



Rezoning Application
No. 26-0121
and
Use Permit
No. 26-0122

4218 Victoria Boulevard

Planning Commission

April 16, 2026

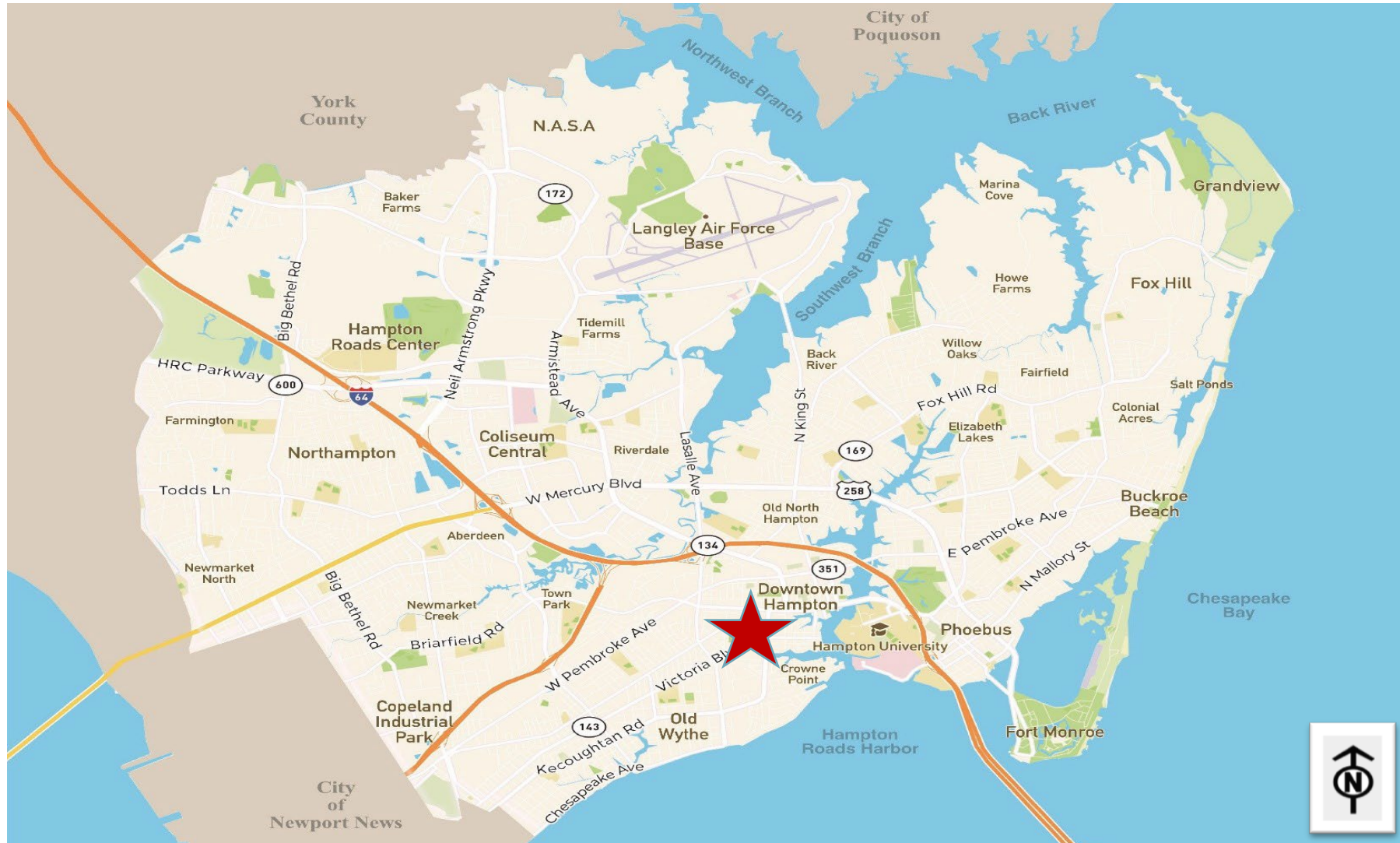
Application



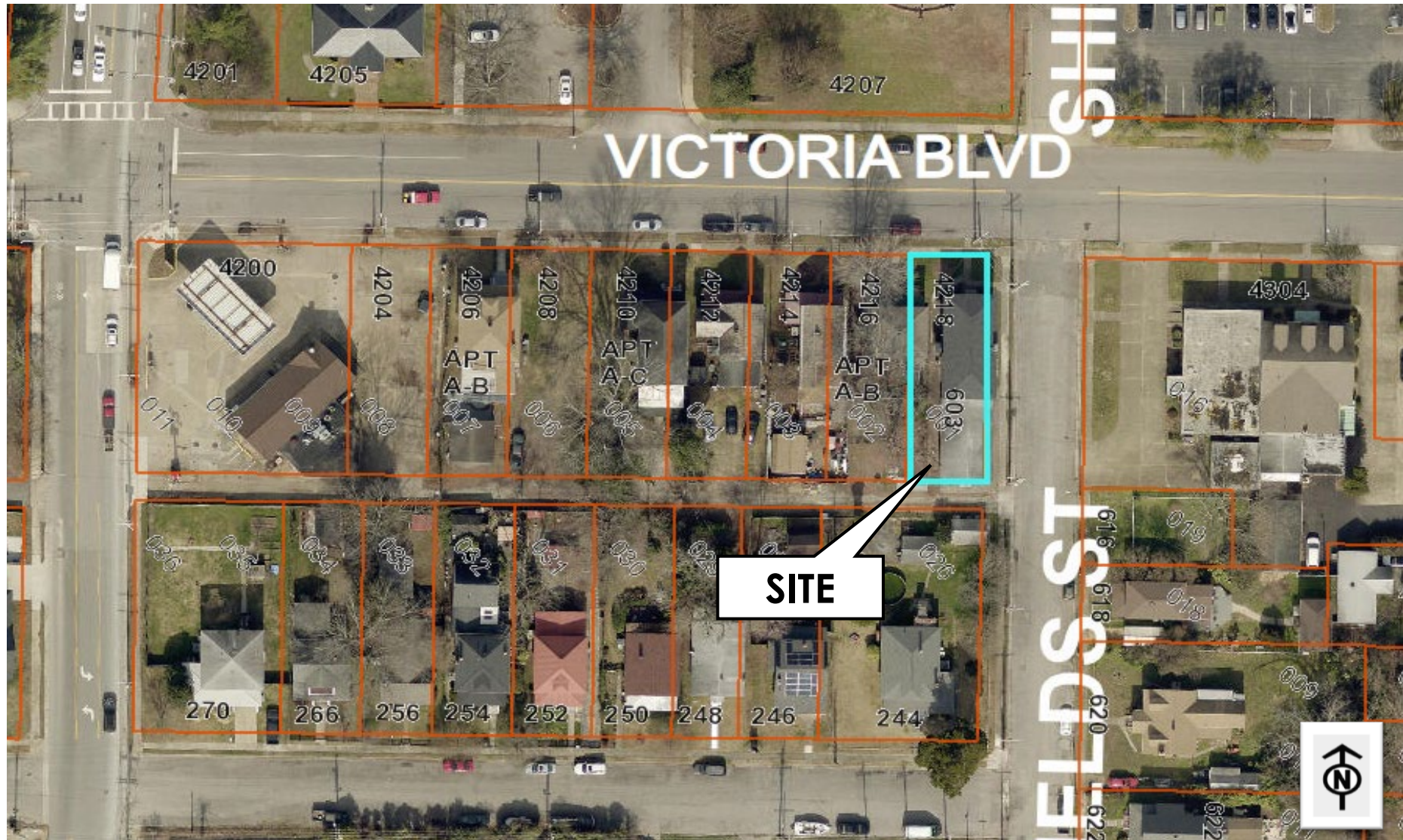
Rezone .09 +/- acres at **4218 Victoria Blvd.**, from Neighborhood Commercial (C-1) District to Multiple Dwelling (MD-4) District with proffers for multifamily development

Use permit to allow a multifamily dwelling

Location Map



Location Map



Proposal

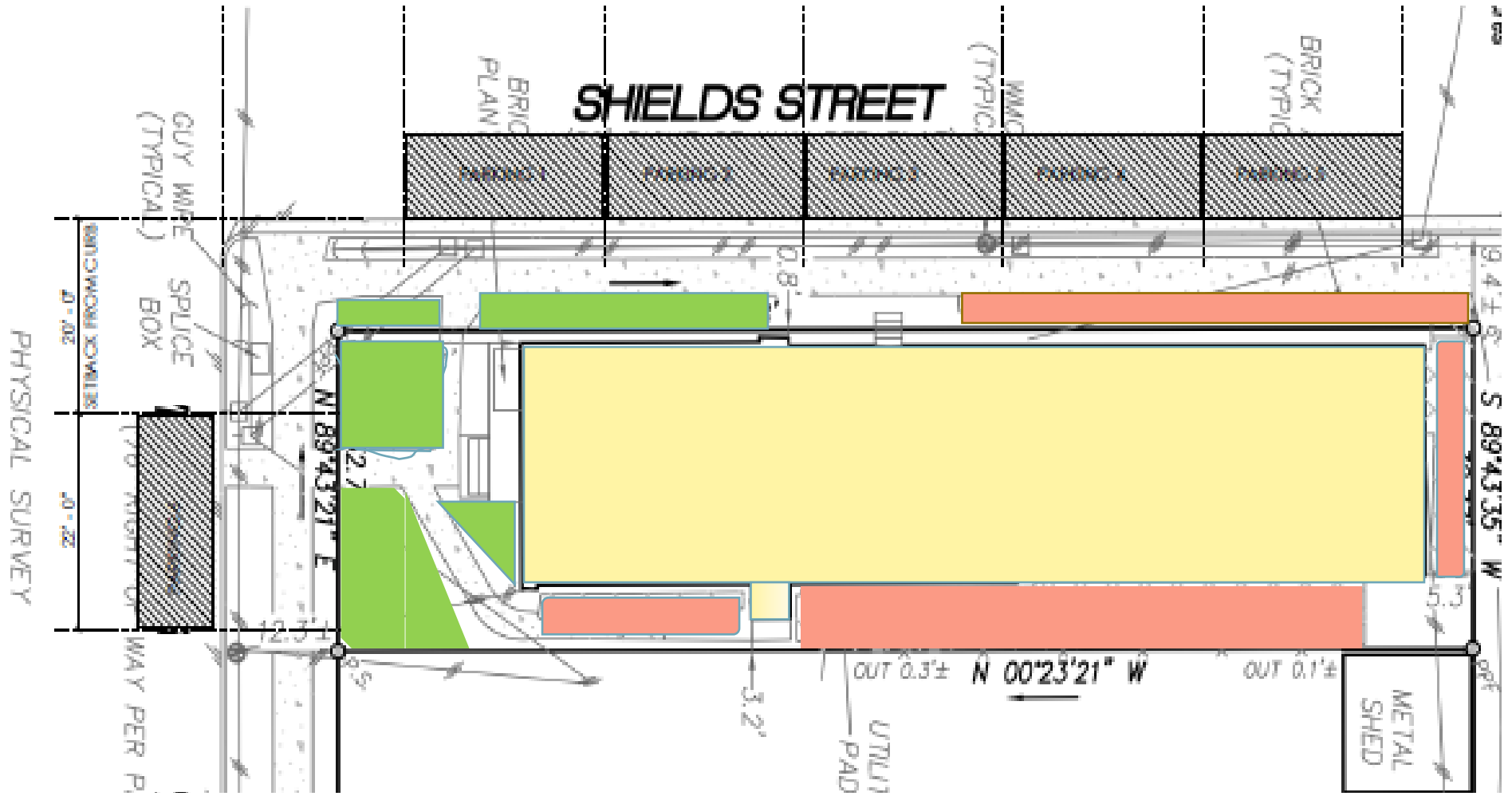


- Renovate and convert existing building into multifamily dwelling
- Four (4) One-bedroom, One-bath apartments
- Apartment sizes from 576 sf. to 621 sf.
- Property improvements

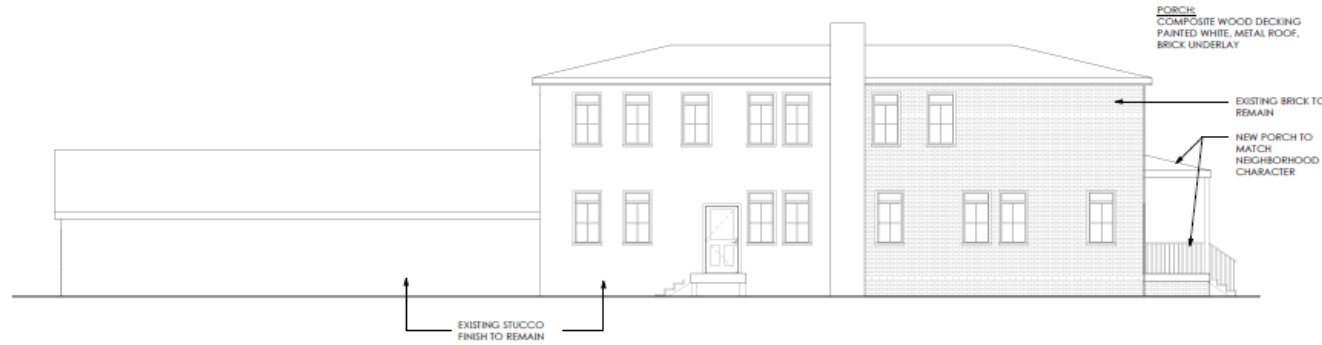
Current Building



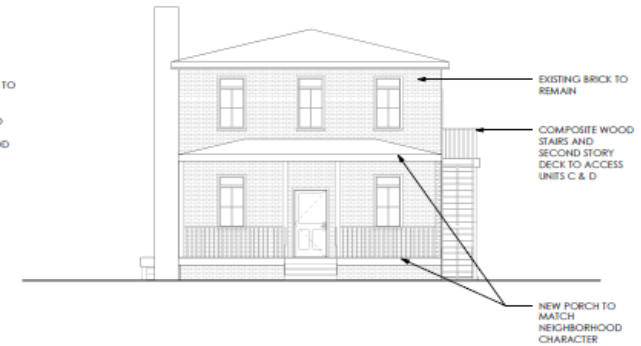
Concept



Proposed Building Elevations



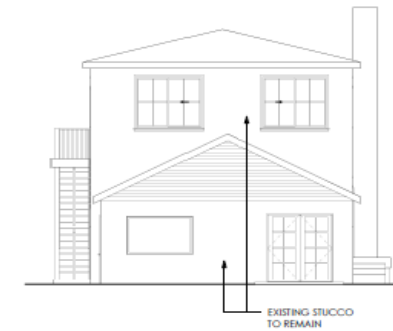
1 SIDE ELEVATION
3/16" = 1'-0"



2 FRONT ELEVATION
3/16" = 1'-0"



3 SIDE ELEVATION
3/16" = 1'-0"

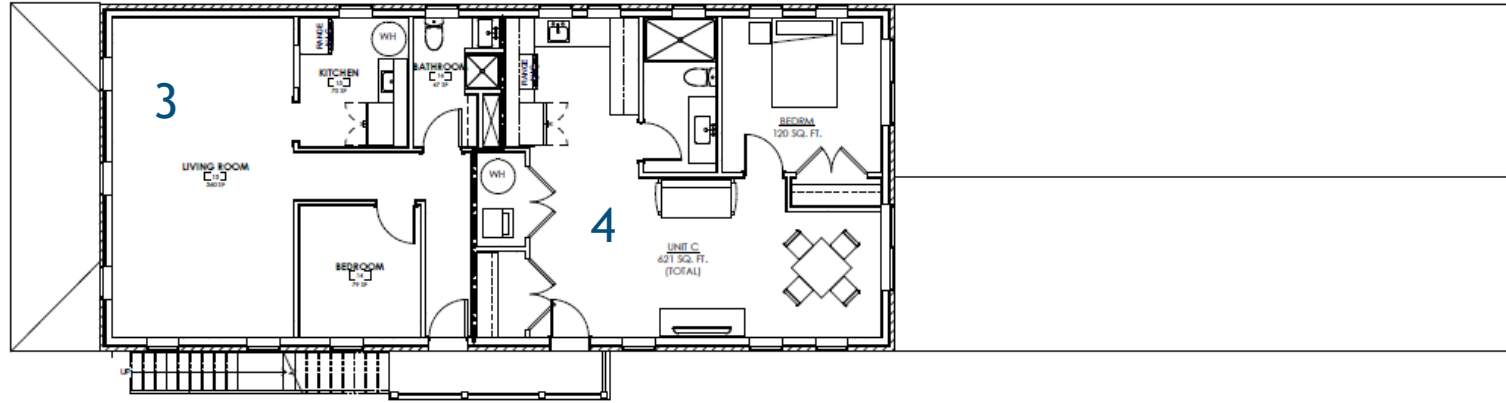


4 REAR ELEVATION
3/16" = 1'-0"

Proposed Floor Plans

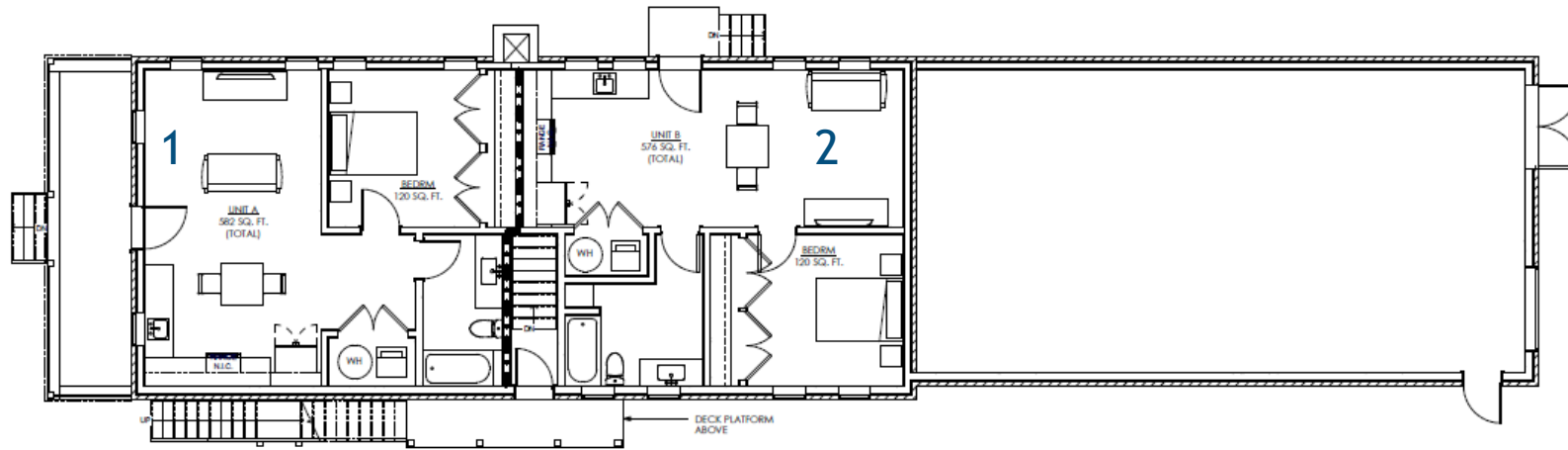


Upper Floor



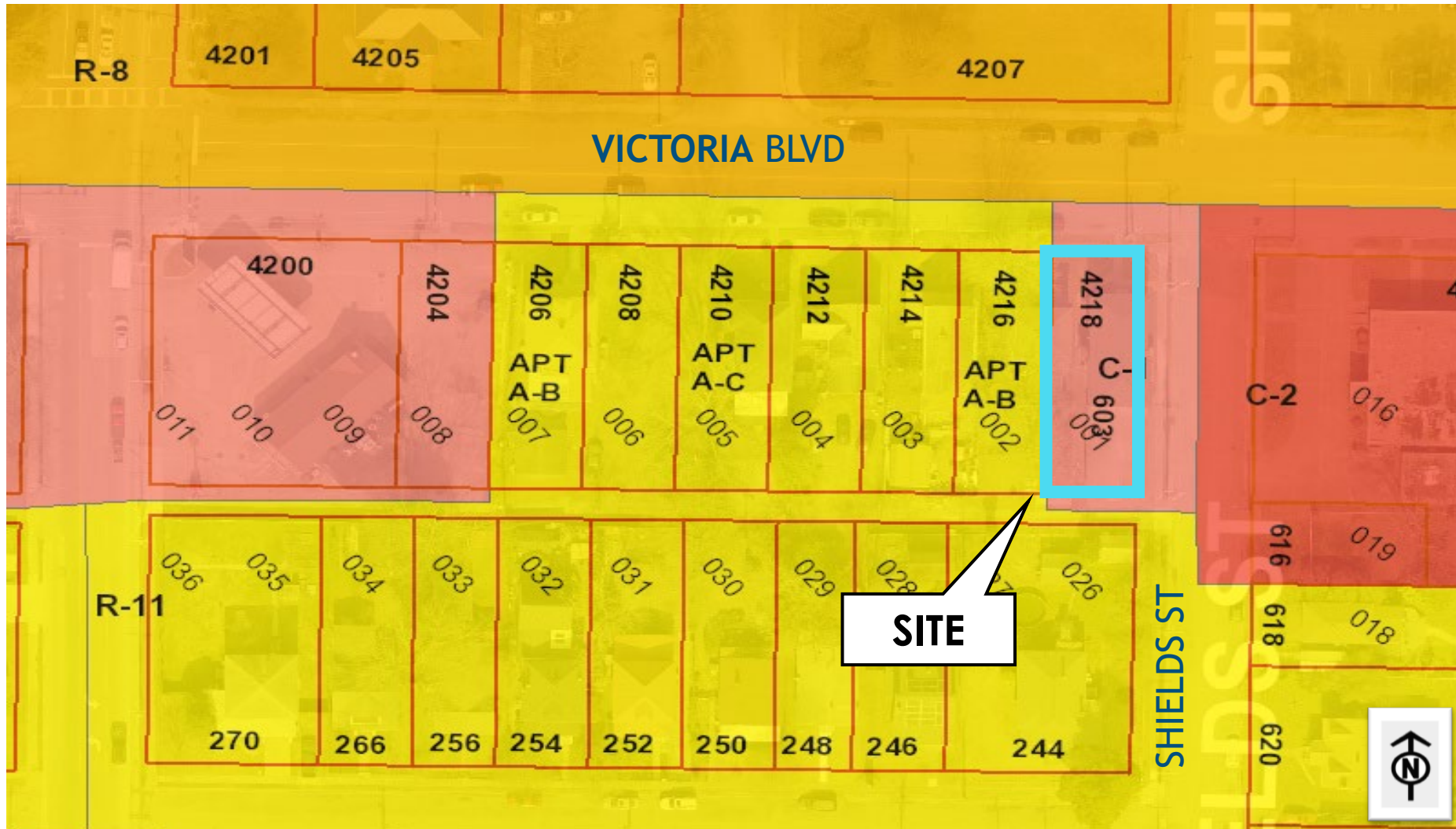
LEVEL 2

Lower Floor

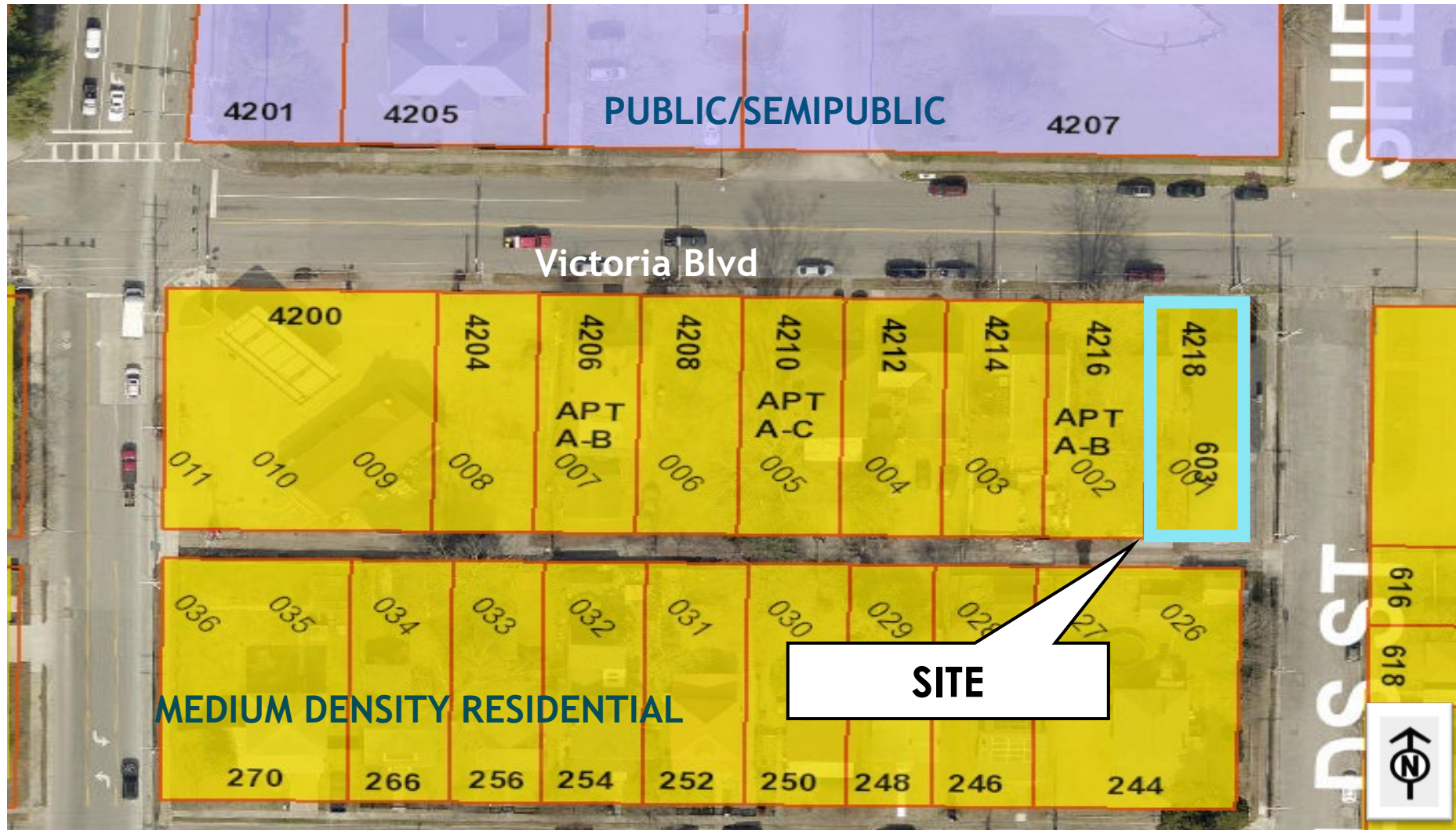


LEVEL 1

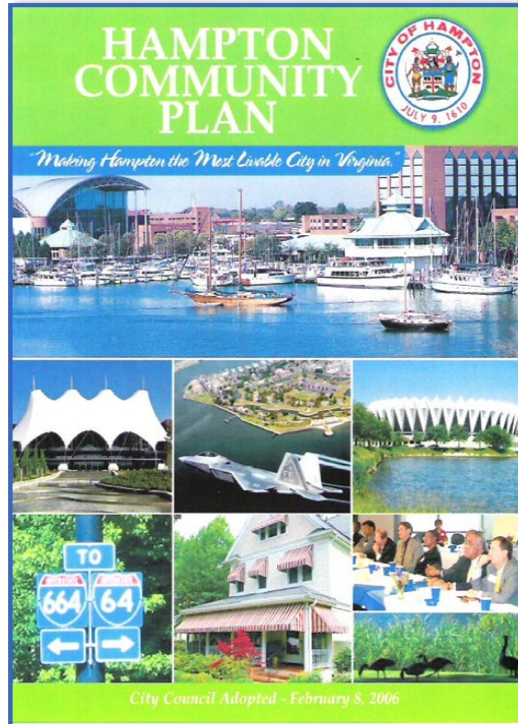
Zoning Map



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 7: Safeguard the integrity of existing residential neighborhoods

LU-CD Policy 17: Promote and enhance the identity and scenic qualities of city corridors and gateways

Public Policy



Kecoughtan Road Corridor Master Plan



- Ensure redevelopment enhances the neighborhoods including architectural styles
- Improve properties fronting the primary streets, reflecting a positive image on adjacent neighborhoods
- Victoria Blvd.-Kecoughtan Road Gateway: Redevelop or reuse underutilized commercial properties for new residences

Proffered Conditions



- Development Standards
 - Setbacks
- Building Elevations
 - Exterior improvements:
 - New covered front porch
 - Brick pavers
 - Windows – Size and style
- Landscape design and materials

*Complete proffers found in package

Use Permit Conditions



- Compliance with rezoning:
Adherence to proffers
- Submittal of site plan with landscaping
- Secure appropriate building permits
- Certificate of Occupancy
- Compliance with applicable laws
- Nullification
- Revocation

*Complete conditions found in package

Community Meeting



- Meeting held on April 2, 2026 at Little England Community Center
- Applicant and staff attended
- One member of the public attended

Indicated they do not support the application due to limited on-street parking, especially during events

Analysis



- Furthers the adopted policies of:

Hampton Community Plan

Kecoughtan Road Corridor Plan

- Diversifies housing opportunities in the area
- Revitalizes the existing building and property
- Improves the image of the Victoria Blvd. corridor

Conclusion



- Applicant opportunity to present
- Public hearing
- Action
 - Staff recommends **APPROVAL** of RZ No. 26-0121 with seven (7) proffered conditions
 - Staff recommends **APPROVAL** of UP No. 26-0122 with six (6) conditions