



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

4218 Victoria Boulevard

City Council

May 13, 2026

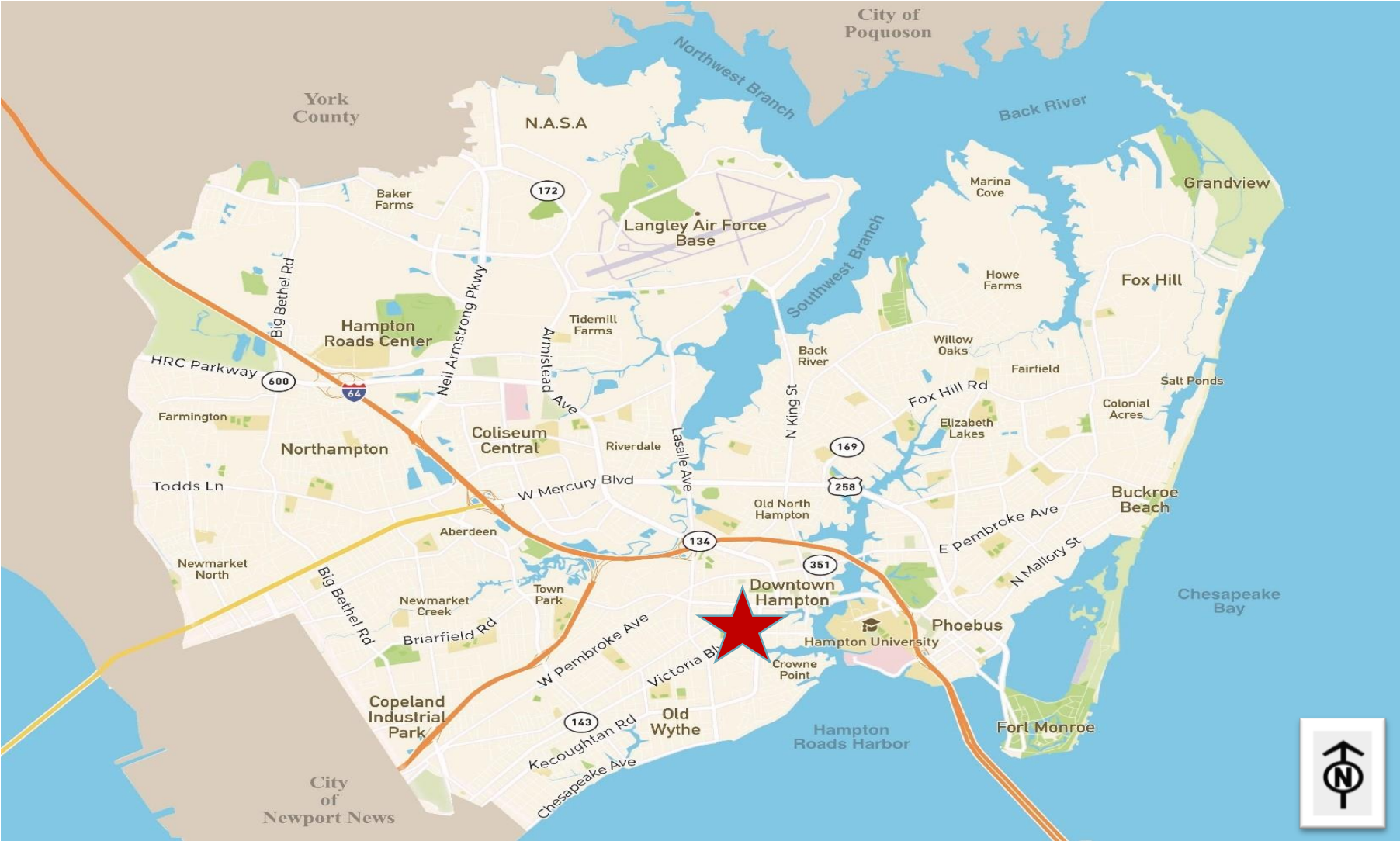
# Application



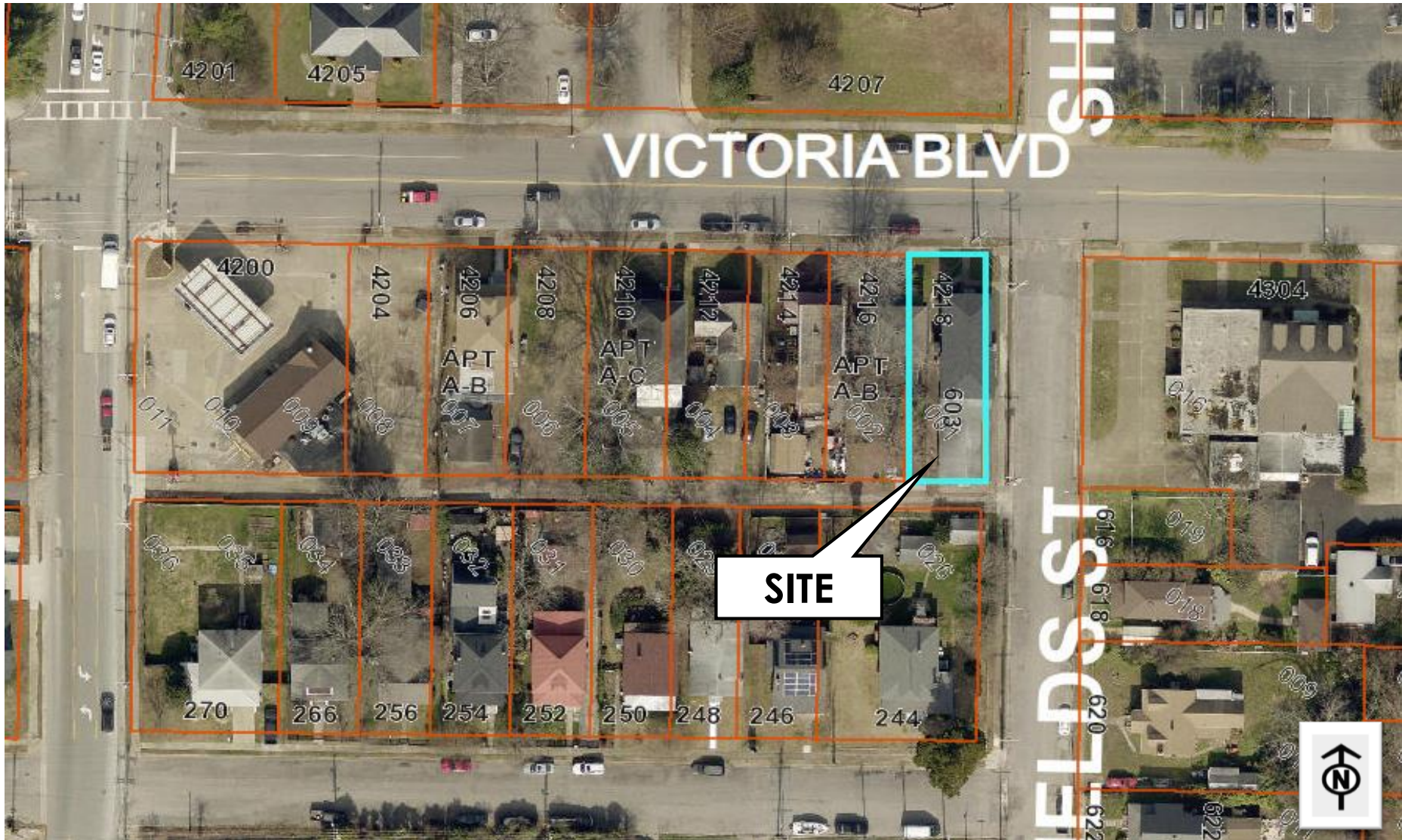
Rezone .09 +/- acres at **4218 Victoria Blvd.**, from Neighborhood Commercial (C-1) District to Multiple Dwelling (MD-4) District with proffers for multifamily development

Use permit to allow a multifamily dwelling

# Location Map



# Location Map



# Proposal

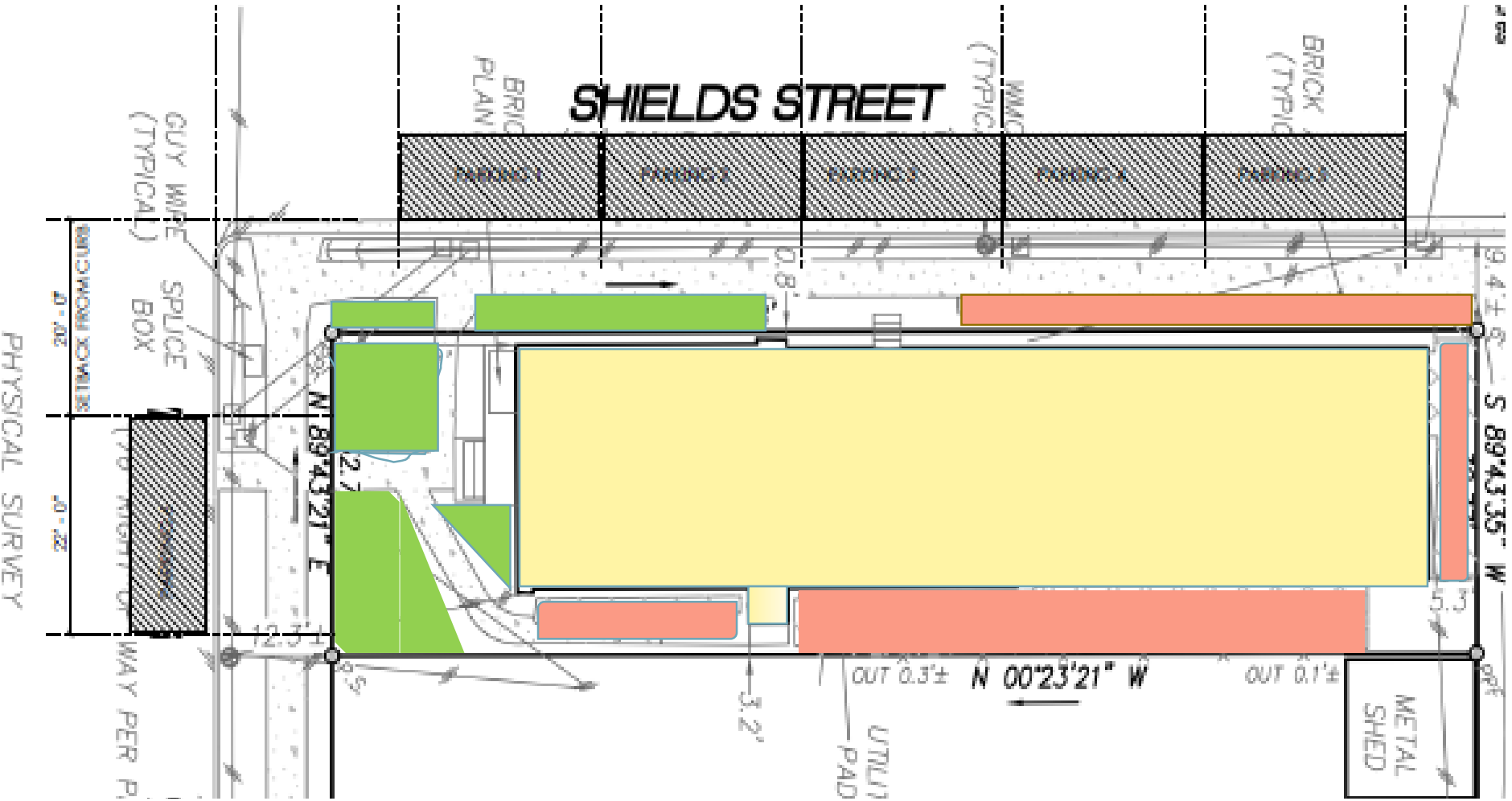


- Renovate and convert existing building into multifamily dwelling
- Four (4) One-bedroom, One-bath apartments
- Apartment sizes from 576 sf. to 621 sf.
- Property improvements

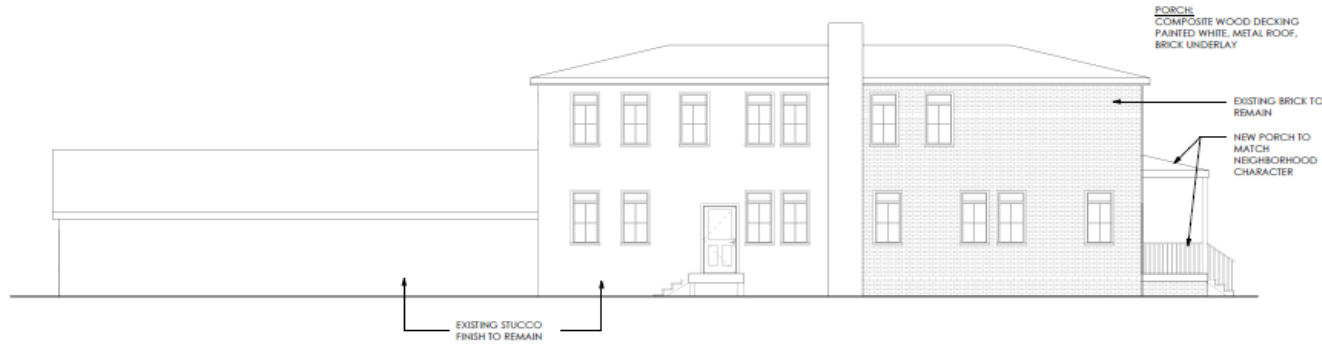
# Current Building



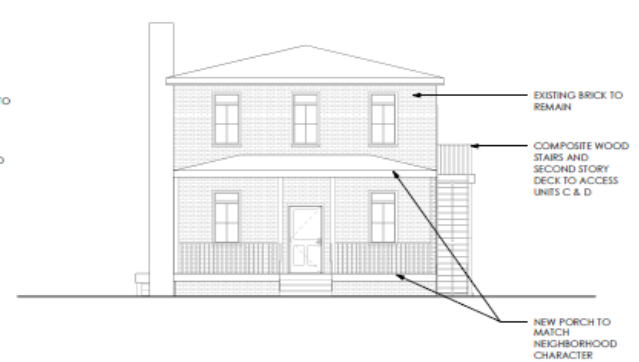
# Concept



# Proposed Building Elevations



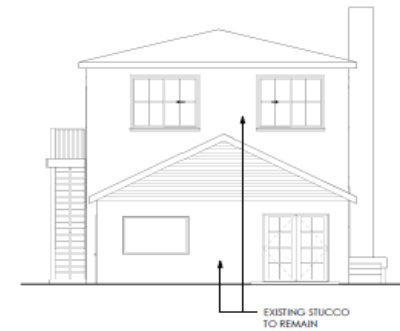
1 SIDE ELEVATION  
3/16" = 1'-0"



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



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

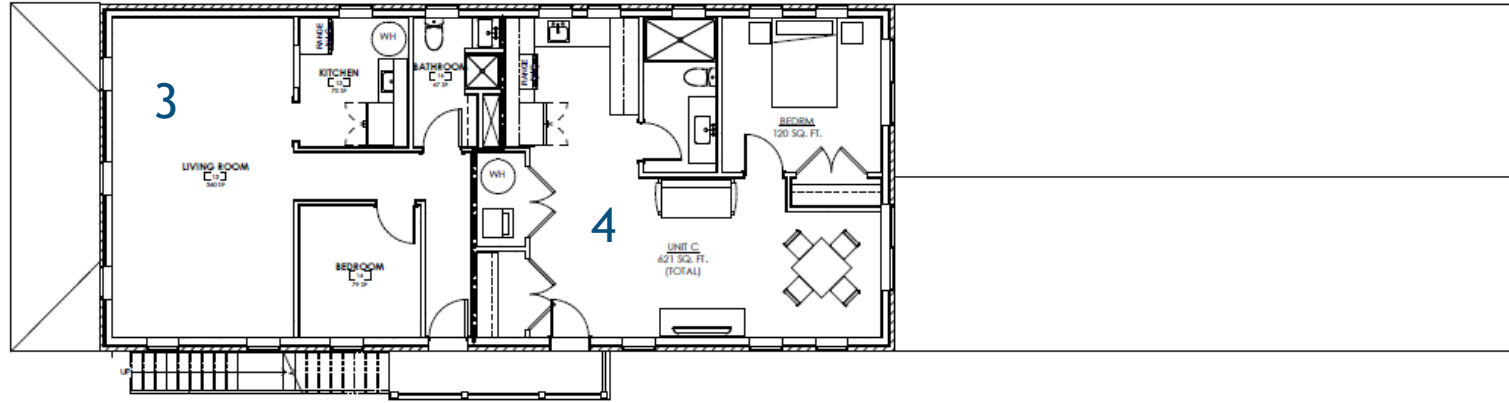


4 REAR ELEVATION  
3/16" = 1'-0"

# Proposed Floor Plans

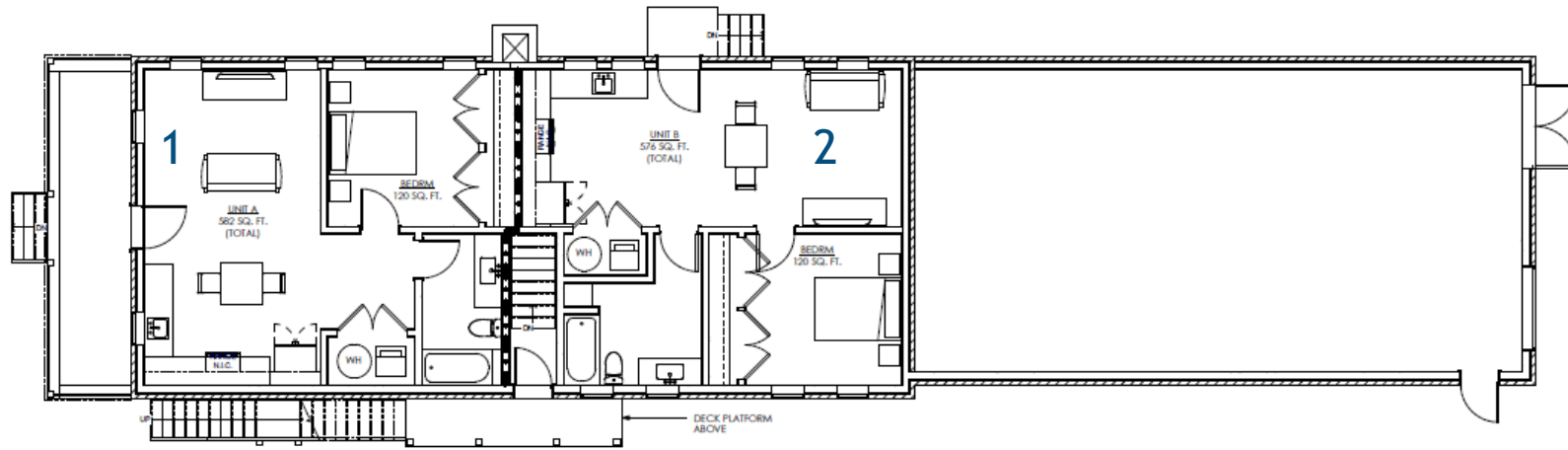


Upper Floor



LEVEL 2

Lower Floor



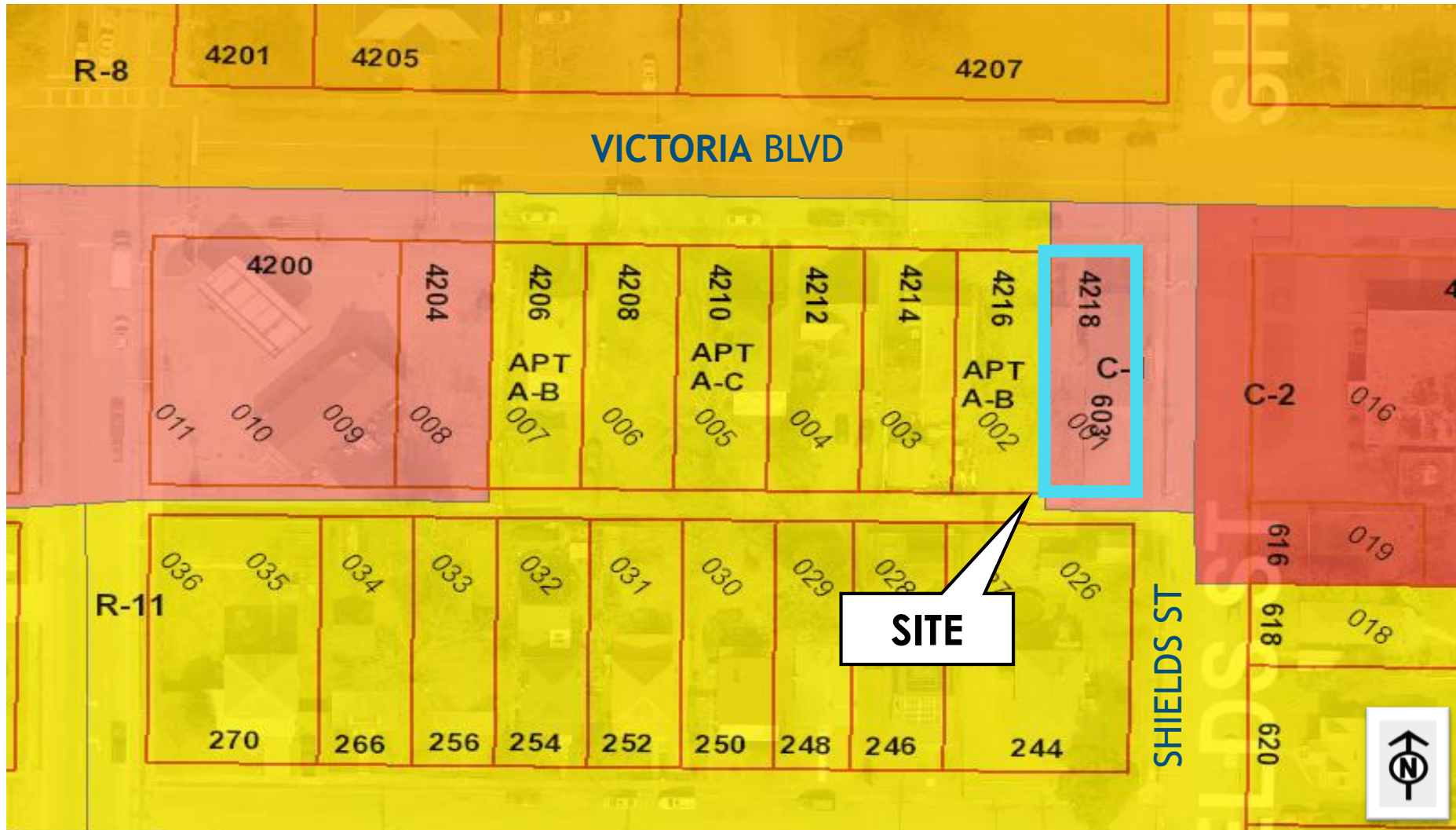
LEVEL 1

# On-Street Parking Victoria Blvd-Shields St-Columbia Ave

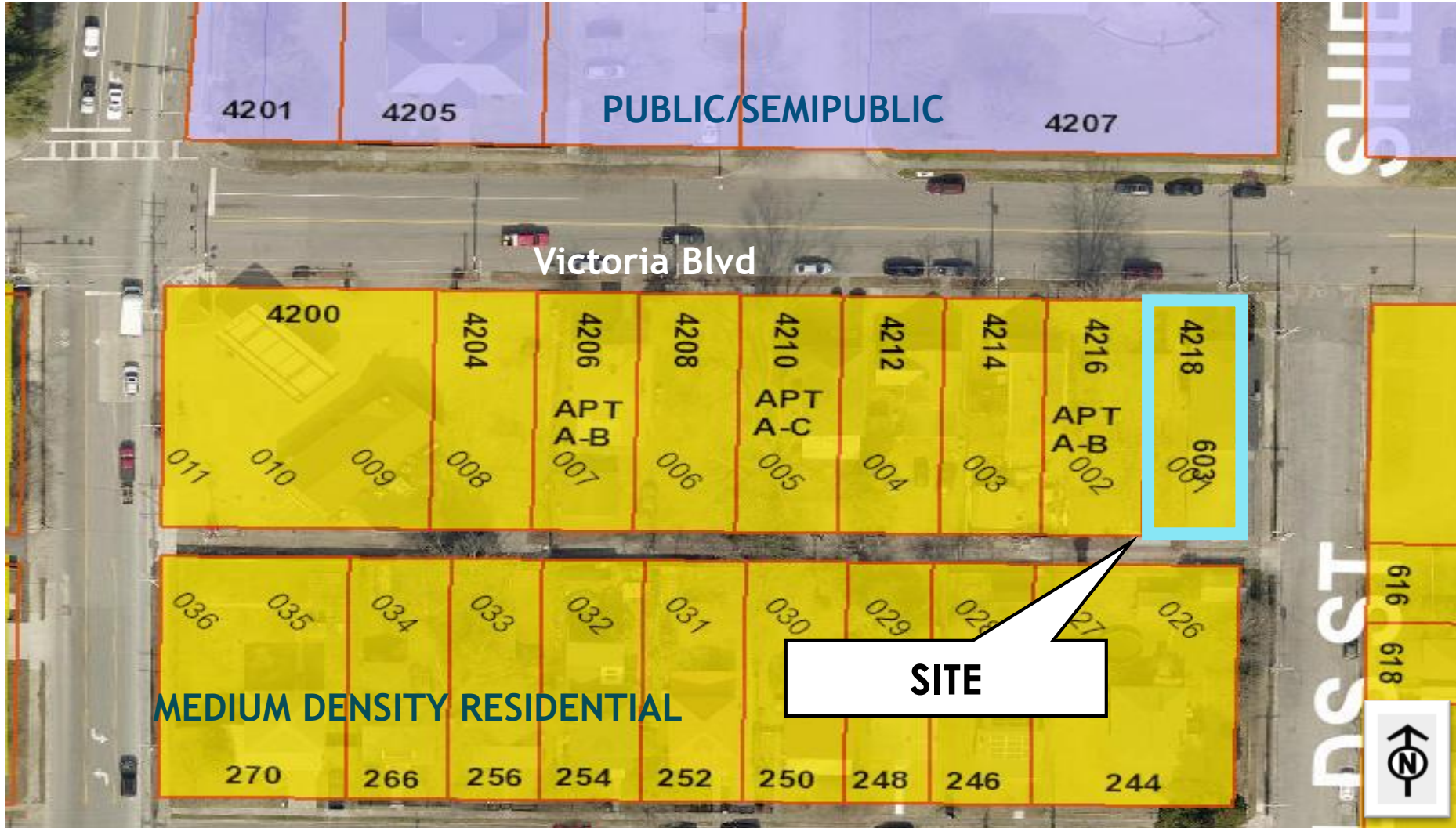


Available  
On-Street  
Parking

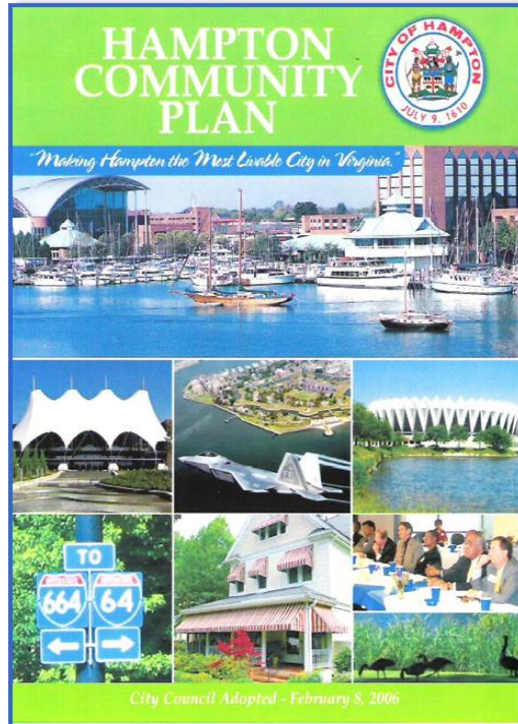
# Zoning Map



# 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 he does 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 and Planning Commission recommend **APPROVAL** of RZ No. 26-0121 with seven (7) proffered conditions
  - Staff and Planning Commission recommend **APPROVAL** of UP No. 26-0122 with six (6) conditions