



Legislation Details (With Text)

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Type: Zoning Ordinance - Map **Status:** Passed
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Title: Rezoning Application No. 16-00007: by Craig Davis Properties, Inc. to rezone a 7.94+ acres portion of a 16.799+ acres parcel at Commander Shephard Blvd [LRSN: 13003603]

Sponsors:

Indexes: , , Economic Development Authority

Code sections:

Attachments: 1. PC Resolution, 2. Application, 3. Staff Report, 4. Presentation, 5. EDA Resolution, 6. NIA Support Letter, 7. Applicant Presentation

Date	Ver.	Action By	Action	Result
5/11/2016	1	City Council Legislative Session	approved	Pass

Rezoning Application No. 16-00007: by Craig Davis Properties, Inc. to rezone a 7.94+ acres portion of a 16.799+ acres parcel at Commander Shephard Blvd [LRSN: 13003603] from Hampton Roads Center North [HRC-2] District to Multiple Dwelling (MD-4) District with proffered conditions.

PURPOSE/BACKGROUND:

This is a request to rezone a 7.94+ acres portion of a 16.799+ acres parcel at North Campus Parkway and Exploration Way from Hampton Roads Center North [HRC-2] District to Multiple Dwelling (MD-4) District with proffered conditions. Approval of this application would permit development of a maximum of 300 apartment units distributed over four (4) buildings. Additional proffers include limitation to multi-family residential use and address site development, building elevations, including quality building materials and lighting.

Although the Hampton Community Plan (2006, as amended) recommends business industrial for this property and the Hampton Roads Center North Campus Master Plan and zoning district regulations do not explicitly permit residential uses in the park, there has been a shift in these policies based on current economic trends associated with such business parks. After studying current economic and real estate markets, the Economic Development Authority (EDA) has determined that incidental residential uses are a critical component to the success of such business park; a place where employees and employers expect a live-work-play environment. On December 15, 2015, the EDA adopted a resolution, adopting a policy change 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. Furthermore, the resolution authorized an update to the HRC North Master Plan and accompanying zoning district regulations to reflect current markets conditions and trends to encourage residential development and other business park amenities where appropriate.

Common open space amenities have been proffered by the applicant, to include a clubhouse, pool, and dog park as well as internal pedestrian connections to the street sidewalks along North Campus Parkway, Exploration Way, and the proposed extension of Floyd Thompson Blvd. Additional proffers

include conceptual site plan, building elevations and materials, and lighting.

While the proposal does not fully align with the future Land Use Plan, the application is consistent with the City's overall adopted policies that support a diverse mix of housing types and values and higher quality development throughout the city. With that in mind and given the EDA's recommended shift in land use policy for HRC North, staff believes that multi-family would be a good addition to support the mix of uses in the business park.

Recommendation:

Staff Recommendation

Approve with 10 proffered conditions.

Planning Commission Recommendation

Approve with 10 proffered conditions.