

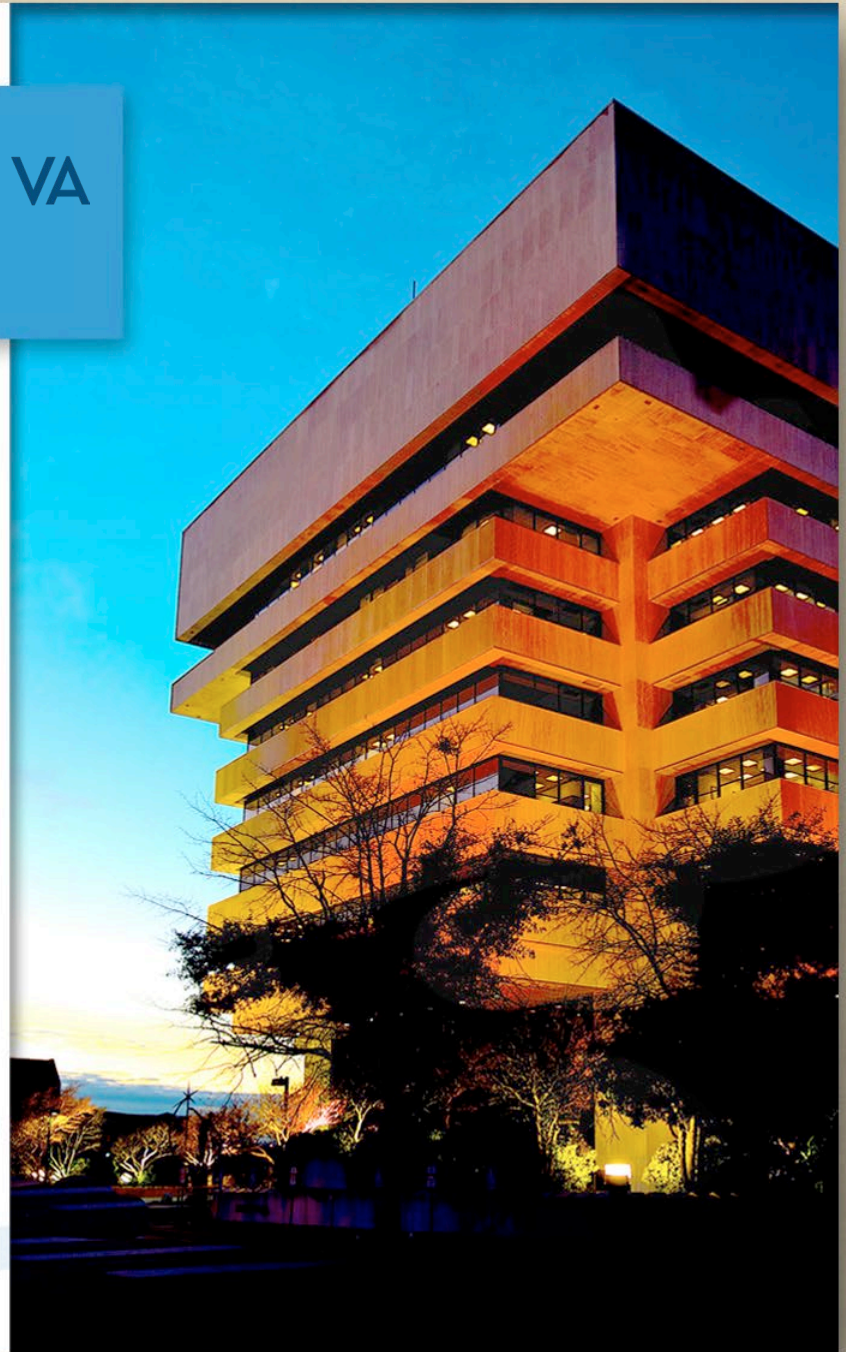


HAMPTONVA
COMMUNITY DEVELOPMENT

**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

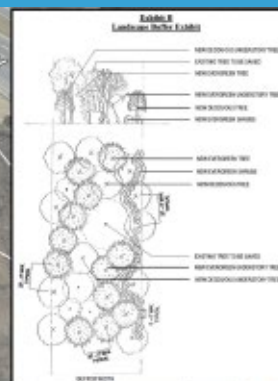
- 346 total parking spaces

Project Amenities

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



Cox, Kiewit &
Company, P.C.

ARMISTEAD AVE. APARTMENTS

CONCEPTUAL RENDERINGS - AERIAL VIEW

AUGUST 28, 2024

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Renderings



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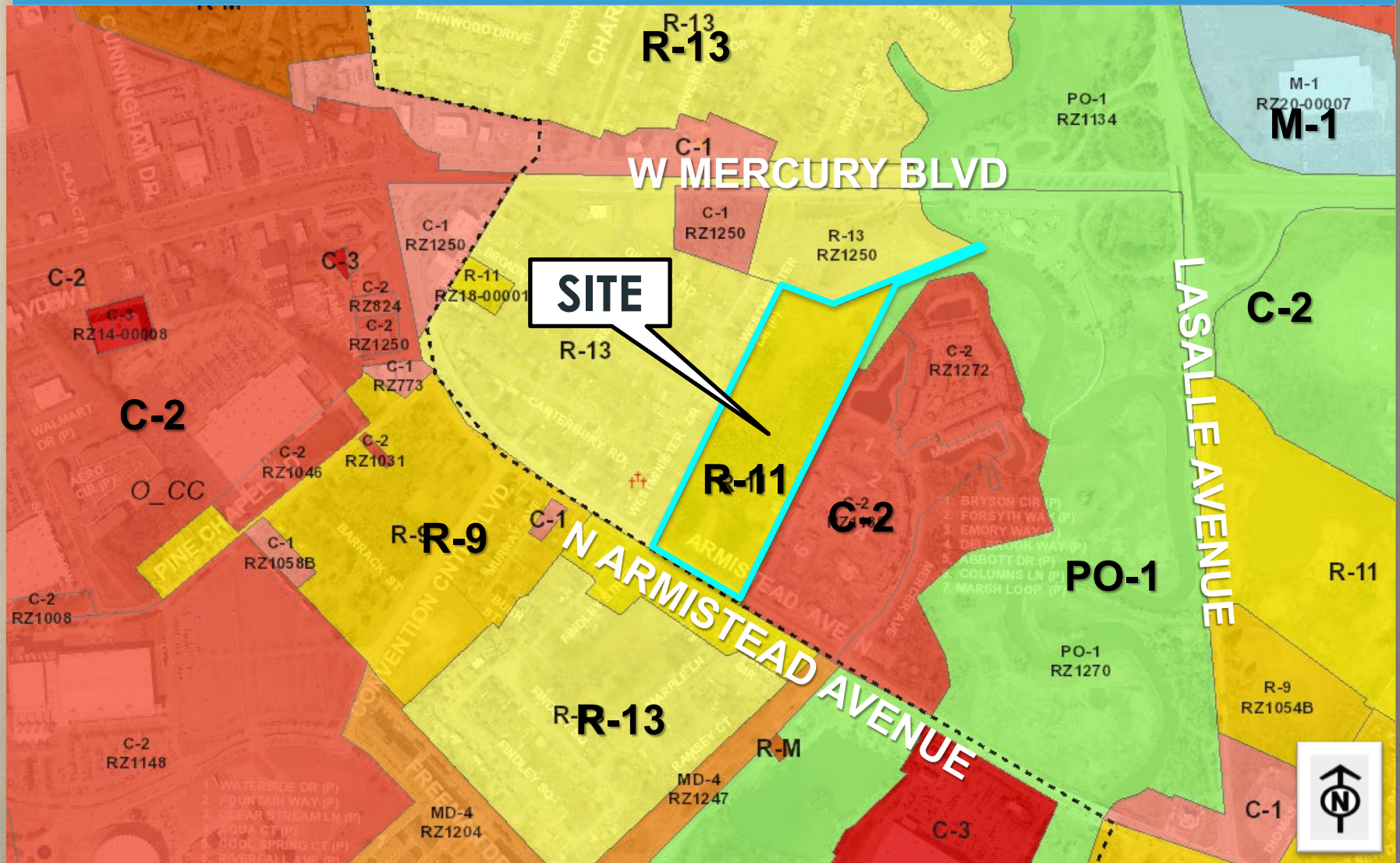
ARMISTEAD AVE. APARTMENTS
CONCEPTUAL RENDERINGS - VIEW FROM SITE ENTRY
AUGUST 28, 2024

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Renderings



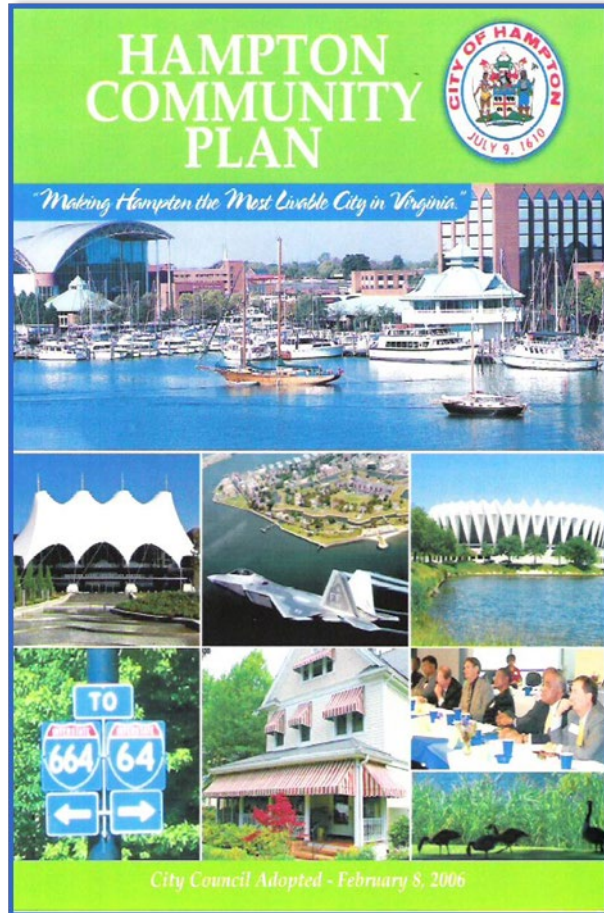
Zoning Map



1. WATERSIDE DR (P)
2. FOUNTAIN WAY (P)
3. CLEAR STREAM LN (P)
4. AQUA CT (P)
5. COOL SPRING CT (P)
6. FAIRFAX AVE (P)



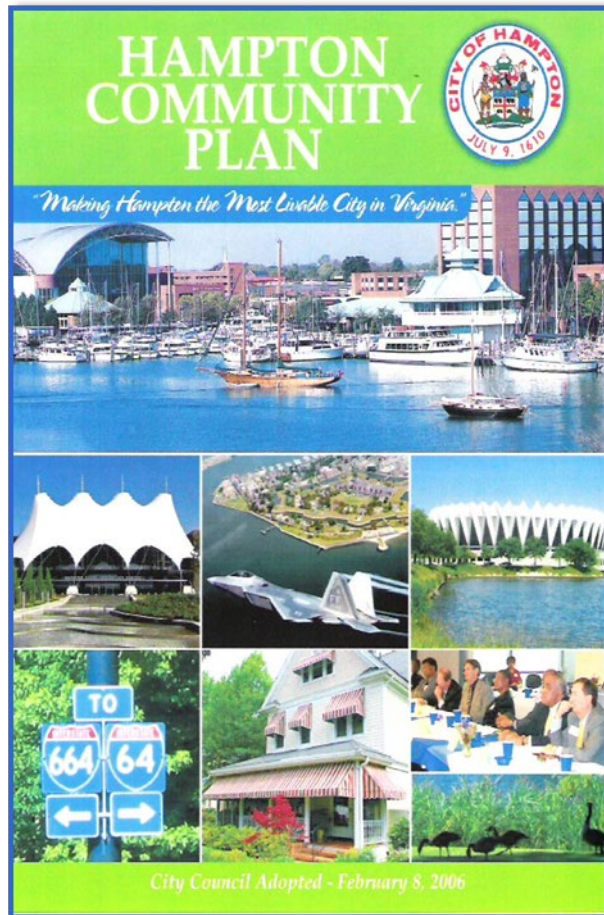
Public Policy



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