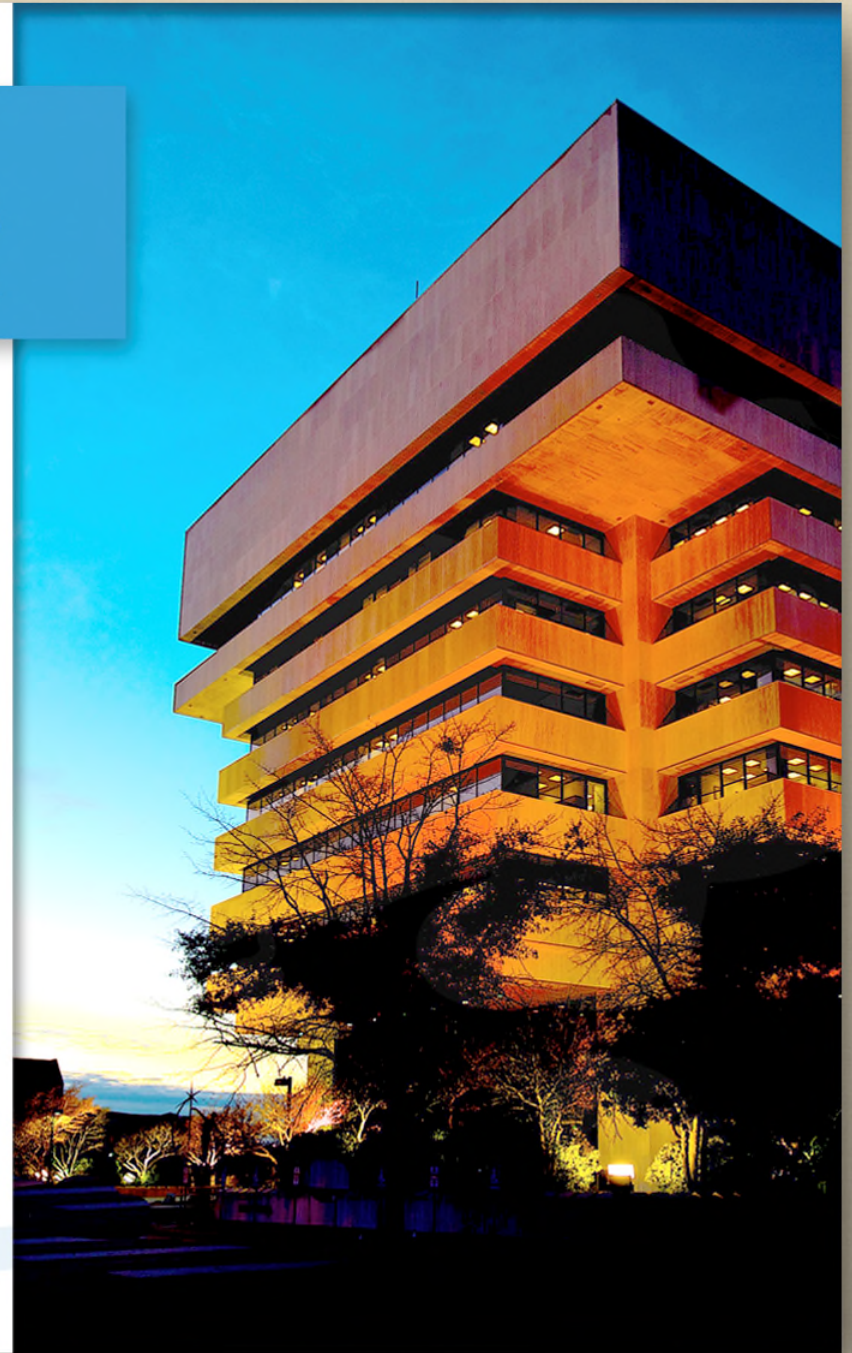


HAMPTON VA

**Use Permit No.
25-0195**

Trilogy Developers LLC

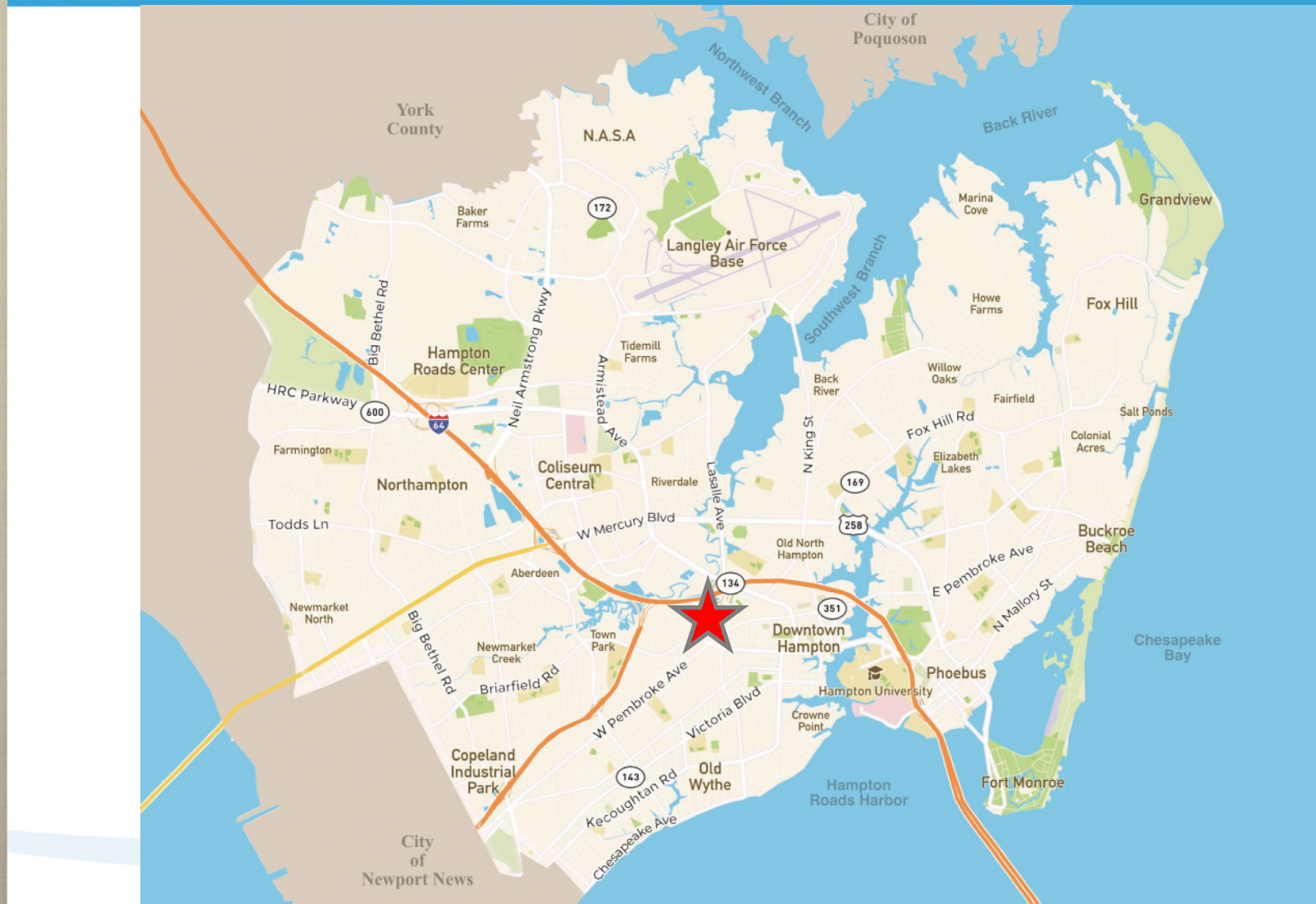
**Planning Commission
July 17, 2025**



Application

Use permit to allow multifamily dwellings in the Downtown Business (DT-1) District

Location Map



Location Map



Proposal

- 380 units:
 - Four (4) buildings
 - 284 market rate units
 - 96 age restricted units
- Support commercial uses
 - Hair salon, daycare
- Community amenities:
 - Clubhouse
 - Fitness center
 - Pool
 - Centralized park

Proposal



Proposal



Cox, Kline &
Company, P.C.

OLDE HAMPTON APARTMENTS
CONCEPTUAL RENDERINGS
AUGUST 17, 2022
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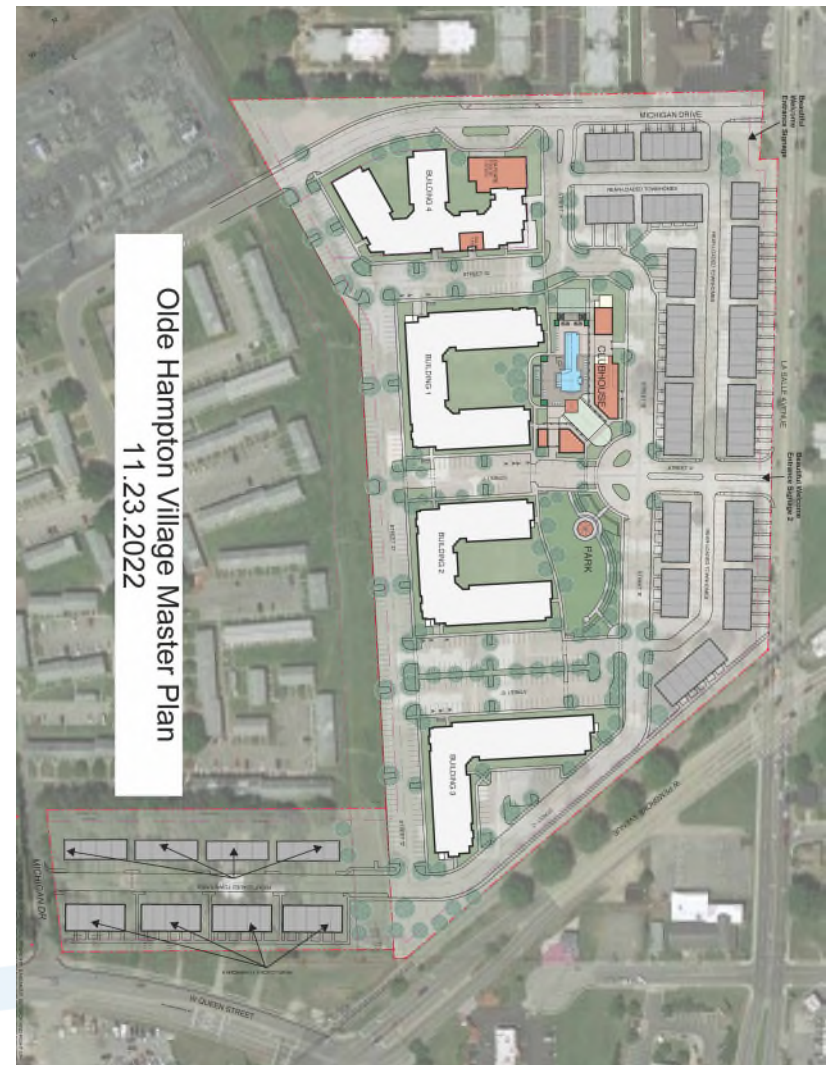
Site History

- Former site of Lincoln Park Housing Development
- Contained 275 units



Site History

- Rezoned in 2023 to current zoning district (DT-1)
- Use Permit approved in conjunction with rezoning to depart from by-right development standards



Previous Use Permit

As part of the Use Permit, one of the conditions approved by City Council states:

6. Nullification

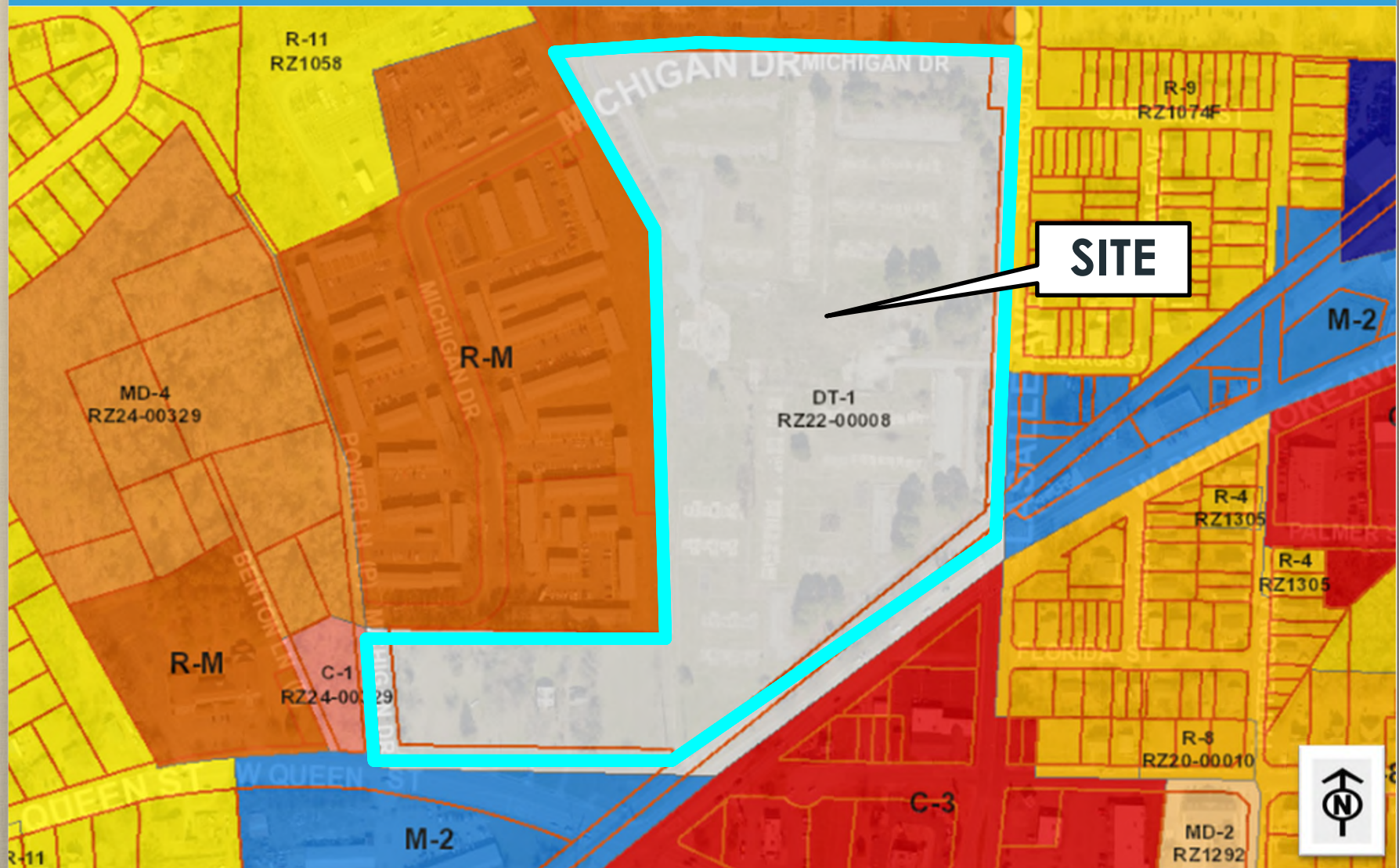
- a. The use permit shall automatically expire and become null and void under any of the following conditions:
 - i. If, in the case of new construction, the building has not been erected, with doors, windows, roof covering and exterior finish materials in place within two (2) years of the issuance of the use permit.

The subject site is currently under pre-development but **has yet to reach substantial completion** to comply with the condition stated above; therefore, **the previous Use Permit has been nullified.**

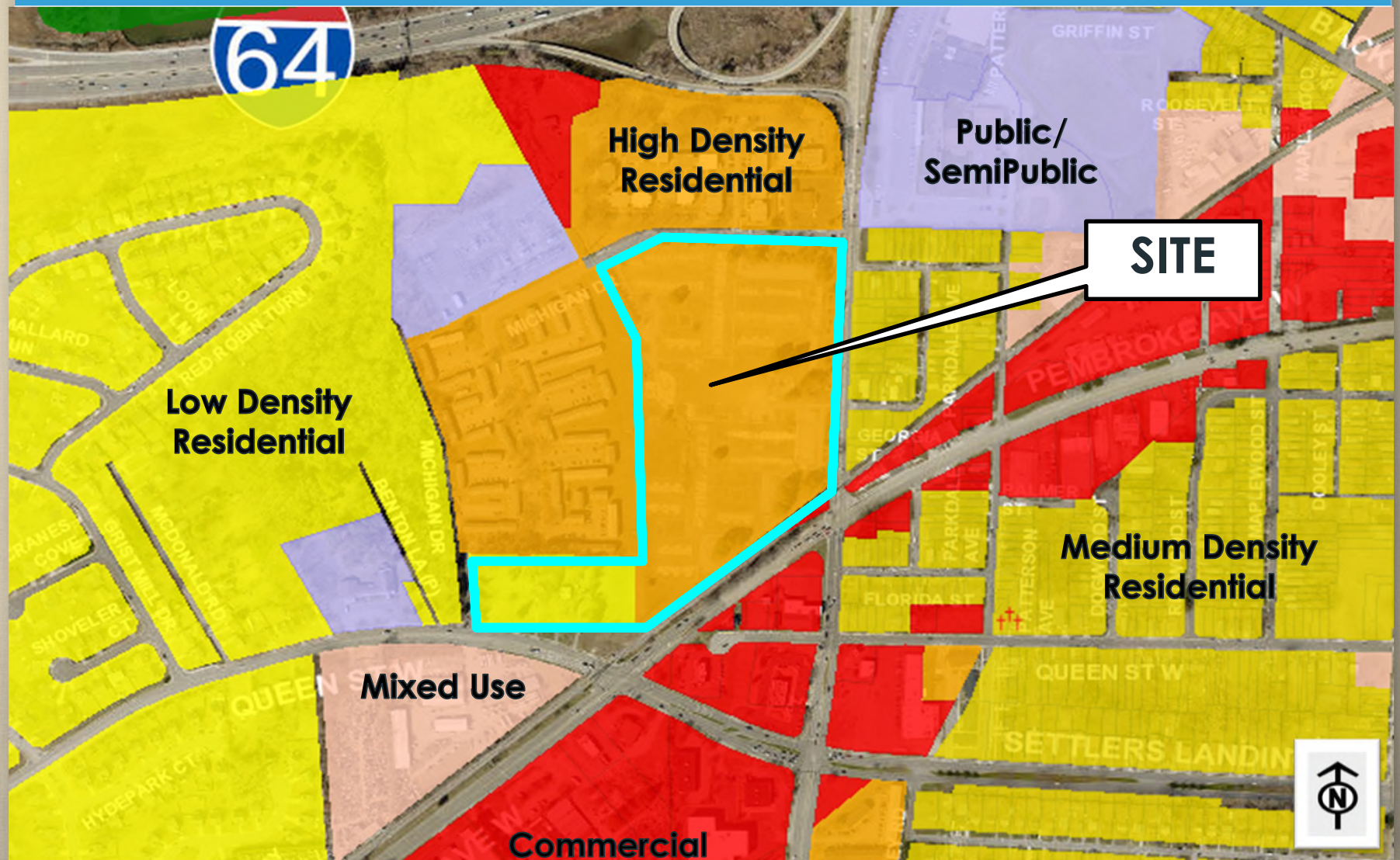
Use Permit Request

BY-RIGHT	REQUESTED DEPARTURE
Finished Floor Elevation of 36"	Finished Floor Elevation at-grade (slab construction)
Off-street parking restricted in front yard	Parking in front yard of apartment building 3
20% fenestration on first floor street-adjacent building facades	15%
Minimum 10' first floor ceiling height	9'

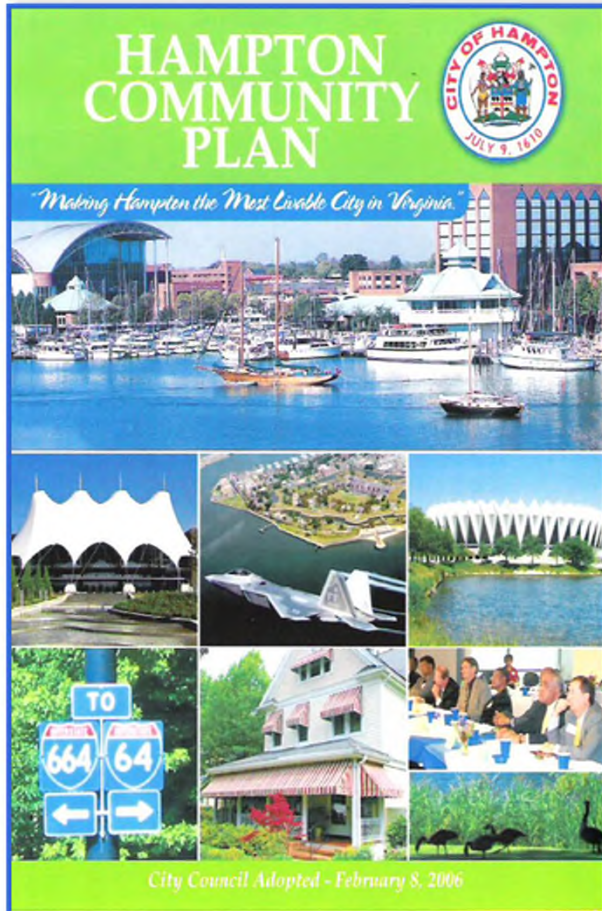
Zoning Map



Future Land Use Map



Public Policy



Hampton Community Plan (2006, as amended)

- **LU-CD Policy 3:** Encourage and maintain a diverse mix of housing types and values.
- **LU-CD Policy 29:** Encourage high quality new developments that are compatible with surrounding neighborhoods.
- **LU-CD Policy 36:** Protect adjacent neighborhoods and promote compatible land uses within the city's residential corridors... Potentially compatible uses include high density residential...

Recommended Conditions

- Compliance with proffered conditions
- Compliance with the Use Permit conditions
- Nullification if substantial completion is not reached in **5 years**

Note: Additional Recommended Conditions found in PC Package

*Conditions subject to change pending resolution of proffer statement

Analysis

- Proposed development has not changed from previous use permit
- Compliance with rezoning proffers
- High density residential use (22 dwelling units per acre) is supported by Community Plan
- “Trade-off” between by-right optional incentive multifamily development standards and Use Permit

Conclusion

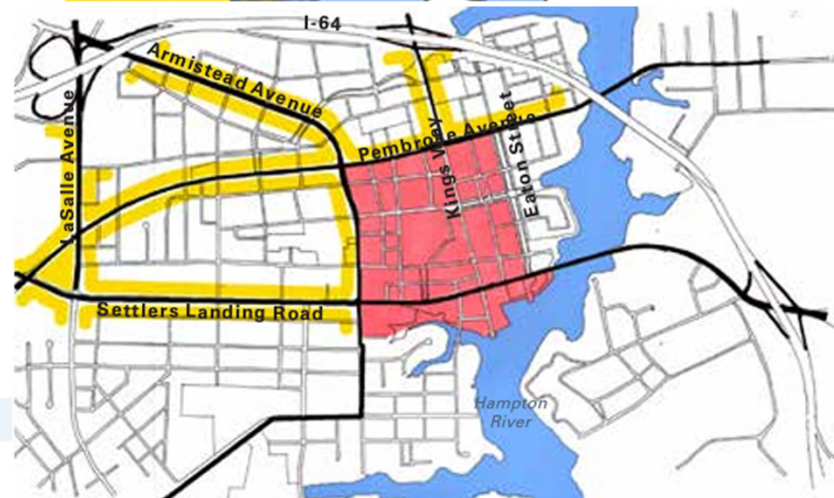
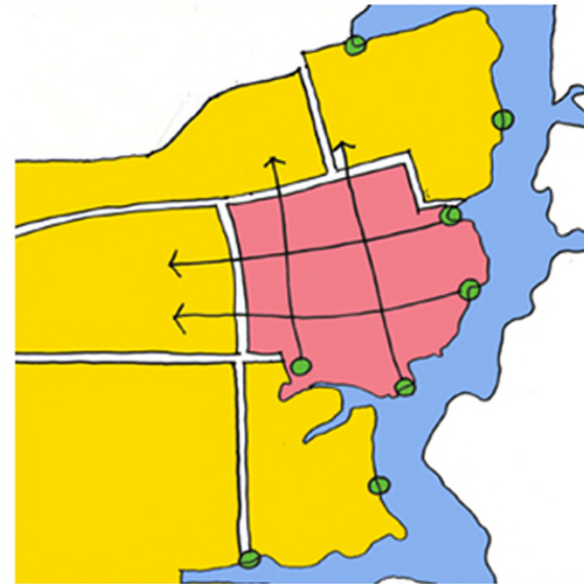
- Applicant opportunity to present
- Public hearing
- Action
 - Staff recommends **approval** of Use Permit application no. 25-0195, subject to nine (9) conditions

Use Permit Request

- Use permit to depart from the additional standards for multifamily dwellings in DT-1 District [Sec. 3-3(42)(b)]
 - (iv) Off-street parking in the front yard
 - (vi) 20% fenestration on first floor street-adjacent building facades
 - (ix) Min. 10' first floor ceiling height
 - (x) FFE of 36"

Downtown Master Plan

- **Support in-town neighborhoods:** Symbiotic relationship between health of Downtown and surrounding neighborhoods
- **Improve portals and approaches to Downtown:** Coordinated streetscaping and high-quality development



Downtown Corridors

