

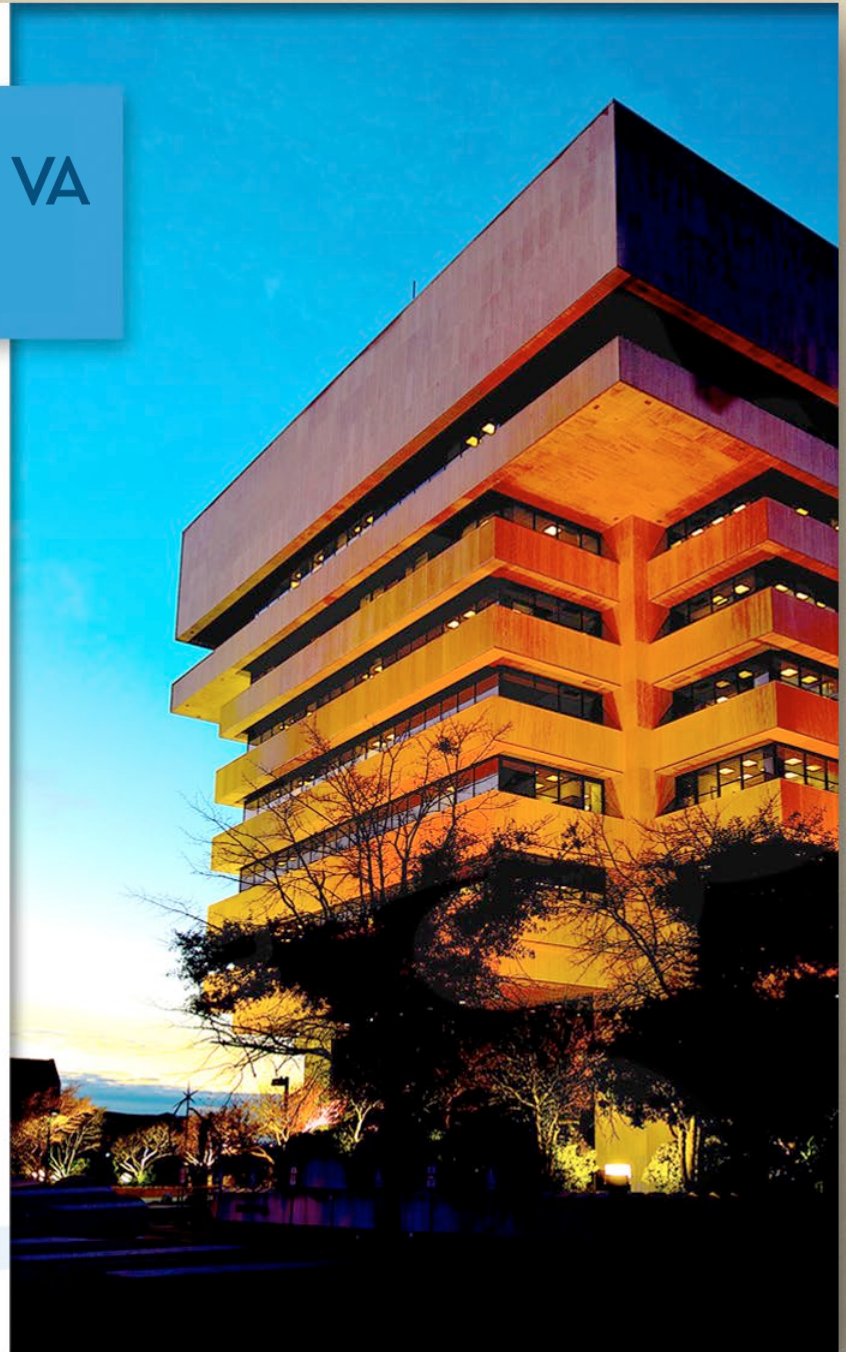


HAMPTONVA
COMMUNITY DEVELOPMENT

**Rezoning
No. 25-0010
Use Permit
No. 25-0011**

**1616 & 1612 N Armistead
Avenue
*Multi-family***

City Council
April 9, 2025



Application

Rezoning from One Family
Residential (R-11) District to Multiple
Dwelling (MD-4) District

Use Permit for Multi-family

Location Map



Location Map



The Proposal

- 3 & 4-story multi-family buildings
- 215 units, maximum

Unit Type	# of Units	Square Feet	Projected Rents
1 BR	69	715 SF	\$1,600-\$1,750
2 BR	115	1,050 SF	\$1,850-\$2,000
3 BR	32	1,245 SF	\$2,300-\$2,450

- 346 total parking spaces

Project Amenities

- Pool
 - Clubhouse
 - Fitness center
 - Outdoor grilling areas & fire pits
 - Community bike racks & indoor bike storage
 - Interconnected sidewalks/paths
- 

Resiliency Elements

- Five (5) electric vehicle charging stations
 - Building materials – 110 mile per hour wind load design
 - Pervious pavement in rear parking area
 - EnergyStar certified appliances
 - EnergyStar Multifamily New Construction guidelines
- 

WESTMINSTER DRIVE

MERCURY

WETLANDS (TYP)

100' RPA BUFFER

EV CHARGING STATIONS TWO (2) HOOKUPS PER STATION (TYP OF 5 SPACES)

PERVIOUS PAVEMENT

6' x 8' OPAQUE FENCE

20' LANDSCAPE BUFFER

FENCE TRANSITION

30' EMERGENCY ACCESS

30' ALUMINUM PICKET FENCE

ARMISTEAD AVENUE

CLUBHOUSE

MULTI-FAMILY BUILDING (TYP)

FENCE TRANSITION

MERCER AVENUE

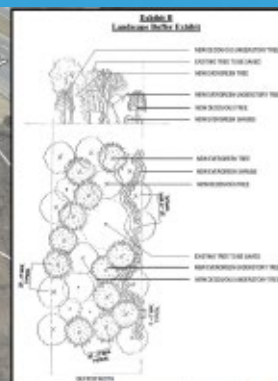
CONNECTING TRAIL

PERVIOUS PAVEMENT

6' x 8' OPAQUE FENCE

LEGEND:

- WETLANDS (TYP)
- PERVIOUS PAVEMENT
- 6' x 8' OPAQUE FENCE
- 20' LANDSCAPE BUFFER
- FENCE TRANSITION
- 30' EMERGENCY ACCESS
- 30' ALUMINUM PICKET FENCE
- MULTI-FAMILY BUILDING (TYP)
- FENCE TRANSITION
- CONNECTING TRAIL
- PERVIOUS PAVEMENT
- 6' x 8' OPAQUE FENCE



Renderings



Cox, Kiewer &
Company, P.C.

ARMISTEAD AVE. APARTMENTS

CONCEPTUAL RENDERINGS - AERIAL VIEW

AUGUST 28, 2024

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Renderings



Cox, Kliewer &
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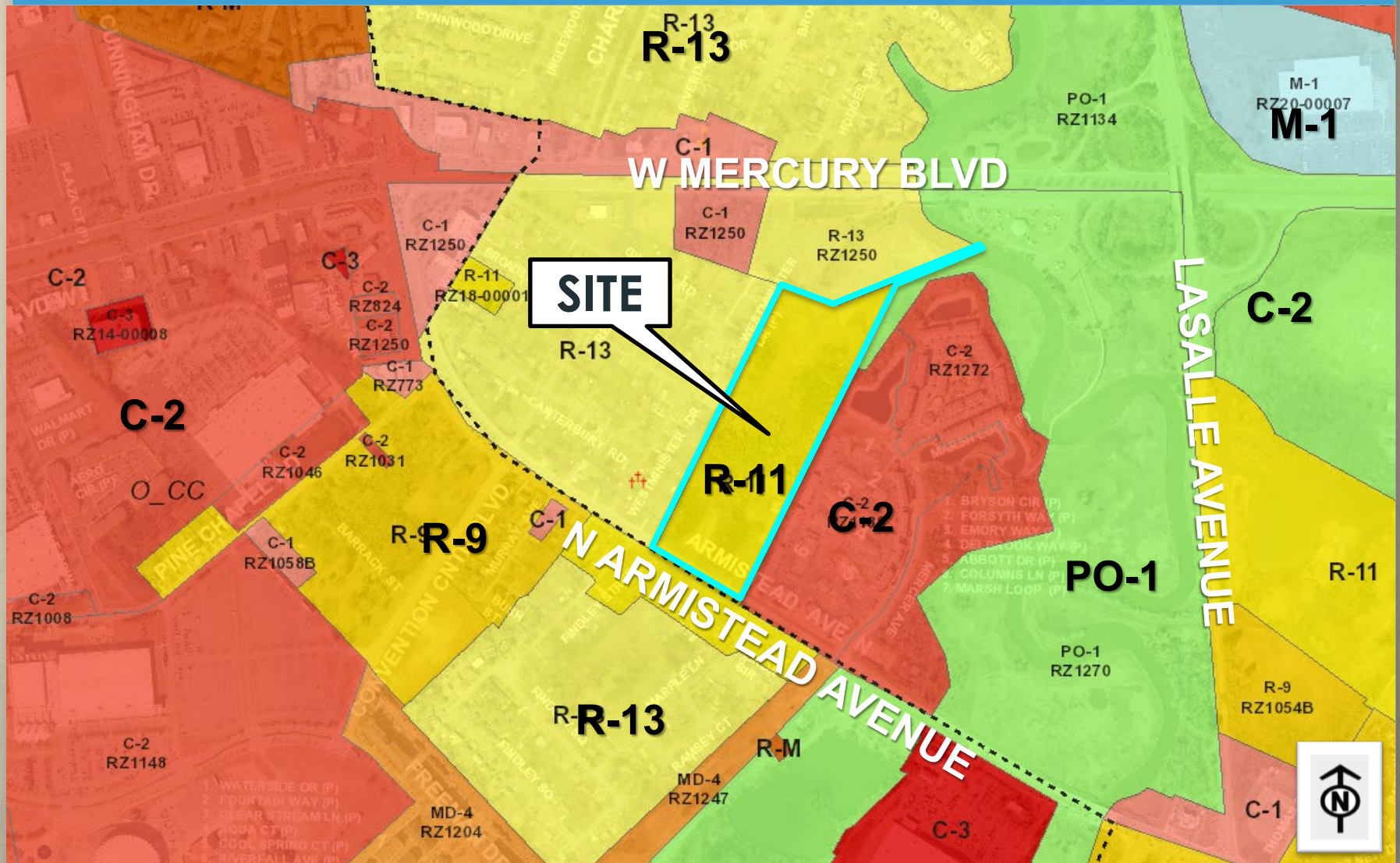
ARMISTEAD AVE. APARTMENTS
CONCEPTUAL RENDERINGS - VIEW FROM SITE ENTRY
AUGUST 28, 2024

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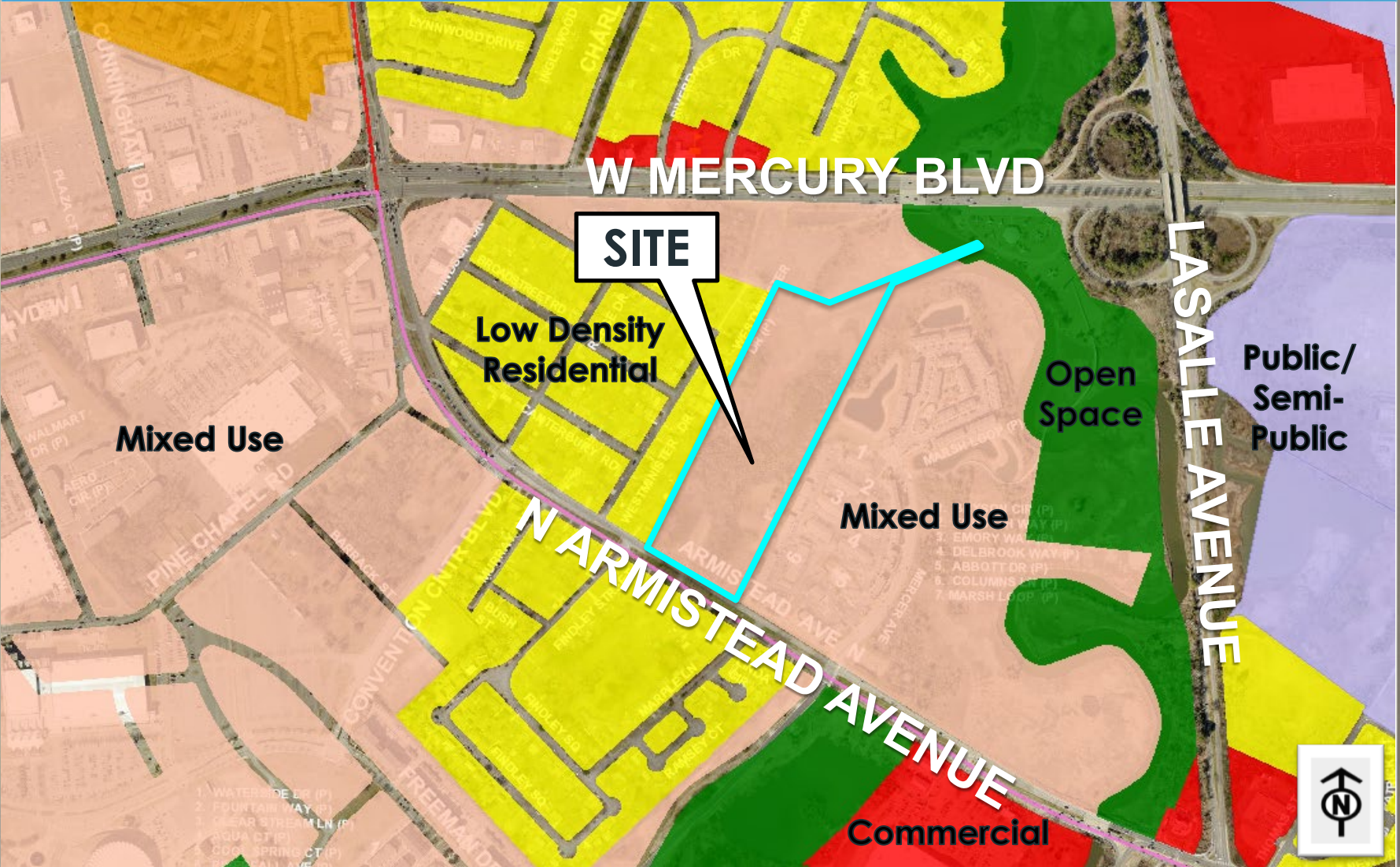
Renderings



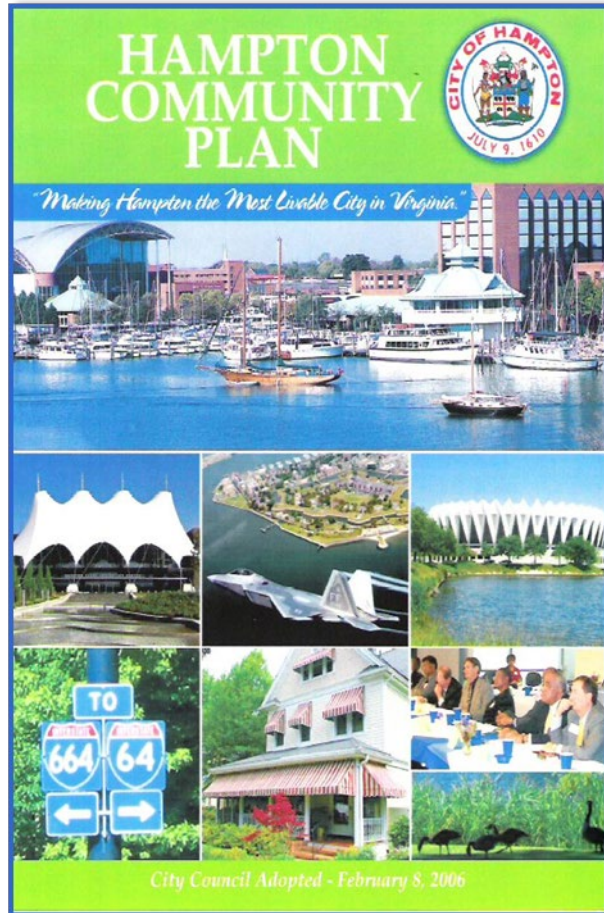
Zoning Map



Future Land Use Map



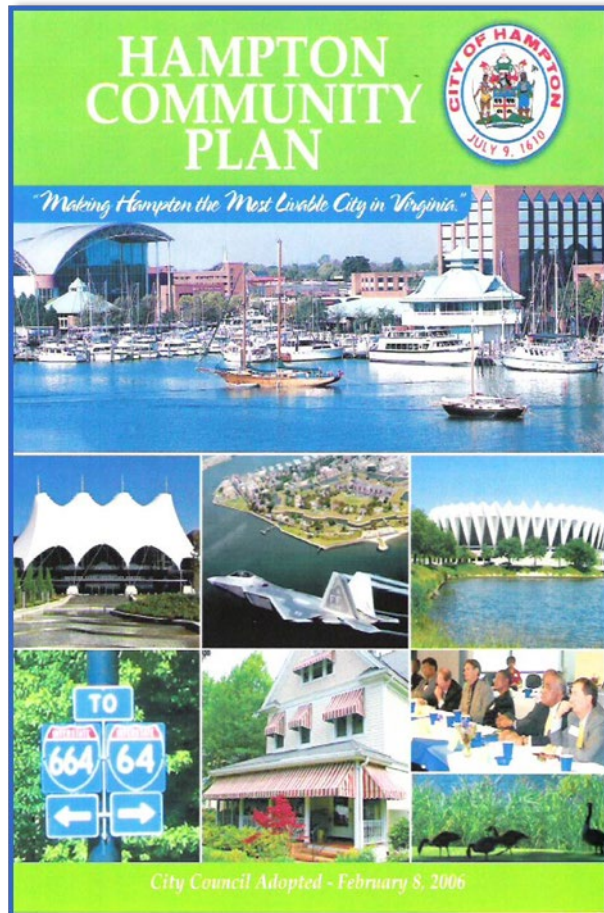
Public Policy



Hampton Community Plan (2006, as amended)

- **LU-CD Policy 4:** Evaluate land use proposals from a regional, city-wide, and neighborhood perspective.
- **LU-CD Policy 11:** Promote high quality design and site planning that is compatible with surrounding development.
- **LU-CD Policy 12:** Encourage building design and site planning that enhances community interaction and personal safety.
- **LU-CD Policy 31:** Encourage a mix of land uses that is appropriate for each district. Promote the efficient use of land and high quality urban design.

Public Policy



- **ED Policy 10:** Foster the successful development of well-situated vacant and underutilized properties within the City.

Hampton Community Plan (2006, as amended)

Coliseum Central Master Plan



COLISEUM CENTRAL MASTER PLAN:

Hampton, Virginia URBAN DESIGN ASSOCIATES

NOVEMBER 12, 2015



ADOPTED BY CITY COUNCIL ON 12 NOVEMBER 2015

- Encourage residential development in appropriate forms that relate to neighboring land uses.
- Develop new high-quality residential development in walkable mixed-use districts.
- Recommends development of dense & upscale rental residential units.
- Multi-family residential development should include a diverse mix of unit types.

Staff Analysis

- Consistent with City land use policies:
 - Adding residential units & housing types
 - High quality design and site planning
 - Pedestrian connectivity
- Adaptive redevelopment of underutilized vacant site
- Adds needed residential units
- Quality design & building materials
- Community amenities
- Resilient practices

Community Meeting

- A community meeting was held on December 18, 2024

Proffered Conditions

- Site Development:
 - Concept plan
 - 215 units, maximum
 - Elevations
 - Building Materials
 - Pedestrian connections
 - Fencing & Lighting
 - Landscaping
 - Community Amenities
- Resiliency Practices
 - Permeable Pavement
 - Building Materials
 - EV Charging Stations

*A full set of proffered conditions can be found in the application package

Recommended Conditions

- Compliance with Rezoning
- Coliseum Central Design Standards
- Management
- Dumpster Screening
- Certificate of Occupancy
- Compliance with Applicable Laws
- Revocation

*A full set of conditions can be found in the application package

Conclusion

- Applicant opportunity to present
- Public hearing
- Action: Planning Commission & staff recommend **approval** of Rezoning No. 25-0010, subject to thirteen (13) proffered conditions; and Use Permit No. 25-0011, subject to eight (8) conditions