

STAFF EVALUATION

Case No: Rezoning No. 26-0095

Planning Commission Date: May 21, 2026

City Council Date: June 10, 2026

Prepared By: Donald Whipple, Chief Planner

728-5235

Reviewed By:

General Information

Applicant North Mallory Quay, LLC

Property Owner(s) North Mallory Quay, LLC; Heirs of the Estate of Jack L. Wampler; and Hampton Redevelopment and Housing Authority (HRHA)¹

Site Location 1, 2, 3, 6, 7, 10, 11, 14, 15, 18, 19, 22, 23, 26, 27, 30, 31, 35, 39, and 43 Sargeant Street and 1, 2, 3, 5, 9, 10, 14, 17, 18, 21, 22, 25, 26, 29, 30, 33, 34, 37, 38, 39, 41, 45, and 49 Lawrence Avenue, [LRSNs: 12006047, 12006083, 12006048, 12006084, 12006049, 12006085, 12006051, 12006086, 12006052, 12006087, 12006053, 12006088, 12006054, 12006089, 12006055, 12006090, 12006056, 12006057, 12006058, 12006059, 12006067, 12006066, 12006068, 12006069, 12006070, 12006091, 12006092, 12006072, 12006093, 12006074, 12006094, 12006075, 12006096, 12006076, 12006097, 12006077, 12006098, 12006078, 12006099, 12006079, 12006080, 12006081 & 12006082, respectively]

Aerial Map:



Requested Action Rezoning Application No. 26-0095 is a request to rezone the subject parcels, encompassing approximately 14.0 acres, from

¹ Although HRHA obtained title insurance in 2016 when purchasing LRSN 12006055, Applicant's title company identified an outstanding interest held by a previous owner's estate. This title issue will be resolved prior to bringing the application to City Council for consideration and rezoning application documents will be updated, as necessary.

	One-Family Residential (R-11) District to One-Family Residential (R-4) and Multifamily Residential (MD-4) Districts with conditions to redevelop the properties for one family residences and townhouse units.
<i>Description of Proposal</i>	The proposed development, as outlined in the application, involves rezoning a portion of the subject property, generally around the perimeter, to One-Family Residential (R-4) District for one-family residences and the central portion of the subject property to Multifamily Residential (MD-4) District for townhouse units. The proposed new residential development would consist of 40 one-family detached dwellings and 35 townhouse residences. The one-family dwellings would include 2-story structures, a minimum of 2,000 square feet of heated living area, with attached garages that front Lawrence Avenue or Sargeant Street. The townhouses would include a mix of 2-story structures with detached garages and 3-story structures with attached garages, fronting the streets or the lake amenity. Each townhome would have a minimum of 1,800 square feet of heated living area. The townhouse garages would be accessed through a new private street and alleyways that would connect to Sargeant Street and Lawrence Avenue. Air conditioning, mechanical equipment, and any trash enclosures will be screened from public view with a combination of shrubs, hedges, walls, or fences. Overall access to the development would be through existing access points at Old Buckroe Road and Lawrence Avenue and N. Mallory Street and Sargent Street. Lawrence Avenue would be extended to N. Mallory Street to create a new third access point. Infrastructure amenities in new underground utilities (e.g., water, sewer, and electrical lines), curb and gutter, sidewalks, and street trees. Enhanced landscaping improvements will be installed along N Mallory Street between the access points at Sargeant Street and Lawrence Avenue and at Lawrence Avenue and Old Buckroe Road. A minimum of 75% of the proposed landscaping will incorporate species that are native to Southeastern Virginia. Existing mature trees, identified by HRHA as viable, are proposed to be preserved to the maximum extent practicable. A centralized open space amenity is proposed for the new development, to include a stormwater pond with a paved walkway that encircles the pond and include benches, trash receptacles, picnic tables, pet waste stations, and landscaping.

All homes and townhouses will be design and constructed using the Buckroe Pattern Book as the model. Key design principles will include: (a) variation in facade rhythm and rooflines to avoid repetition; (b) quality building materials, such as fiber-cement siding, architectural grade vinyl 0.46-inch thick, minimum, brick masonry, and standing-seam metal accents; (c) generous porches, columns, and trim details reinforcing neighborhood character; and (d) rear-loaded garages (with the townhouses). All homes will include the following resilience features: (a) built to withstand a 115-mph wind load; (b) gutter systems with downspout; (c) ENERGY STAR-rated HVAC systems and appliances, smart thermostats and properly sealed ductwork; (d) tankless water heaters for on-demand hot water; (e) rewiring for optional backup generator installation; (f) pre-wiring for Level 2 EV charging in garages or designated parking areas.

Existing Land Use One-family detached and duplex dwellings; vacant

Zoning One-Family Residential (R-11) District

Surrounding Land Use and Zoning

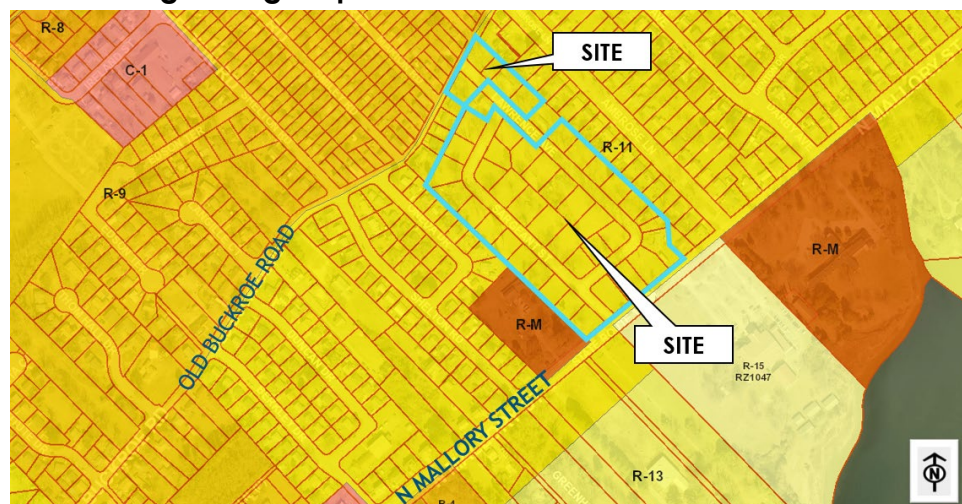
North: One-Family Residential (R-9, R-11) Districts; One-family detached dwellings

South: One-Family Residential (R-11, R-15,); One-family detached dwellings, church

East: One-Family Residential (R-11) and Multiple Residential (R-M) Districts; One-family detached dwellings, church

West: One-Family Residential (R-9, R-11) and Multiple Residential (R-M) Districts; One-family detached dwellings

Surrounding Zoning Map:



Public Policy

Future Land Use:

The Hampton Community Plan (2006, as amended) currently designates this area as low-density residential which prescribes 3.5 to 9 residential units per acre.

Future Land Use Plan Map: (see map on the following page)



The Hampton Community Plan (2006, as amended) is adopted as the guiding policy document for the City of Hampton and includes the following policy recommendations pertinent to this case:

Land Use and Community Design Policies

LU-CD Policy 3: Encourage and maintain a diverse mix of housing types and values.

LU-CD Policy 7: Safeguard the integrity of existing residential neighborhoods.

LU-CD Policy 11: Promote high quality design and site planning that is compatible with surrounding development.

LU-CD Policy 28: Treat residential streets as both public rights-of-way & neighborhood amenities. Provide sidewalks, street trees, & other amenities that favor pedestrians

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.

Housing and Neighborhood Policies

HN Policy 1: Support targeted community redevelopment as part of a comprehensive approach to promote healthy neighborhoods & housing quality

HN Policy 4: Support zoning requirements and other strategies that allow for increased housing mix & density in appropriate locations

HN Policy 7: Encourage the development of higher value housing. Focus higher value housing strategies within the City's strategic investment areas and on waterfront and water view sites that are appropriate for single & multi-family residential uses.

Economic Development Policies

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

The subject property is located within the Mallory Street Initiative Area of the Buckroe Master Plan, (2005, as amended) which recommends developing new housing units on this underutilized piece of property. Additional recommendations include improving the street infrastructure, sidewalks, and drainage; as well as preserving the existing mature and healthy trees.

*Traffic Impacts
and Parking*

As the proposed residential density does not exceed the previous residential community, a Traffic Impact Analysis (TIA) was not warranted for the redevelopment project. There are no traffic impacts anticipated.

Per the City Zoning Ordinance, the minimum parking requirements are being met.

Environmental

There are no anticipated environmental impacts.

Conditions

Rezoning Application No. 26-0095 features eleven (11) proffered conditions as part of this rezoning application, which include:

- Substantial conformance with the proposed conceptual site plan;
- Substantial conformance with the proposed elevations;
- Provision of high-quality and durable building materials and architectural elements such as fences, walls, and other building components;
- Community amenities;
- Landscape provisions to include the protection of existing large trees on a portion of the property;
- Provision of a landscape plan that address site-wide landscaping and landscape buffers;
- Infrastructure improvements.

The full set of proffered conditions can be found in the package.

<i>Community Meeting</i>	The applicant hosted a community meeting on January 15, 2026. Concerns expressed included the housing unit sizes, price points, potential impact on existing property assessments and taxes, and Homeowner's Association.
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Analysis

Rezoning application No. 25-0095 is a request to rezone most of the parcels located along Lawrence Avenue and Sargeant Street between N. Mallory Street and Old Buckroe Road, formerly known as the College Court neighborhood, encompassing approximately 14.0 acres, from One-Family Residential (R-11) District to One-Family Residential (R-4) and Multifamily Residential (MD-4) Districts, with conditions. The purpose of the rezoning is to allow for the development of a new residential development that includes 40 one-family detached dwellings and 35 townhouse dwellings. Per the Hampton Zoning Ordinance, the one-family detached dwellings use would be permitted within the R-4 District and the townhouse would be permitted within the MD-4 District.

The proposed development, as outlined in the application, involves the construction of a new, mixed residential development, consisting of 40 one-family detached dwellings and 35 townhouse dwellings. The 40 one-family detached 2-story dwellings would include a minimum of 2,000 square feet of heated living area, with attached garages that face the street 35 townhouse residences. The townhouses, minimum 1,800 square feet of heated living area, would include a mix of 2-story structures with detached garages and 3-story structures with attached garages, fronting the streets or the lake amenity. The proposed development also includes a small lake amenity that would serve as the stormwater management facility and include a continuous paved path that encircles the feature and include benches, picnic tables, trash receptacles, pet waste stations, and landscaping.

The submitted elevations reflect the architectural character and design features of historic Hampton and coastal Virginia vernaculars that align with guidance from the Buckroe Pattern Book. Key design principles include facade and roofline variation to avoid repetition; quality building materials that include fiber cement siding, architectural grade vinyl (minimum 0.46-inch thickness), brick masonry, and standing-seam metal accents; front porches, columns, and trim detail; and rear-loaded garages for the townhouse units. Resilience features of the proposed homes include 115-mph wind load construction; gutter systems with downspouts; ENERGY STAR-rated HVAC systems and appliances, smart thermostats and properly sealed ductwork; tankless water heaters; prewiring for optional backup generator installation; and pre-wiring for Level 2 EV charging in garages.

Based on the total developable area in conjunction with the number of proposed dwelling units, the overall development totals six (6) units per acre, which falls under the low-density residential category within the Hampton Community Plan (2006, as amended). The Plan designates this area as low-density residential, which prescribes 3.5 to 9 residential units per acre. The subject site, formally known as College Court, previously housed approximately 40 duplex dwellings (80 total households) which was also six (6) units per acre (low-density residential). In addition, the subject property is located within the Mallory Street Initiative Area of the Buckroe Master Plan, (2005, as amended) which recommends developing new housing units on this underutilized piece of property. Additional recommendations include improving the street infrastructure, sidewalks, and drainage; as well as preserving the existing mature and healthy trees. With the recommendations as outlined in the Master Plan for this area, the City in partnership with the Hampton Redevelopment and Housing Authority strategically focused on redevelopment of the property. The property had become blighted and underutilized and determined to be in need property.

A community meeting was held on January 15, 2026. Several citizens were in attendance, inquiring about the housing unit sizes, price points, potential impact on existing property assessments and taxes, and the presence of a Homeowner's Association.

The applicant has proffered eleven (11) conditions with the intent of elevating the development quality, protecting and enhancing compatibility with the surrounding neighborhood. Such conditions include substantial conformance with the proposed concept plan and elevations, high-quality and durable building materials and architectural elements, community amenities, landscape provisions to include preserving existing large trees and enhanced landscaping, and Infrastructure improvements. In order to enhance the tree preservation efforts, a proffered condition is included that increases the maximum setback of MD-4 for the townhouses that would face Lawrence Avenue and Sargeant Street. The full set of proffered conditions can be found in the package

Overall, the proposed residential development that include new detached dwelling and townhouse units in this area of Hampton meets a number of Land Use and Community Design, Housing and Neighborhood, and Economic Development policies within the Hampton Community Plan. More specifically, the proposal supports a diverse mix of housing types and values, would safeguard the integrity of existing residential neighborhoods and promote high quality design and site planning that is compatible with surrounding development. In addition, the proposal would encourage the development of higher value housing, especially within the City's strategic investment area of Buckroe. The proposal also is consistent with recommendations of the Mallory Street Initiative Area of the Buckroe Master Plan, which calls for developing new housing units on this underutilized piece of property, as well as improving the street infrastructure, sidewalks, and drainage; as well as preserving the existing mature and healthy trees.

The proffered conditions will ensure the efficient use of land and high-quality urban design that would be compatible with existing residential neighborhood. The proposed density would be equivalent to the former College Court development; thus, the proposed rezoning from One-Family Residential (R-11) District to One-Family Residential (R-4) and Multifamily Residential (MD-4) Districts with conditions would be appropriate.

Staff Recommendation:

- **APPROVAL of Rezoning Application No. 26-0095 with eleven (11) proffered conditions.**