



Legislation Details (With Text)

**File #:** 22-0347      **Version:** 1      **Name:** RZ 22-00008 Lincoln Park Redevelopment  
**Type:** Public Hearing      **Status:** Passed  
**File created:** 12/1/2022      **In control:** City Council Legislative Session  
**On agenda:** 2/8/2023      **Final action:** 2/8/2023

**Title:** Rezoning Application by Olde Hampton Village Developers, LLC to rezone 16 properties, totaling +22.78 acres at the intersections of LaSalle Avenue and West Pembroke Avenue, West Pembroke Avenue and West Queen Street, and West Queen Street and Michigan Drive [LRSNs: 2000370, 2000404, 2000402, 2000369, 2000403, 2000401, 2000368, 2000400, 2000385, 2000386, 2000229, 2000230, 2000231, 2000232, 2000233, 2000234], commonly known as the former site of the Lincoln Park Housing Development.

**Sponsors:**

**Indexes:** , ,

**Code sections:**

**Attachments:** 1. Application, 2. Staff Report, 3. Presentation

Date	Ver.	Action By	Action	Result
2/8/2023	1	City Council Legislative Session	approved	Pass

Rezoning Application by Olde Hampton Village Developers, LLC to rezone 16 properties, totaling ± 22.78 acres at the intersections of LaSalle Avenue and West Pembroke Avenue, West Pembroke Avenue and West Queen Street, and West Queen Street and Michigan Drive [LRSNs: 2000370, 2000404, 2000402, 2000369, 2000403, 2000401, 2000368, 2000400, 2000385, 2000386, 2000229, 2000230, 2000231, 2000232, 2000233, 2000234], commonly known as the former site of the Lincoln Park Housing Development.

**Background Statement:**

This application was deferred from the December 2022 meeting in order to grant the applicant time to finalize the proposed proffers. Those proffers were submitted and vetted as part of the application for the January 2023 Planning Commission meeting. Those proffers are a part of the request to rezone to the Downtown Business (DT-1) District.

The applicant proposes a combination of townhouse and multifamily development, including an age restricted multifamily building containing a small amount of commercial space. The townhouses are generally located along the public streets; LaSalle Avenue, Michigan Drive, and West Queen Street. The senior building is located on Michigan Drive. The general multifamily buildings and amenities, such as the proposed pool and club house, are intended to be constructed internal to the site.

The Hampton Community Plan (2006, as amended) generally recommends high density residential for the site.

This application is in conjunction with Use Permit No. 22-00011 for multifamily dwellings.

**Recommendations:**

Staff Recommendation:

Approval with 12 proffered conditions

Planning Commission Recommendation:  
Approval with 12 proffered conditions