the conceptual site plan has been approved by the Director of Planning, the final site plan shall be substantially in conformance with the approved conceptual site plan.

2. All building elevations shall be reviewed and approved by the Director of Planning prior to receiving a building permit. All proposed building elevations should be submitted for review by the Director of Planning in conjunction with the conceptual site plan.
3. Mobile home parks, massage parlors, gas stations and commercial parking facilities shall not be permitted upon any portion of the property.
4. If developed for other than a residential use, a five (5) foot high brick fence with landscaping will be placed along the eastern property line.

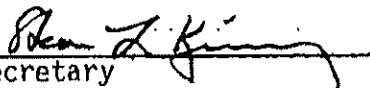
WHEREAS: There was no public opposition to this request.

NOW, THEREFORE, on a motion by C. G. Spear, and seconded by R. J. O'Neill,
BE IT RESOLVED that this Commission recommend to the Honorable Council that
this request be approved subject to the proffered conditions.

A roll call vote on the motion resulted as follows:

AYES: Knight, Spear, Scoggin, Lovett, Holt, O'Neill, Baker
NAYS: None
ABST: None
ABSENT: None

A COPY: TESTE;


Secretary

Rezoning Application No. 899