

**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,
JULY 19, 2018 AT 3:30 P.M.**

WHEREAS: the Hampton Planning Commission has before it this day a request by Peninsula Plaza Partners, LLC to rezone a 9.53± acres portion of a 11.84± acres parcel at 1815 W. Mercury Blvd. [LRSN: 13004430] from Limited Commercial (C-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 mixed-use to support the business growth of this area through the addition of commercial retail, office, and residential to promote the live, work, play aspect of the City's central business district;

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: land use recommendations from the Coliseum Central Master Plan for this area include hotel, signature office, high density residential, and retail;

WHEREAS: the Master Plan also recommends the development of upscale residential properties with a diverse mix of unit types, and placement of these units within walkable distance to key activity nodes to help induce other developments such as restaurants, retail, and office that serve as links between developments;

WHEREAS: the proposed development includes community amenities such as a clubhouse, fitness center, and outdoor activity spaces arranged around a central green, as well as a dog park and internal pedestrian connections, including links to Pinewood Plaza, the hotel and the street sidewalks along the proposed extension of Commerce Drive;

WHEREAS: ten (10) proffered conditions include a minimum number of 260 residential units, conceptual site plan, building elevations, and development quality consistent with the Coliseum Central Design Guidelines;

WHEREAS: staff received a letter of support for the development proposal and related zoning change from the Coliseum Central Business Improvement District (CCBID) Board; and

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

NOW, THEREFORE, on a motion by Commissioner Carole Garrison and seconded by Commissioner Trina Coleman,

BE IT RESOLVED that the Hampton Planning Commission recommends to City Council approval of Rezoning Application No. 18-00002, subject to ten (10) proffered conditions.

A roll call vote on the motion resulted as follows:

AYES:	Coleman, Garrison, Kellum, Southall
NAYS:	None
ABST:	None
ABSENT:	Brown, Bunting, Carter

A COPY; TESTE:


Terry P. O'Neill
Secretary to the Commission