

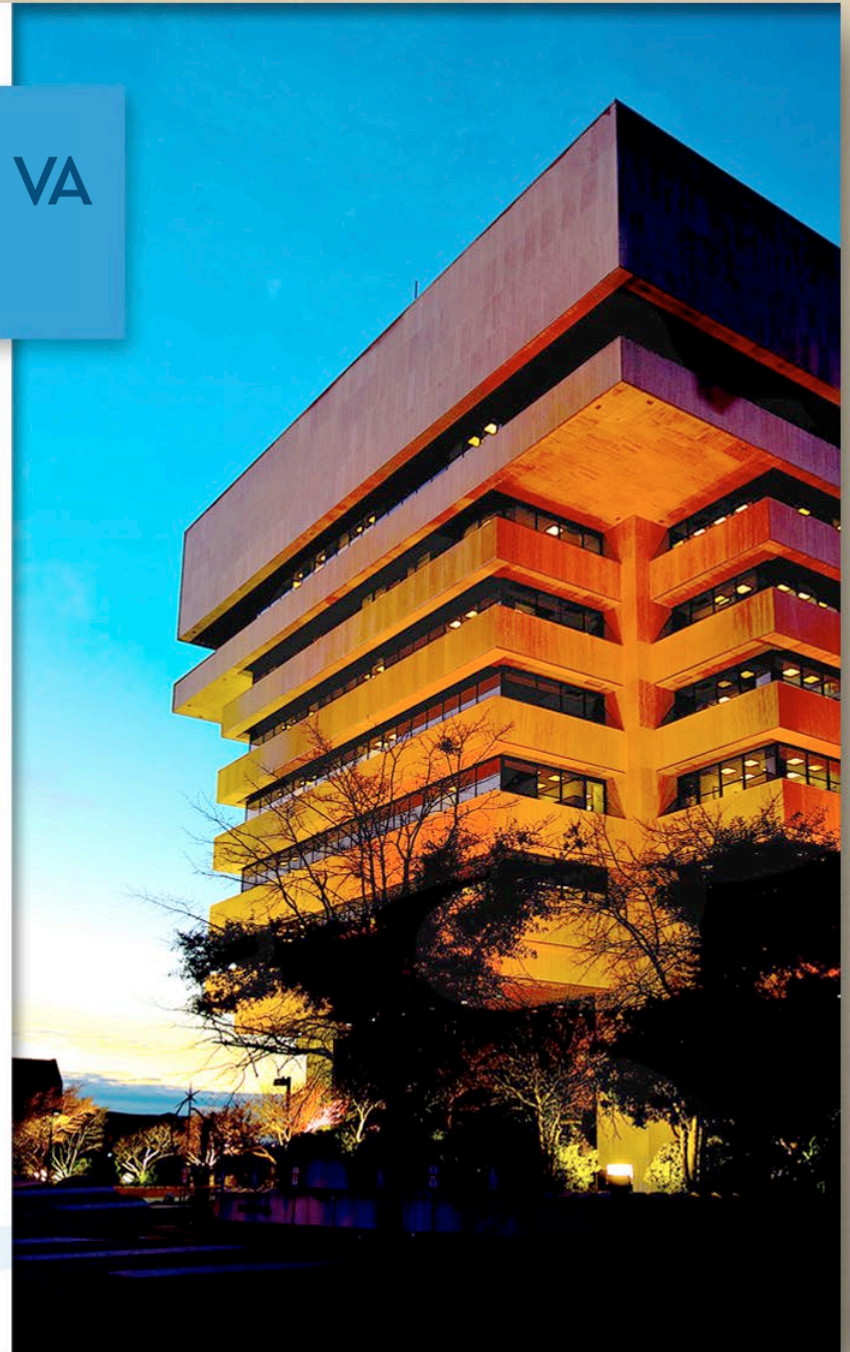


**HAMPTON**<sup>VA</sup>  
COMMUNITY DEVELOPMENT

# Use Permit 24-0530

*2 Tall Pine Dr*  
*Pinewood Apartments*  
*Pinewood Apartment Owners LLC*

Planning Commission  
March 20, 2025



# Application

Use Permit to allow multifamily dwellings  
in a Limited Commercial (C-2) and  
Coliseum Central Overlay (O-CC)  
Districts

# Location Map



# Location Map



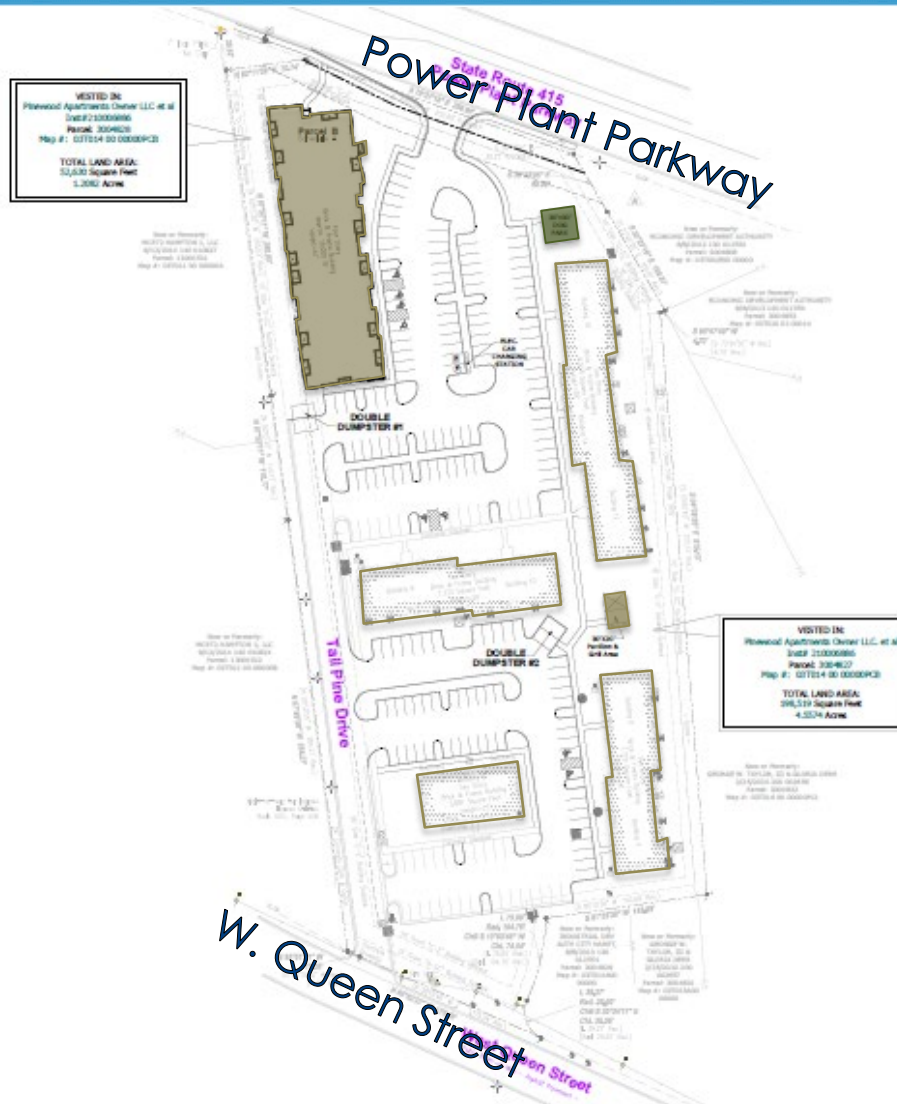
# The Proposal

- New 4-story building
- 115 total apartment units:
  - 64 existing units
    - 48 two-bedroom units
    - 16 two-bedroom plus den units
  - 51 proposed units
    - 35 two-bedroom units (1,058 sq ft)
    - 16 two-bedroom units (996 sq ft)
    - 1 one-bedroom units (533 sq ft)
- 207 total parking spaces

# The Proposal

- Proposed Amenities:
  - Pavilion w/grilling/picnic area
  - Dog park
  - Fitness center
  - Community room

# Concept Plan



# Rendering





# Rendering



# Elevations

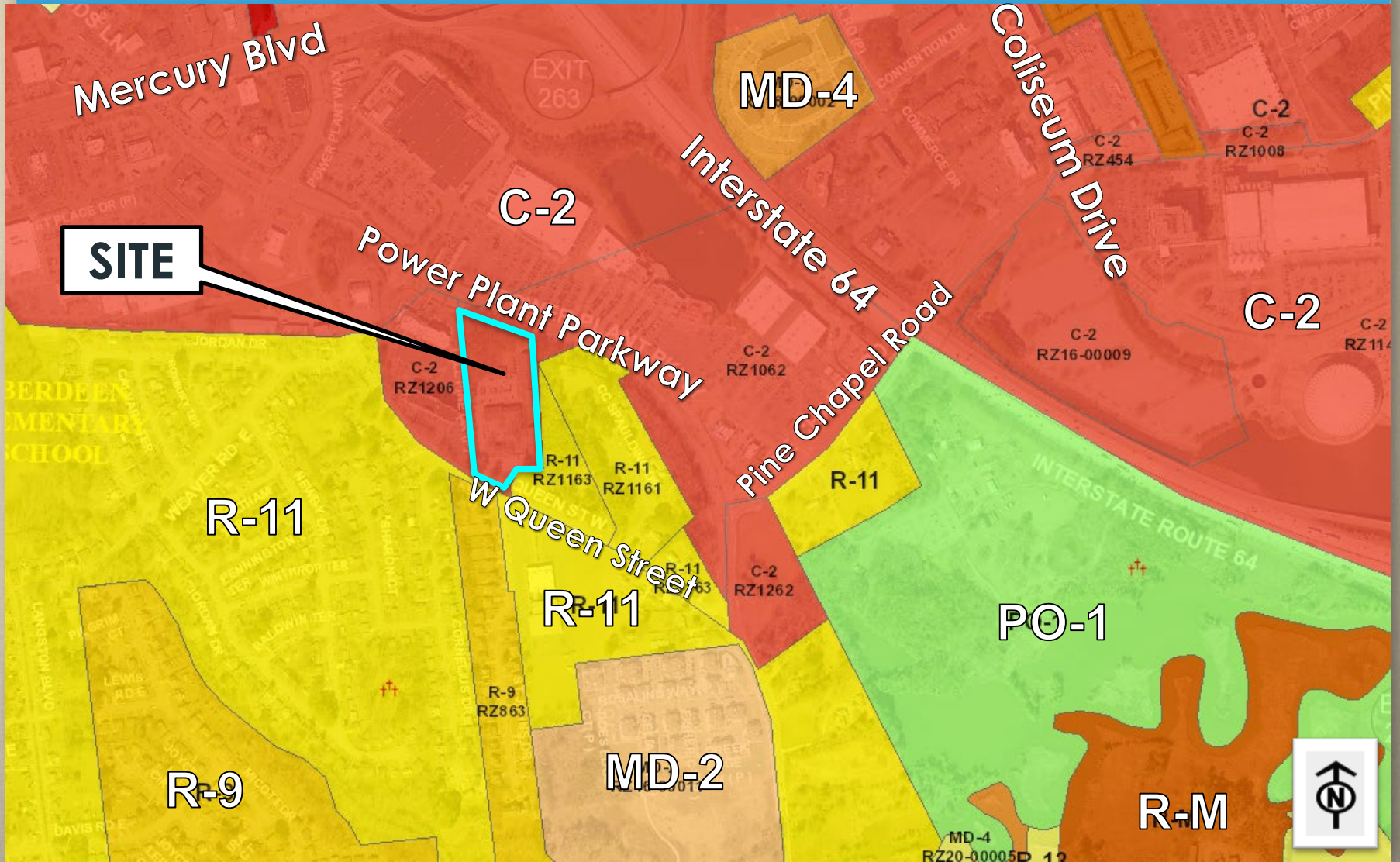


**Parking Side Elevation**

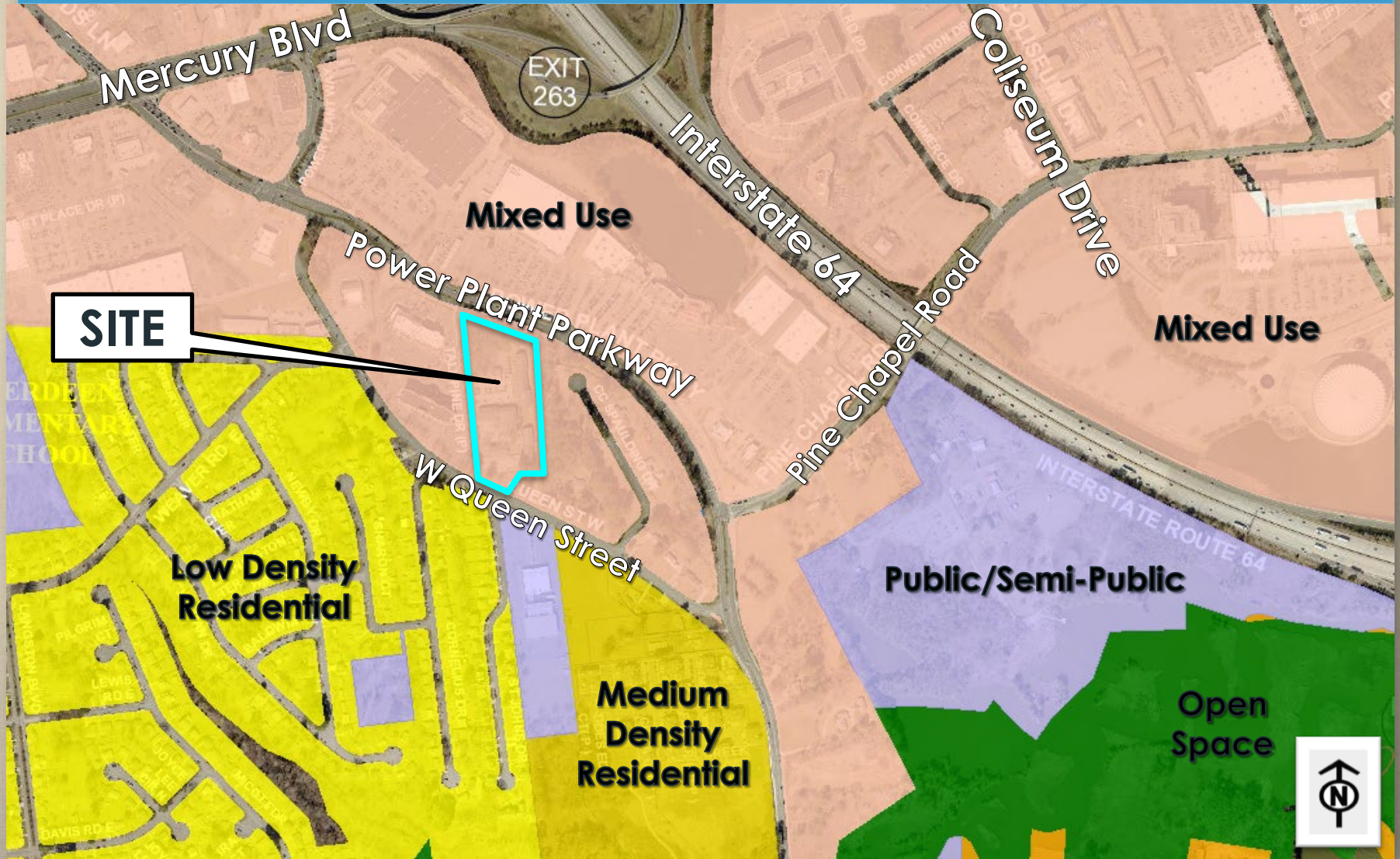


**Power Plant Parkway Elevation**

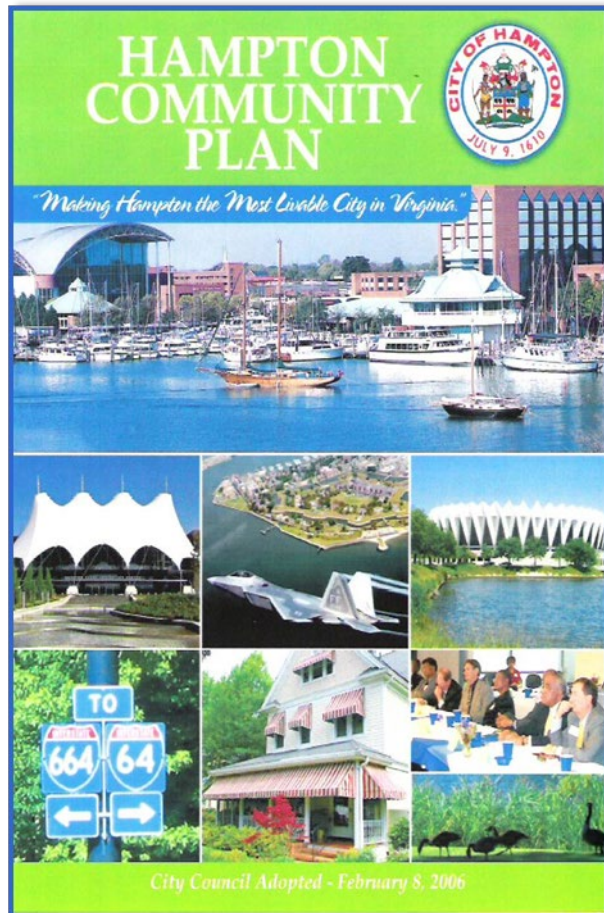
# Zoning Map



# Land Use Map



# 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.

# 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.

# Power Plant Initiative Area



- Integrate residential development into the walkable district & allows easy access to arterial roads & the interstate.
- Encourage new development & redevelopments to address the street frontage & facilitate pedestrian activity.

# Staff Analysis

- Consistent with City land use policies:
  - High density residential consistent with the Coliseum Central Master Plan
  - Increase pedestrian activity within Power Plant Initiative area
- Adaptive redevelopment of underutilized vacant site
- Adds needed residential units to the District
- Quality design
- Community amenities



# Community Meeting

- A community meeting was held on March 4, 2025

# Recommended Use Permit Conditions

- Concept Plan
- Landscape Plan
- Elevations & Building Materials
- Coliseum Central Design Standards
- Management
- Dumpster location & screening
- Common amenities
- Certificate of Occupancy
- Compliance with Applicable Laws
- Nullification & Revocation

\*A full set of conditions can be found in the application package

# Conclusion

- Applicant opportunity to present
- Public hearing
- Action: Staff recommends **approval** of UP No. 24-0530, subject to 12 conditions