



Legislation Details (With Text)

**File #:** 21-0223      **Version:** 1      **Name:** RZ21-00006 Marlyn Development Senior Living Apartments  
**Type:** Zoning Ordinance - Map      **Status:** Passed  
**File created:** 7/29/2021      **In control:** City Council Legislative Session  
**On agenda:** 8/11/2021      **Final action:** 8/11/2021  
**Title:** Rezoning Application by Marlyn Development Corporation to Rezone a Parcel at 1963 West Pembroke Avenue [LRSN: 13004215], Totaling +7.82 Acres, from General Commercial [C-3] District to Multifamily Residential (MD-3) District with Proffered Conditions

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Application, 2. Proffered Conditions, 3. Presentation, 4. Applicant's Presentation, 5. Staff Report

Date	Ver.	Action By	Action	Result
8/11/2021	1	City Council Legislative Session	approved	Pass

Rezoning Application by Marlyn Development Corporation to Rezone a Parcel at 1963 West Pembroke Avenue [LRSN: 13004215], Totaling ±7.82 Acres, from General Commercial [C-3] District to Multifamily Residential (MD-3) District with Proffered Conditions

**Background Statement:**

This rezoning application is a request to rezone one parcel, totaling ±7.82 acres, from General Commercial [C-3] District to Multifamily Residential (MD-3) District with fifteen (15) proffered conditions. The proposed age-restricted, 150 unit development would be consistent with development standards of the Multifamily Residential (MD-3) District.

The proposed development consists of a four-story apartment building surrounded by parking. Building exteriors will include high quality architectural materials, including brick, premium vinyl siding, and architectural asphalt shingles. Proposed community amenities include, but are not limited to, a grilling area, community garden, dog park, billiards room, fitness center, and media room. Exterior community amenities are distributed in the courtyard areas, while indoor amenities are primarily concentrated within the three (3) floors over the primary entrance.

The Hampton Community Plan (2006, as amended) designates the subject property as low density residential on the future land use map. Though the proposed land use and the Land Use Plan are not directly aligned, a higher density residential product, such as age-restricted senior residential, allows a transition from the high intensity uses along West Pembroke Avenue and appropriately safeguards the integrity of the existing single family residential neighborhood to the south (LU-CD Policy 7). By nature of the type of development, age-restricted senior multifamily developments are a lower intensity, lower impact use than standard market multifamily developments by having minimal impact on City services and the neighboring community. Therefore, the proposed development provides an appropriate transition between the surrounding land uses (LU-CD Objective 3). Additionally, the Hampton Community Plan (2006, as amended) identifies the need for diverse housing types that serve targeted special populations, such as seniors (HN Policy 24). The proposed development

meets this objective through its high quality design and proffered condition limiting the development to individuals of 55 years old, or 62 years old, and older. The combination of all of the above factors results in an overall consistency with the Community Plan.

**Recommendations:**

Staff Recommendation:

Approve with 15 proffered conditions

Planning Commission Recommendation:

Approve with 15 proffered conditions