

STAFF EVALUATION

Case No: Rezoning No. 25-0010 and Use Permit No. 25-0011

Planning Commission Date: February 20, 2025

City Council Date: April 9, 2025

March 20, 2025

May 14, 2025

Prepared By: Donald Whipple, Chief Planner

728-5235

Reviewed By: Steven Lynch, Interim Deputy Director

728-5168

Jessica Kraus, Assistant City Attorney

General Information

Applicant Franklin Johnston Group Management & Development, LLC

Property Owner(s) Frances C. Klovstad, et al.

Site Location 1612 N Armistead Avenue, 1616 N Armistead Avenue, and 1616 N Armistead Avenue B [LSRNs: 7000335, 7000336, and 7000337]

Aerial Map:



Requested Action Rezoning application No. 25-0010 is a request to rezone the parcels located at 1616 N Armistead Avenue, 1616 N Armistead Avenue B, and 1612 N Armistead Avenue [LSRNs: 7000335, 7000336, and 7000337], encompassing approximately 16.9 acres, from the One-Family Residential (R-11) District to the Multifamily Residential (MD-4) District, with conditions. The purpose of the rezoning is to allow for the development of a multifamily project to include approximately 215 dwelling units.

Use Permit application No. 25-0011 is a request to permit multifamily dwellings in the Multifamily Residential (MD-4) District.

Per the Hampton Zoning Ordinance, the uses listed and identified require an approved Use Permit in the Multifamily Residential (MD-4) District. As a result, the subject property must first be rezoned to MD-4, followed by approval of a use permit to allow the multifamily dwelling use.

Description of Proposal

The proposed development, as outlined in the application, involves the construction of a new multifamily development, consisting of five (5) buildings with approximately 215 dwelling units. Three (3) of the buildings are proposed to be 3-story buildings, while the remaining two (2) are proposed to be 4-story buildings. The proposed development also includes 346 parking spaces to meet the minimum requirement of the zoning ordinance. The 3-story buildings are proposed to be strategically located along North Armistead Avenue and in the southwestern portion of the property to ensure a lower building height near the existing single-family residential neighborhood bordering the western edge of the site.

The proposal also includes a range of community amenities, such as community bike racks, indoor bike storage, sidewalks throughout the development, a clubhouse with a pool, a fitness center, an outdoor grilling area, and a pedestrian trail. Additionally, the development incorporates several sustainability features, including buildings designed to meet "EnergyStar Multifamily New Construction" standards, five (5) Level 2 electric vehicle charging stations (each serving two vehicles and conveniently located near the buildings), and the rear parking areas (approx. 92 parking spaces) featuring pervious pavement.

Existing Land Use

Single-family dwelling [LRSN: 7000337]; and vacant [LRSNs: 7000335 and 7000337]

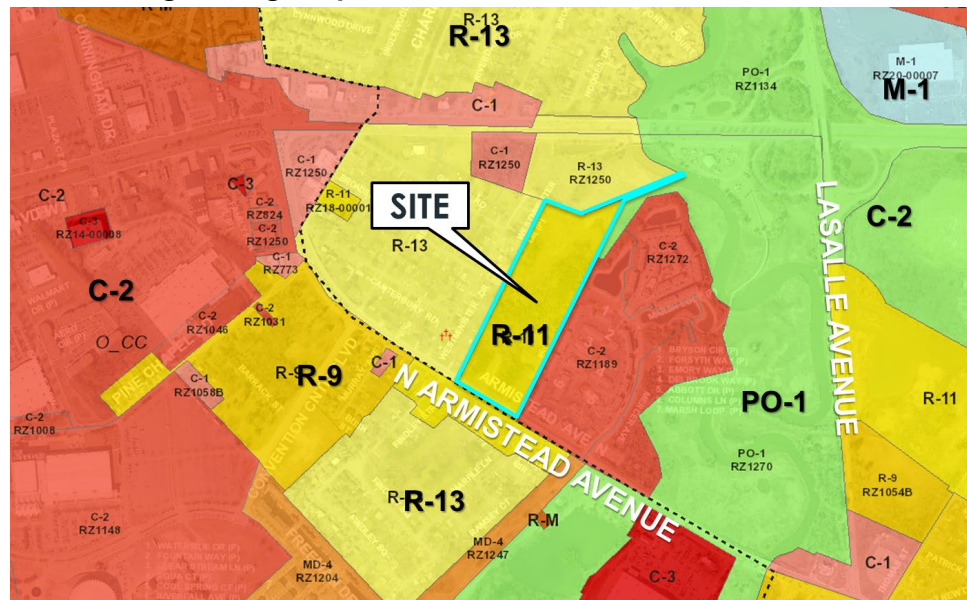
Zoning

One-Family Residential (R-11) District; Overlay – Chesapeake Bay Preservation District (O-CBPD); and Overlay – Flood Zone (O-FZ) District

Surrounding Land Use and Zoning

North: One-Family Residential (R-13) District; vacant
South: One-Family Residential (R-11, R-13); single-family residential
East: Limited Commercial (C-2) District; multifamily residential
West: One-Family Residential (R-13); single-family residential

Surrounding Zoning Map:



Public Policy

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 4: Evaluate land use proposals from a regional, city-wide, and neighborhood perspective.

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.

LU-CD Policy 37: Allocate the appropriate space for water and water storage to help reduce risk to property.

LU-CD Policy 40: Promote best management practices and development projects that provide multiple benefits.

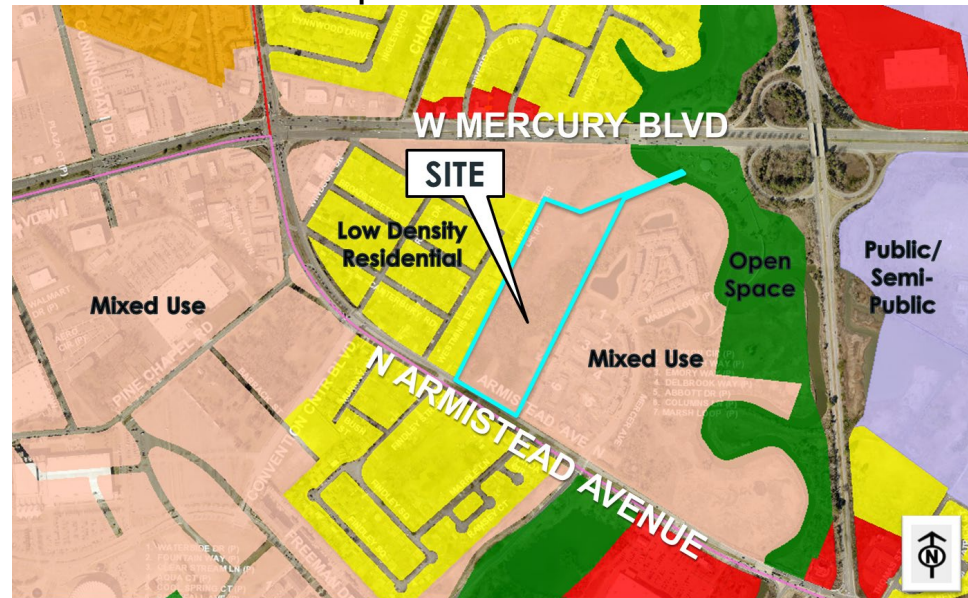
LU-CD Policy 42: Appreciate Hampton's culture of water and promote access to the water.

Economic Development Policies

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

Future Land Use:

The Hampton Community Plan (2006, as amended) designates this area as mixed-use.

Future Land Use Plan Map:

The proposed development is also located within the boundaries of the Coliseum Central Master Plan (2015, as amended). Relevant Master Plan policies include:

- 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.

Traffic Impacts and Parking

In November 2024, Timmons Group completed a Traffic Impact Analysis (TIA) for the proposed development and sites. Based on the study, all intersections will operate with acceptable queueing and delay with the development of the site. No improvements are required at any of the study intersections beyond the construction of a westbound right turn lane (100 feet) along N. Armistead Avenue at the site entrance. The proposed parking meets the minimum requirements of the Zoning Ordinance.

<i>Environmental</i>	<p>The subject site is located within the Overlay – Chesapeake Bay Preservation District (O-CBPD) and the Overlay – Flood Zone District (O-FZ). However, the proposal avoids any encroachment or disturbance of wetlands or the Resource Protection Area (RPA) buffer. Of the site's total 16.9 acres, approximately 6.7 acres are classified as wetlands, with an additional 2.3 acres designated as RPA buffer. This leaves roughly 7.9 acres of developable area.</p>
<i>Conditions</i>	<p>Rezoning Application No. 25-0010 features thirteen (13) proffered conditions as part of this rezoning application, which include:</p> <ul style="list-style-type: none">• Substantial conformance with the proposed conceptual site plan;• 215 units maximum• 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;• Resiliency and sustainability components;• Provision of a landscape plan that conforms with the City of Hampton Landscape Southeast Virginia, including street trees along N. Armistead Avenue;• Screening of HVAC equipment; and• Site and building lighting that complies with the city's lighting policy. <p>The full set of proffered conditions can be found in the package.</p> <p>In the event Use Permit Application No. 25-0011 is approved, staff has recommended eight (8) conditions to include:</p> <ul style="list-style-type: none">• Compliance with the rezoning• Coliseum Central Design Standards;• Management of the property;• Dumpster Screening;• Certificate of Occupancy;• Compliance with Laws; and• Revocation <p>The full set of recommended conditions can be found in the package.</p>
<i>Community Meeting</i>	<p>A community meeting was held on December 18, 2024.</p>

Rezoning Application No. 25-0010 is a request by Franklin Johnston Group Management & Development, LLC to rezone the parcels located at 1612 N Armistead Avenue, 1616 N Armistead Avenue, and 1616 N Armistead Avenue B [LSRNs: 7000335, 7000336, and 7000337], encompassing approximately 16.9 acres, from the One-Family Residential (R-11) District to the Multifamily Residential (MD-4) District, with conditions. The purpose of the rezoning is to allow for the development of a multifamily apartment complex to include 215 dwelling units.

Additionally, the rezoning application is being brought forward with Use Permit application No. 25-0011, which requests a use permit for a multifamily dwelling in the Multifamily Residential (MD-4) District. Per the Hampton Zoning Ordinance, the multifamily dwelling use requires an approved Use Permit in the Multifamily Residential (MD-4) District. As a result, the subject property must first be rezoned to MD-4, followed by approval of a use permit to allow the multifamily dwelling use.

The proposed development, as outlined in the application, involves the construction of a new multifamily apartment community consisting of five (5) total apartment buildings with a total of 215 dwelling units. The composition of units will include approximately sixty-nine (69) 1-bedroom units, one-hundred fifteen (115) 2-bedroom units, and thirty-two (32) three-bedroom units. Within the development, three (3) of the buildings will be 3-story buildings, while the remaining two (2) will be 4-story buildings. The 3-story buildings will be strategically located along North Armistead Avenue and in the southwestern portion of the property to ensure a lower building height near the existing single-family residential neighborhood bordering the western edge of the site.

The proposal also includes a range of community amenities, such as a clubhouse with a pool, a fitness center, an outdoor grilling area, pedestrian trail, community bike racks, indoor bike storage, and sidewalks throughout the development. Additionally, the development incorporates several sustainability features, including buildings designed to meet "EnergyStar Multifamily New Construction" standards, five (5) Level 2 electric vehicle charging stations (each serving two vehicles and evenly distributed throughout the development), and pervious pavement on a portion of the rear parking area (approx. 92 parking spaces).

The subject site is located within the Overlay – Chesapeake Bay Preservation District (O-CBPD) and the Overlay – Flood Zone District (O-FZ). However, the proposal avoids any encroachment or disturbance of wetlands or the Resource Protection Area (RPA) buffer. Of the site's total 16.9 acres, approximately 6.7 acres are classified as wetlands, with an additional 2.3 acres designated as RPA buffer. This leaves approximately 7.9 acres of developable area not impacted by the Chesapeake Bay Preservation District.

Based on the total developable area in conjunction with the number of proposed dwelling units, the overall development totals 27.2 units per acre, which falls under the

high-density residential category within the Hampton Community Plan (2006, as amended). This overall density is consistent with surrounding multifamily developments such as the adjoining Trail Creek Townhomes at 23.5 units per acre, as well as the H2O Development (Coliseum Lake Townhomes) at 25.2 units per acre. While the subject site is located just outside of the Overlay – Coliseum Central (O-CC) District, the proposed development is located within the boundaries of the Coliseum Central Master Plan (2015, as amended). The proposal is consistent with policy recommendations of the Master Plan, including the encouragement of residential development in appropriate forms that relate to neighboring land uses, recommending development of dense & upscale rental residential units, and promoting multi-family residential development with a diverse mix of unit types.

In that the site is located in close proximity to Coliseum Central and Downtown, the proposal has great access to many cultural, commercial and entertainment offerings, as well as convenient access to Interstate 64. The quality of the site design and proposed buildings, on-site amenities, size of units, and proposed density meet the land use policies relevant to this location. In addition, the development avoids encroachment and disturbance of environmentally sensitive areas and provides several resilient offerings as part of the proposed development, to include designing the stormwater features to resilient standards and permeable pavement in the rear parking area. Regarding pedestrian connectivity, the proposal will feature a series of sidewalks to connect the community both internally and externally, including a nature trail along the eastern edge of the property that could provide a future connection to the Hampton Water Walk trail.

Overall, locating multifamily residential 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. The proposal also advances the recommendations of the Coliseum Central Master Plan and supports the improvement and long-term vitality of North Armistead Avenue. Further, staff also believes new residents will help support existing commercial retail, services, and restaurants while increasing demand for more commercial business within the Coliseum Central and Downtown Hampton Districts. With the proposed proffered conditions and staff recommended use permit conditions, this set of applications and the development they represent, would be appropriate for this location.

At the April 9, 2025 meeting, City Council raised concerns regarding environmental conditions on the site and the lack of elevators within the proposed apartment buildings. These items were deferred by Council to their May 14, 2025 meeting to allow the applicant time to address these concerns. The applicant has revised the project narrative statement and proffer agreement to include the addition of elevators to the proposed 4-story buildings and a commitment to design the stormwater system to resilient standards as it relates to design tidal elevation and design rainfall depths. The revised narrative statement and proffer agreement are included in the package.

Staff Recommendation:

- **APPROVAL of Rezoning Application No. 25-0010 with thirteen (13) proffered conditions, as amended.**
- **APPROVAL of Use Permit Application with eight (8) conditions.**