



## Legislation Text

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**File #:** 23-0317, **Version:** 1

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Use Permit Application No. 23-0317 by Coliseum Center, LLC to Construct Multifamily Dwelling Units on +/- 4.88 acres, Located at 1909 Commerce Drive [LRSN: 7001267]

### **BRIEF BACKGROUND STATEMENT:**

Use Permit Application No. 23-0317 is a request to construct and operate multifamily dwelling units at 1909 Commerce Drive located at the northwest corner of the intersection of Commerce Drive and Pine Chapel Road. The property is currently zoned Limited Commercial (C-2) and Coliseum Central Overlay (O-CC) Districts and proposed to be rezoned to Multifamily Residential (MD-4) District with conditions, which would allow residential apartments with an approved use permit. More specifically, the proposed multifamily residential project includes 324-382 apartment units within a five-story, 258,000 square foot building that encompasses two (2) central amenity courtyards. The majority of the parking would be provided within a six-level parking structure, including secure bicycle storage, trash collection, and EV charging stations. Additional details of the proposed development can be found in the application and staff report.

The Hampton Community Plan (2006, as amended) and the Coliseum Central Master Plan (2015, as amended) both recommend mixed-use land use for the subject property. Master Plan recommendations include encouraging new high-quality residential development in appropriate forms that relate to neighboring land uses and in walkable mixed-use districts and dense and upscale rental residential units that include a diverse mix of unit types. The subject parcel is within the Coliseum South Initiative area of the Master Plan, which recommends adding new medium density residential neighborhoods on either side of Coliseum Drive behind the hotels and restaurants and integrating residential development into the walkable district & allowing easy access to arterial roads & the interstate.

This application is in conjunction with Rezoning Application No. 23-0316, which proposes to rezone the property to Multifamily Residential (MD-4) District with conditions, which would allow multifamily dwellings with an approved use permit.

### **RECOMMENDATION:**

Staff Recommendation:

Approve with eleven (11) conditions

Planning Commission Recommendation:

Approve with eleven (11) conditions