

STAFF EVALUATION

Prepared By: James Randolph, Senior City Planner 727-6815
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Reviewed By: Cory Wolfe, Assistant City Attorney

Case Number: 26-0222
Planning Commission Date: July 16, 2026

General Information

Applicant 1772 Old Buckroe Road LLC

Property Owner(s) 1772 Old Buckroe Road LLC

Location 1772 Old Buckroe Road [LRSN: 11002564]

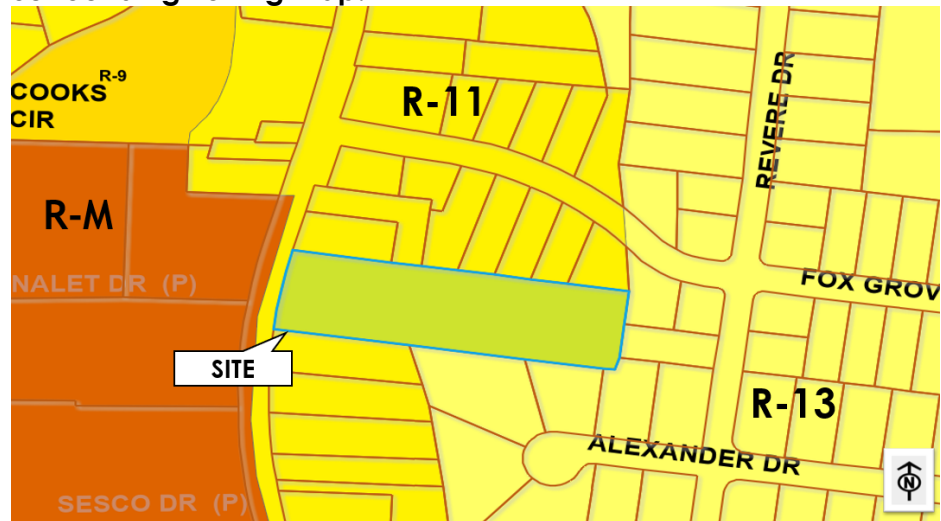


Requested Action Application to rezone +/- 1.94 acres from One Family Residential (R-11) District to Two Family Residential (R-8) District with conditions for a one-family dwelling and four (4) duplex dwellings, a total of nine (9) residential units.

Description of Proposal The applicant is seeking to rezone the parcel to create McDowell Point subdivision. The property would be subdivided into nine (9) fee simple lots, each with frontage on a proposed new public street. The development would also include a sidewalk, stormwater management facilities, landscaping and a property owner's association.

Existing Land Use	Vacant, undeveloped
Existing Zoning	One-Family Residential (R-11) District
Surrounding Land Use and Zoning	North: One Family Residential (R-11) District; single-family residential South: One Family Residential (R-11, R-13) District; single-family residential East: One Family Residential (R-13) District; single-family residential West: Multiple Residence (R-M) District; multi-family

Surrounding Zoning Map:



Public Policy

Hampton Community Plan

The Hampton Community Plan (2006, as amended) provides goals, objectives, and policies for the future of Hampton, which includes recommendations for appropriate land uses. The future land use map indicates low-density residential for this property.

Land Use Policies:

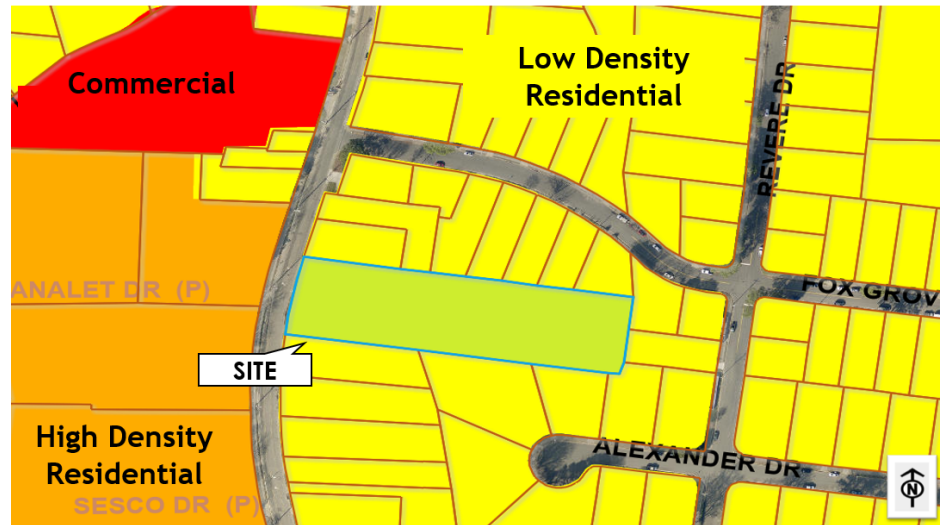
LU-CD Policy 3: Encourage and maintain a diverse mix of housing types and values.

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 29: Encourage high quality new developments that are compatible with surrounding neighborhoods.

HN Policy 7: Encourage the development of higher value housing.

Future Land Use Plan:

Low density residential development includes a recommended density range from 3.5 units to less than 9 units per acre.

Proffered Conditions

There are nine (9) proffered conditions included with the application as summarized below:

1. Limited to nine (9) total dwelling units, one (1) single family dwelling and four (4) duplex dwellings;
2. Subdivision of the property in accordance with Hampton City Code;
3. Conformance with proposed elevations;
4. Architectural features and building materials;
5. Landscape plan with native species;
6. Compliance of all phases of the proposal with City of Hampton ordinances;
7. Establish a Property Owners Association (HOA);
8. Additional requirements during site development review;
9. Covenants and Enforcement.

The complete proffer agreement is included for your reference.

Traffic Impact

Staff does not anticipate that the requested rezoning and development of nine (9) dwelling units will cause a significant or negative impact in the parking or traffic to the current or surrounding properties. Based upon the proposed traffic volume, a traffic impact analysis (TIA) was not required.

Community Meeting

A community meeting was held on June 23, 2026. Two persons from the public attended to inquire about this proposal and about projects in the Buckroe area.

Analysis

The applicant is seeking to rezone 1772 Old Buckroe Road [LRSN: 11002564], totaling +/- 1.94 acres, from One-Family Residential (R-11) District to Two-Family Residential (R-8) District with conditions. The rezoning would allow for the parcel to be subdivided into nine (9) fee simple lots for the purpose of building one (1) single family dwelling and four (4) duplex dwellings. The proposed subdivision, McDowell Point, will provide a new public street, new sidewalk, stormwater management facilities and landscaping.

This property is located in the Buckroe Neighborhood District and is partially located in flood zone AE (1% annual chance of flooding). It is not affected by any Chesapeake Bay features, (Resource Protection Area, Intensively Development Area, Resource Management Area) or non-tidal wetlands.

The Hampton Community Plan (2006, as amended) provides goals, objectives, and policies for the future of Hampton. Policies applicable to this land use application include but are not limited to encouraging and maintaining a diverse mix of housing types and values; promoting high quality design and site planning that is compatible with surrounding development; and encouraging high quality new developments that are compatible with surrounding neighborhoods. The Hampton Community Plan also includes recommendations for appropriate land uses. The land use recommendation for the subject property is low-density residential, which includes a recommended density range of 3.5 units to less than 9 units per acre. This application will provide approximately 4 residential units per acre, consistent with these parameters.

In addition to the Plan, the proposed lots and overall development as described in this application would generally meet the characteristics of the single-family residences adjacent to and surrounding the property.

The proposed rezoning aligns with the Community Plan's goal of promoting residential development within existing neighborhoods. The change from One-Family Residential (R-11) to Two-family Residential supports the long-term vision of low-density residential development in areas adjacent to established neighborhoods. With the proposed proffered conditions, staff has determined the proposed rezoning and subsequent subdivision to develop nine (9) residential dwellings would be appropriate for this location and ensures the quality of housing is consistent with the surrounding neighborhood.

Staff recommendations **Approval of** RZ26-0222 with nine (9) proffered conditions. The full list of proffers is included for your reference.