

Rezoning Application No. 26-0218 and Use Permit Application No. 26-0219



Old Town Development LLC
1534, 1538, and 1540 W. Queen Street

Planning Commission

July 16, 2026

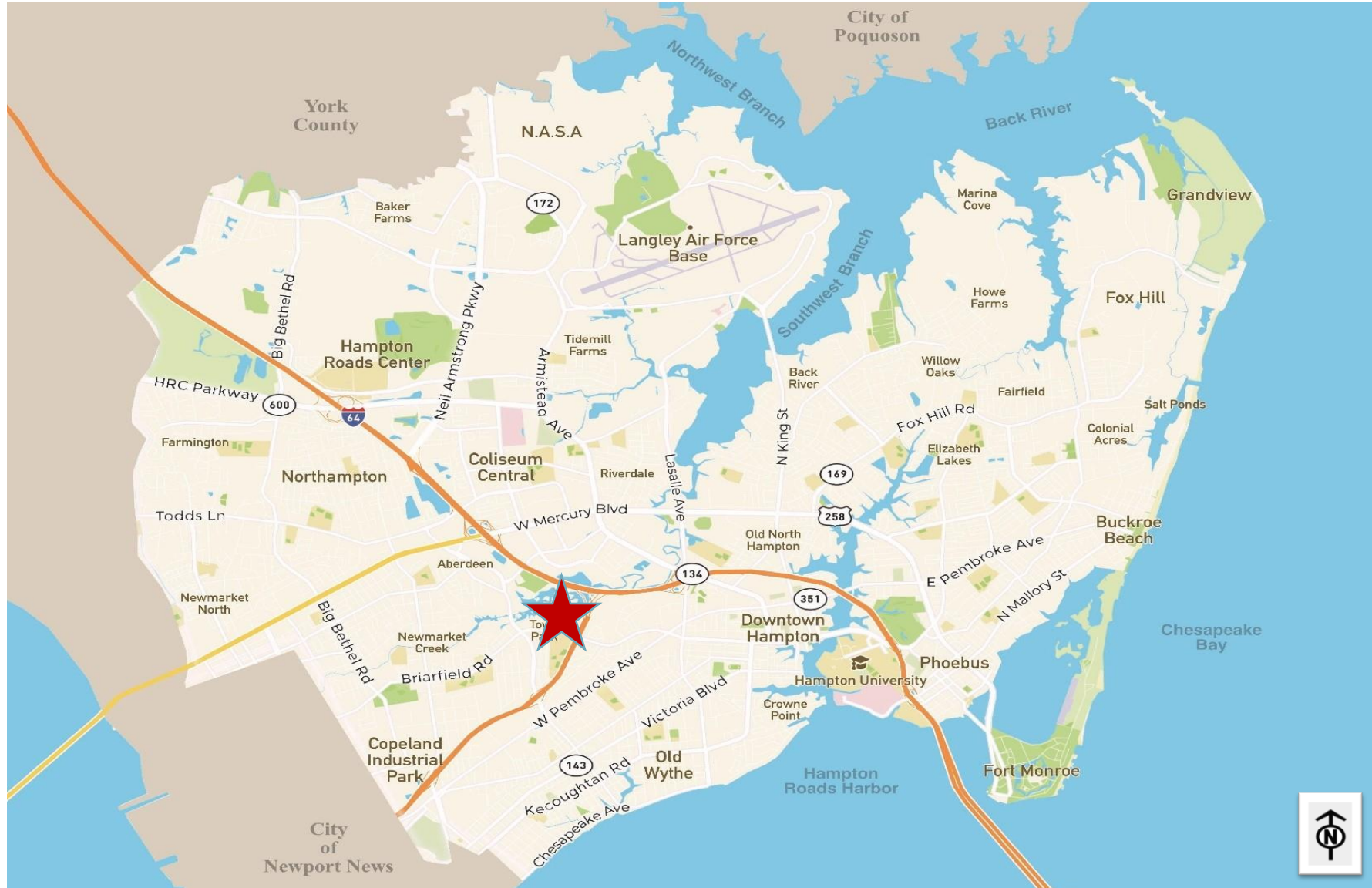
Donald Whipple, Chief Planner

Application

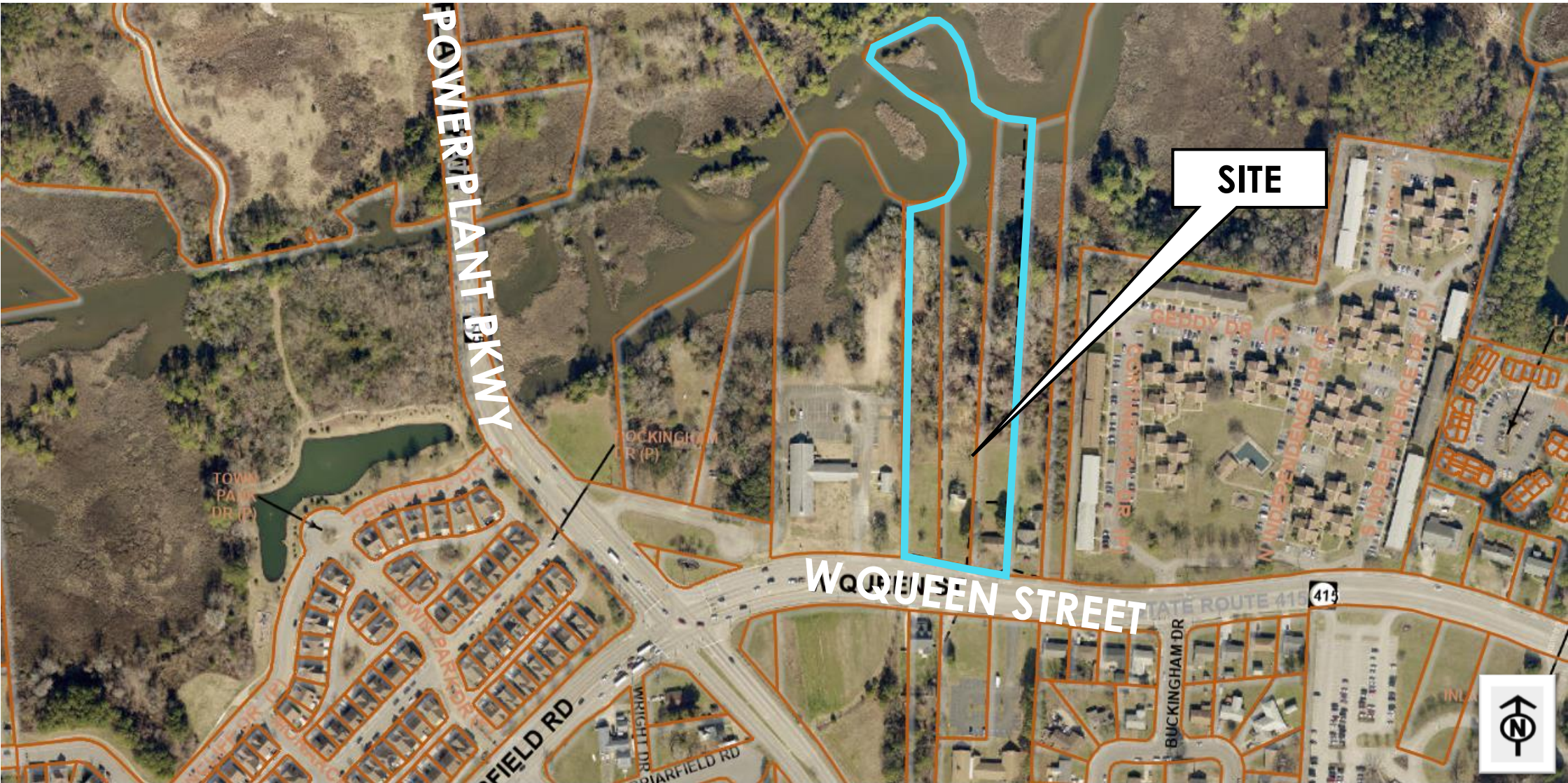


- Rezone +/- 5.5 acres from Multifamily Residential (MD-4) District with conditions and One Family Residential (R-13) District to Multifamily Residential (MD-4) District with conditions for a multifamily development.
- An approved Use Permit is required for multifamily use.

Location Map



Location Map



Site History



- RZ 20-00005 (2020):
 - Rezoned 1540 and 1538 from R-13 and R-M to MD-4, to develop multifamily (38 units)
 - 12 proffered conditions: unit count, property line vacation, concept plan, elevations, community amenities, building materials, landscaping, & dumpster enclosure
 - A use permit was not required in 2020

Proposal



- 68 units
 - 36 one-bedroom units
 - 32 two-bedroom units
- One (1) 4-story building
- Vehicular access – W. Queen Street
- Pedestrian connections throughout site
- Enhanced landscaping along eastern and western site boundaries
- 99 parking spaces

Proposal



- Community amenities:
 - Mulched walking path to Newmarket Creek
 - Conference room
 - Fitness facility
 - Activity room
 - Mail center
- Resiliency Elements
 - Building materials – 115 mph wind load design
 - Underground stormwater detention
 - 2 level II EV charging stations

PINE CHAPEL
BAPTIST CHURCH
PIN: 2000004
O.B. 585, PG. 572
Zoned R-13



FIN: 2000006
ADDRESS:
1540 W QUEEN STREET
HAMPTON, VIRGINIA 23669
ZONING MD-4 (Multi-family Residential)
FIN: 2000007
ADDRESS:
1538 W QUEEN STREET
HAMPTON, VIRGINIA 23669
ZONING MD-4 (Multi-family Residential)
FIN: 2000008



Building Elevations



Front Elevation



Rear Elevation

Building Elevations

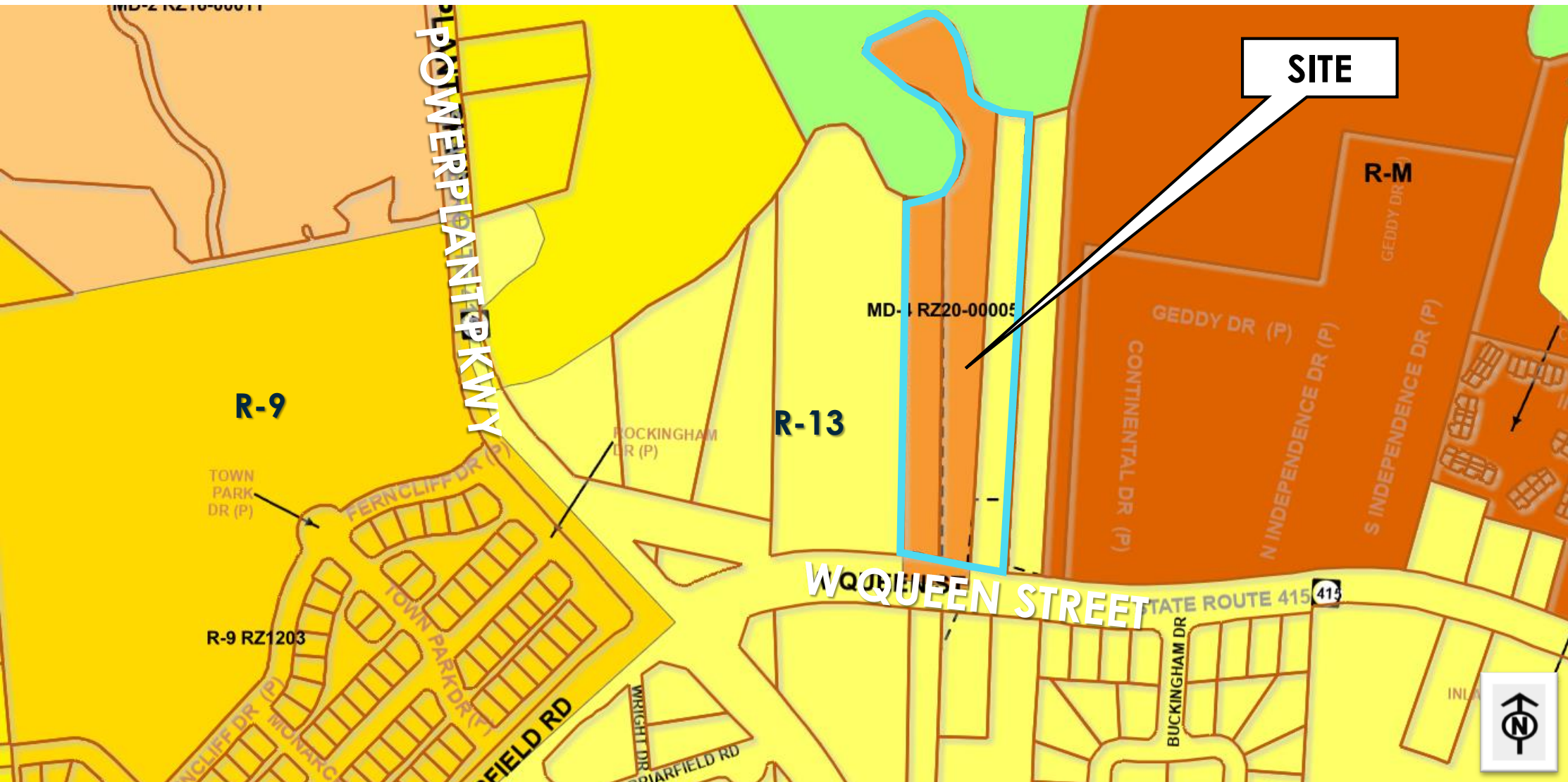


Left Elevation

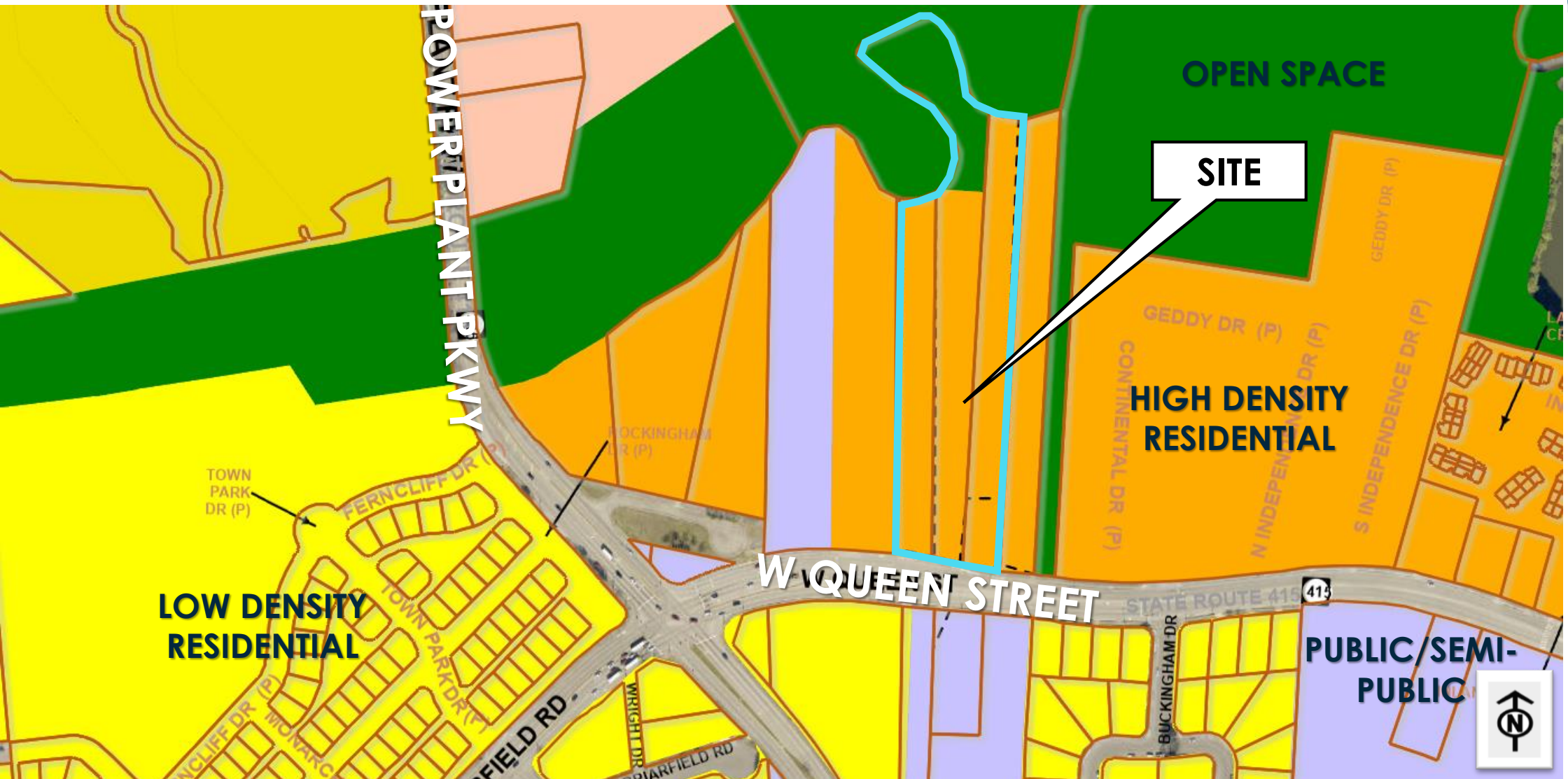


Right Elevation

Zoning Map



Future Land Use Map



Public Policy



Land Use and Community Design Objectives and Policies

Objective 1: Promote the efficient use of land. Recognize land as a limited resource.

Objective 5: Protect community appearance, character, and design.

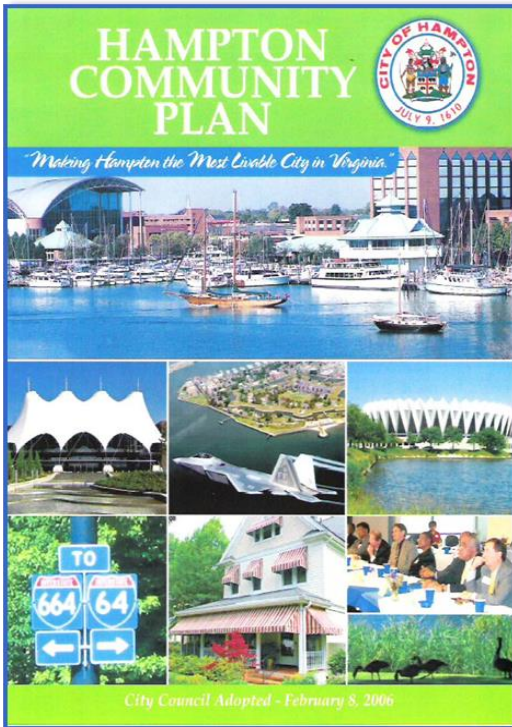
LU-CD Policy 3: Encourage and maintain a diverse mix of housing types and values.

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

LU-CD Policy 10: Encourage compact, high density/mixed-use development where appropriate to create walkable communities and promote increased physical activity.

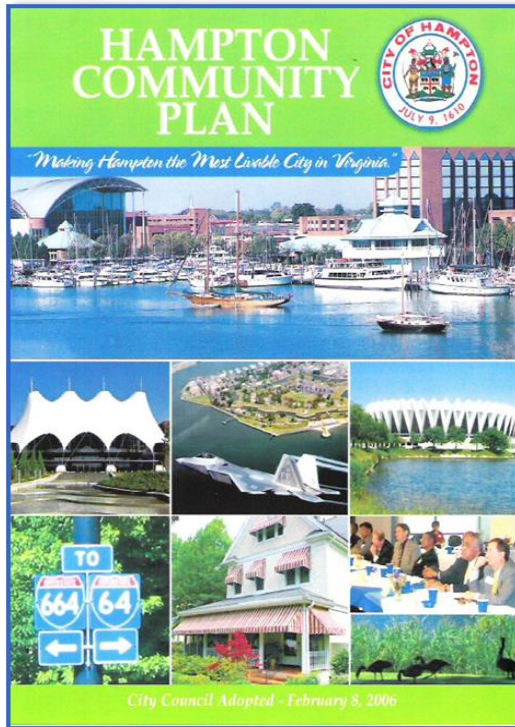
LU-CD Policy 12: Encourage building design and site planning that enhances community interaction and personal safety.

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.



Hampton Community Plan (2006, as amended)

Public Policy



Hampton Community Plan (2006, as amended)

Housing and Neighborhood Policies

HN Policy 5: Encourage mixed-use projects as a means of increasing the housing supply while promoting diversity and the revitalization of neighborhood and districts.

Economic Development Policies

ED Policy 9: Ensure that the City's implementation plans, physical infrastructure, and land use regulations support the City's goals for economic development and growth.

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

Resilience Policies

LU-CD Policy 39: Prioritize protecting natural systems and restore or recreate natural systems where they have been compromised.

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

Proffered Conditions



- Limited to 68 units
- Parcel line vacation
- Concept plan
- Mulched walking path
- Landscape guidance
- HVAC screening
- Building elevations
- Building materials
- Fencing materials
- Parking lot screening
- Dumpster enclosure
- EV charging
- Lighting
- Compliance with all ordinances

*Complete proffer language found in package

Use Permit Conditions



- Compliance with proffered conditions
- Management
- Security
- Certificate of occupancy
- Compliance with laws

*Complete conditions found in package

Community Meeting



- Meeting held on May 20, 2026
- Questions:
 - Number of units, stories, parking
 - Traffic
 - Low income
 - Landscaping
 - Drainage/flooding

Analysis



- Aligns with City policies
 - Compatible with future land use map
 - Redevelopment of underutilized vacant site
 - Adds needed residential units
- Compatible with residential community:
 - Quality design and building materials
 - Adjacent to other apartment communities
 - Pedestrian connectivity
 - Enhanced landscaping
 - Screening: HVAC, dumpster

Conclusion



- Applicant opportunity to present
- Public hearing
- Action:
 - Staff recommends **APPROVAL** of Rezoning No. 26-0218 with 18 proffered conditions
 - Staff recommends approval of Use Permit No. 26-0219, subject to eight (8) conditions