



Legislation Text

File #: 21-0271, **Version:** 1

Rezoning Application by HRCN LLC to Rezone a Parcel at the Northeast Corner of Commander Shepard Boulevard and North Campus Parkway [LRSN 13004555] Totaling ±3.26 Acres from Hampton Roads Center 2 (HRC-2) District to Limited Commercial (C-2) District with Proffered Conditions to Permit the Development of a Commercial Retail Center

Background Statement:

In 2015, Craig Davis Properties (“the developer”) proposed a mixed use development on ±16.8 acres at the northeast corner of Commander Shepard Boulevard and North Campus Parkway. To date, the developer has completed construction of Lumen Apartments, a luxury apartment community containing 300 total units. The second phase of the overall development is a commercial retail development on ±3.26 acres. The proposal includes five (5) one-story commercial buildings with an estimated 30,500 total square feet of commercial space and associated parking.

Although the current HRC-2 Zoning District allows for some retail and commercial uses, the District does not accommodate various aspects of the proposed development. More specifically, the developer is seeking more accommodating setbacks and green area requirements as well as some expansion of permitted land uses. As a result, the developer is seeking a conditional rezoning to Limited Commercial (C-2) Zoning District.

The Economic Development Authority (EDA) has been briefed on this proposal and no concerns have been raised. In addition, the EDA Advisory Committee has reviewed and approved the conceptual site plan and building elevations.

Recommendations:

Staff Recommendation:

Approve with 11 conditions.

Planning Commission Recommendation:

Approve with 11 conditions.