



Legislation Text

File #: 23-0316, Version: 1

Rezoning Application No. 23-0316 by Coliseum Center, LLC to Rezone +/- 4.88 acres, Located at 1909 Commerce Drive [LRSN: 7001267] from Limited Commercial (C-2) District to Multifamily Residential (MD-4) District with Conditions for Multifamily Dwellings

BACKGROUND STATEMENT:

Rezoning Application No. 23-0316 is a request to rezone +/- 4.88 acres from Limited Commercial (C-2) District to Multifamily Residential (MD-4) District for multifamily dwelling units at 1909 Commerce Drive, located at the northwest corner of the intersection of Commerce Drive and Pine Chapel Road. 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 courtyards. The majority of the parking would be provided within a six-level parking structure, along with 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 Use Permit Application No. 23-0317, which would allow multifamily dwellings within the Multifamily Residential (MD-4) District with an approved use permit.

RECOMMENDATION:

Staff Recommendation:

Approve with fourteen (14) proffered conditions

Planning Commission Recommendation:

Approve with fourteen (14) proffered conditions