



Use Permit No. 26-0221

1044 Von Schilling Drive Canopy Development

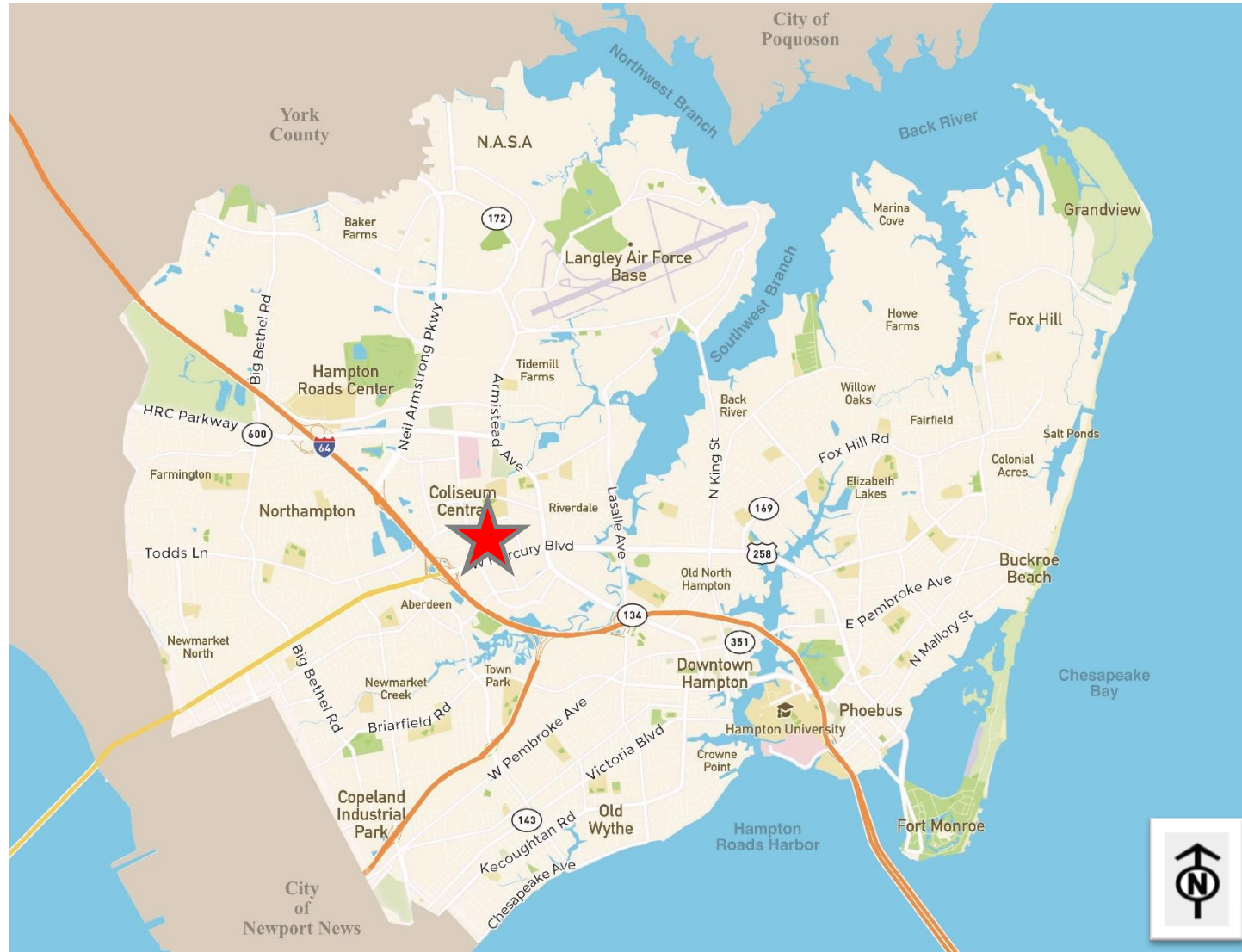
Quinn Heinrich, City Planner
Planning Commission
July 16, 2026

Application



- Use Permit by Canopy Development to allow 255 Multifamily Dwellings at 1044 Von Schilling Drive, in the C-2 District and O-CC Overlay

Location Map



Location Map



Site History



- Previous site of the former Cinema Café, which was demolished in 2025
- Currently vacant land

Proposal



- 255 units
 - 38 studio
 - 110 1-bedroom
 - 99 2-bedroom
 - 8 3-bedroom
- Three 4-story apartment buildings, facing Von Schilling Dr
- Amenities: resort-style pool, gym, yoga studio, business center, grilling stations, park benches, dog park
- Trash compactors at the interior of the building

Proposal

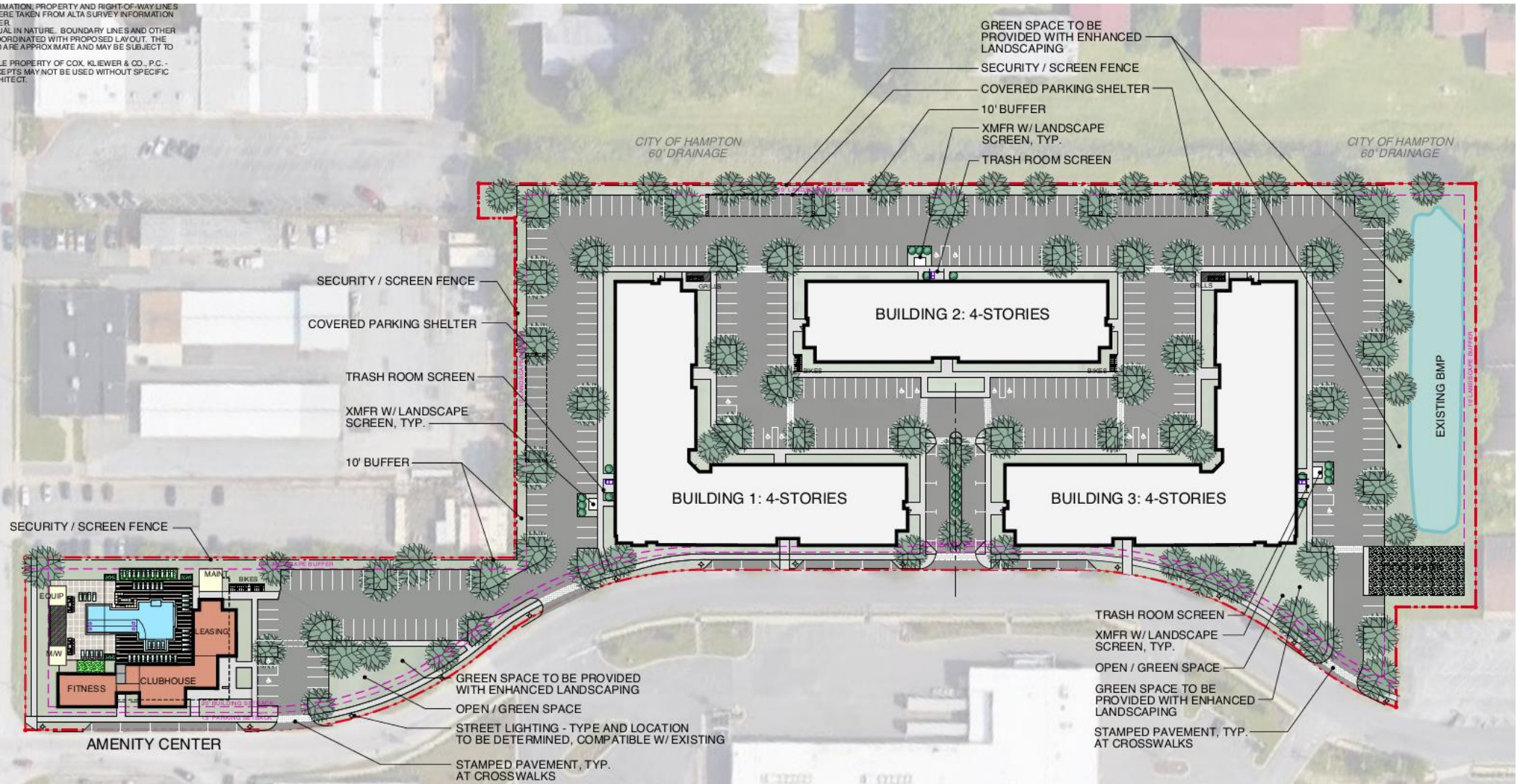


- Resiliency elements: cool roofs connected to the stormwater system, water saving fixtures, energy star or equivalent appliances, 4 level 2 EV charging stations, bicycle racks
- Potential for solar-powered roofs above EV chargers
- 75% of plantings native to Southeast Virginia
- Stormwater managed at a BMP to the east of the site
- 375 parking spaces

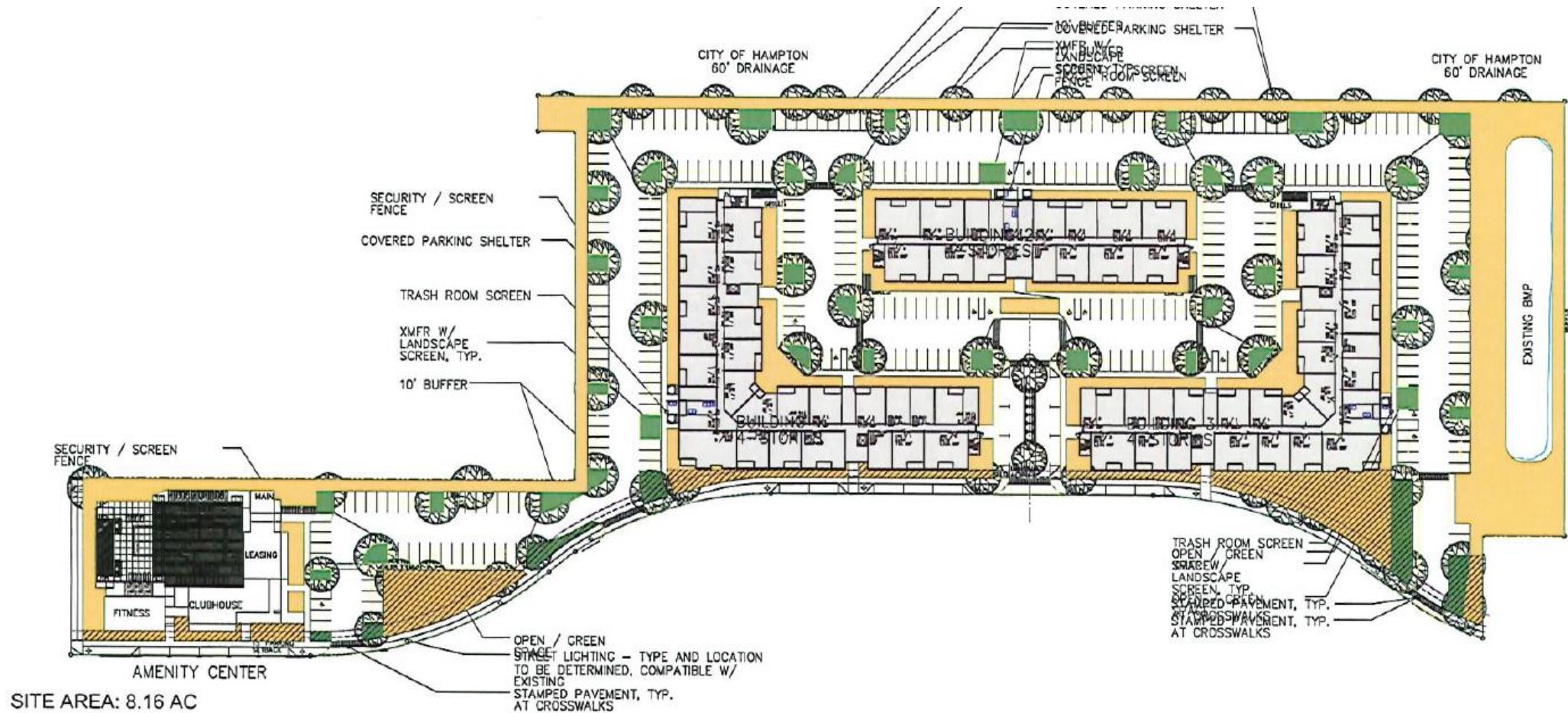
Proposal



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Proposal



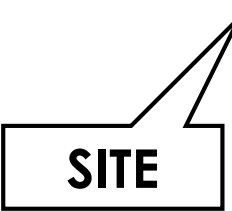
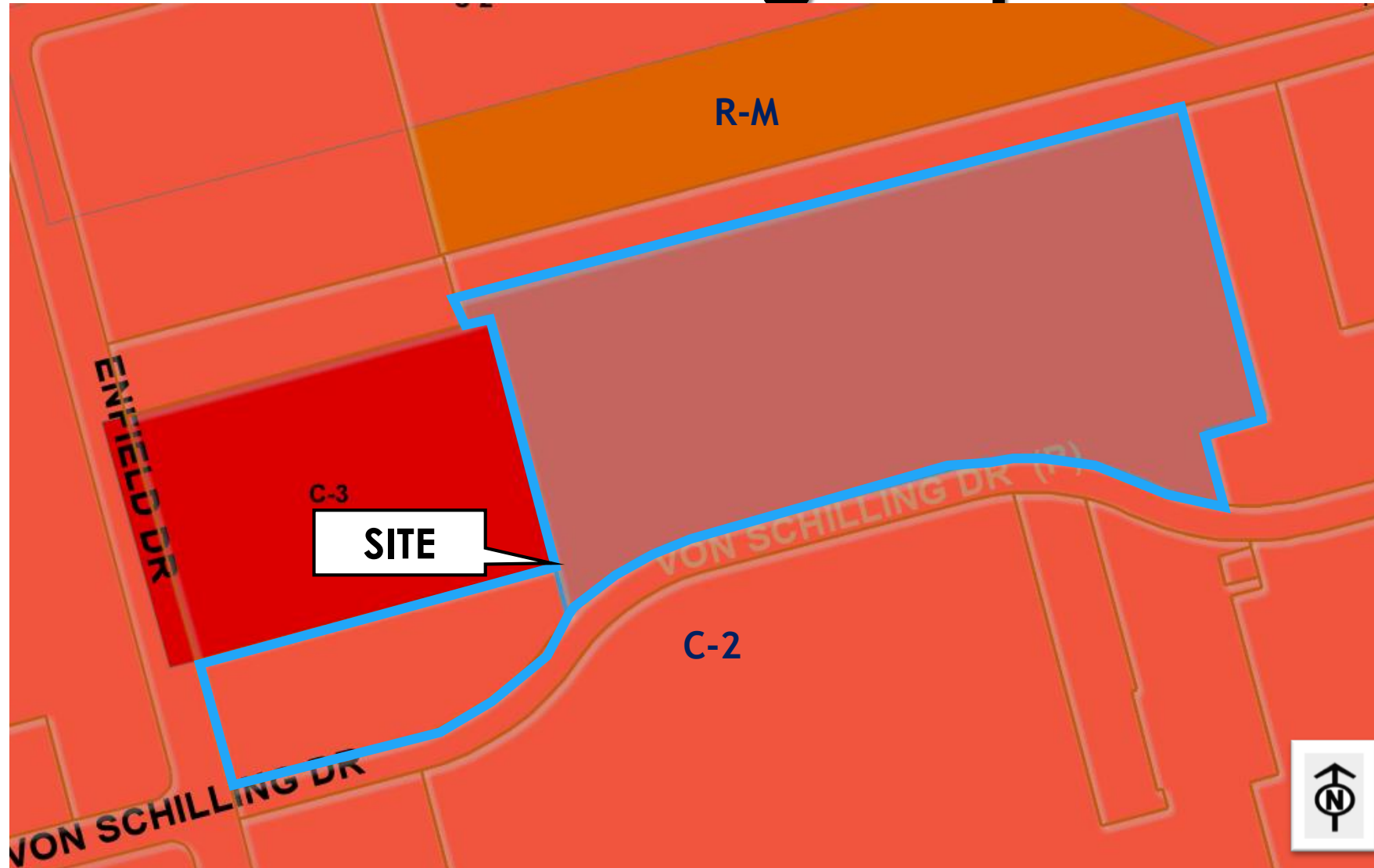
Building Elevations



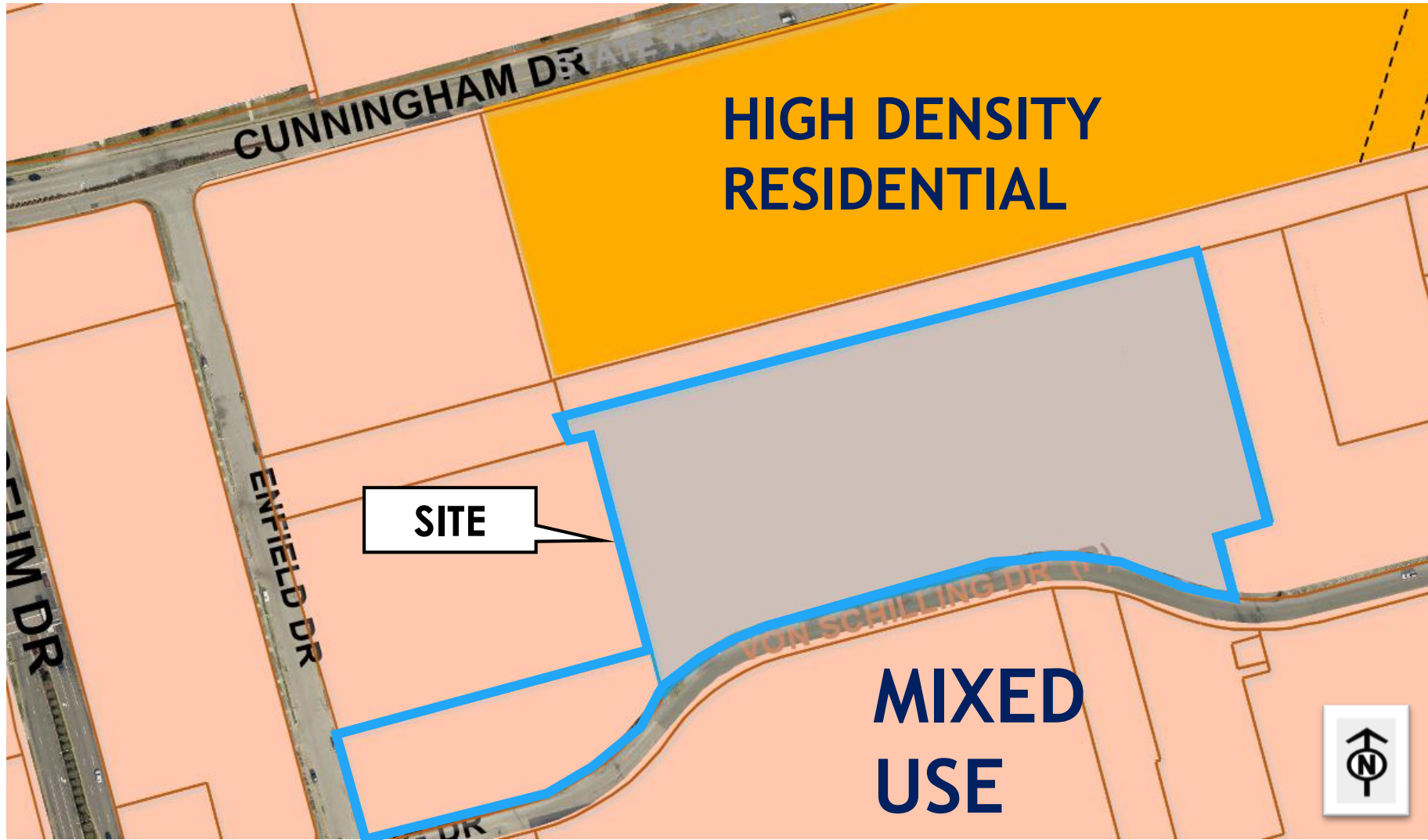
Building Elevations



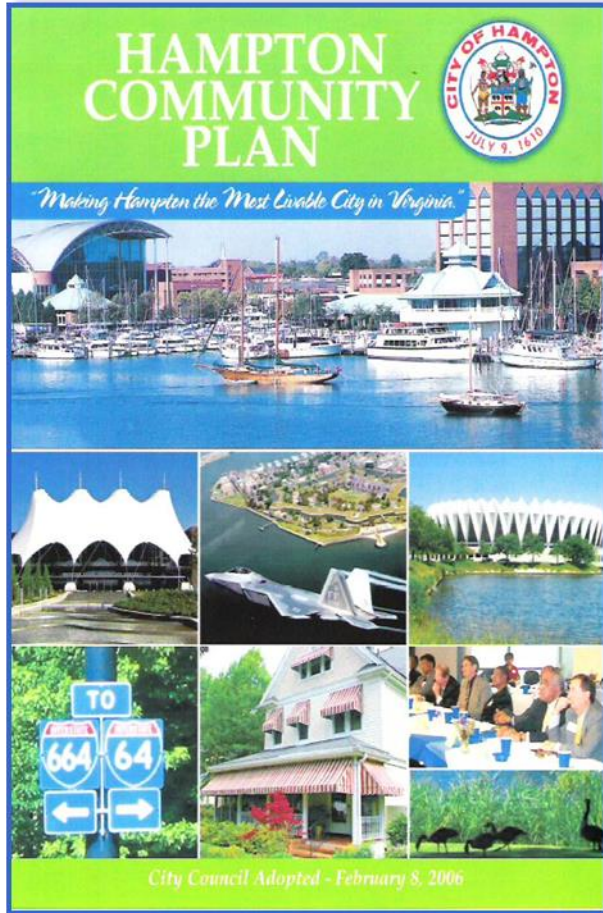
Zoning Map



Future Land Use Map



Public Policy



Hampton Community Plan (2006, as amended)

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

Public Policy



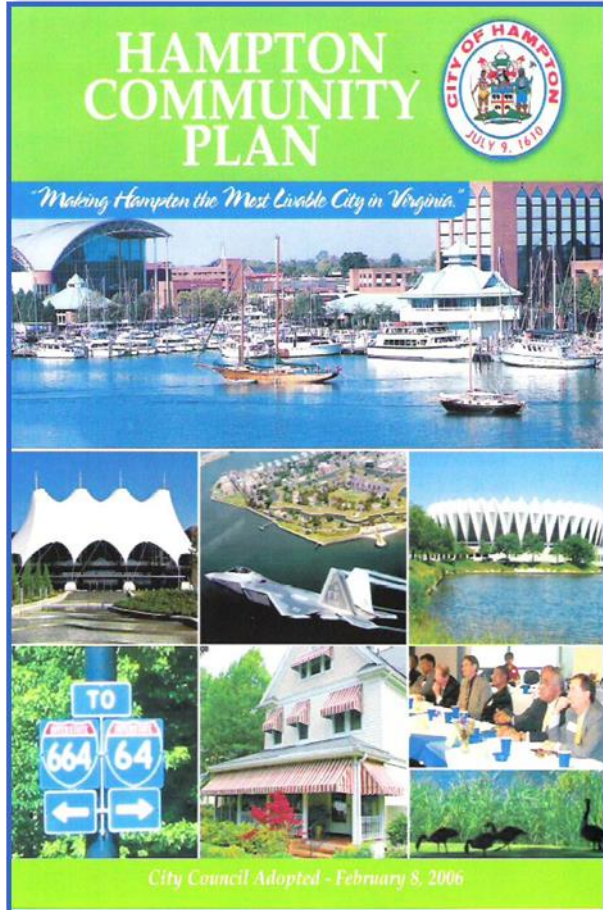
Housing and Neighborhood Policies

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.



Hampton Community Plan (2006, as amended)

Public Policy



COLISEUM CENTRAL MASTER PLAN:

Hampton, Virginia URBAN DESIGN ASSOCIATES

NOVEMBER 12, 2015



ADOPTED BY CITY COUNCIL ON 12 NOVEMBER 2015

- The Coliseum Central Master Plan (2015, as amended) calls for the conversion of the Riverdale Plaza area from retail to mixed-use development.
- Calls for high-density residential uses along the north side of Von Schilling Drive.
- Policies specific to the Riverdale initiative: Extend new streets to strengthen connections; implement street network to accommodate a mix of uses; front streets with multi-story buildings with urban setbacks; place large retail and parking into the street network; cluster pedestrian-oriented business around public spaces; provide a mix of high-quality housing types with urban patterns; tie new development into the existing apartment complexes.

Public Policy



COLISEUM CENTRAL MASTER PLAN:

Hampton, Virginia URBAN DESIGN ASSOCIATES

NOVEMBER 12, 2015



ADOPTED BY CITY COUNCIL ON 12 NOVEMBER 2015

- Throughout Coliseum Central, the Plan calls for residential development at dense scales to support neighboring businesses. The Plan also encourages pedestrian-friendly and transit-friendly development.

Analysis



- Proposal adds high-quality residential development to the Coliseum Central area
- Complies with Coliseum Central Master Plan and Hampton Community Plan
- Makes efficient use of a vacant parcel and orients it towards Coliseum Drive
- Generates less traffic than the former Cinema Café on the same site
- Will help transform Von Schilling Drive into a more urban street with on-street parking, sidewalk, street trees and street lighting

Recommended Conditions



- Issuance of Permit
- Multifamily Dwellings
- Concept Plan
- Elevations
- Building Materials
- Compliance with O-CC Design Guidelines
- Building height
- Fencing
- Lighting
- HVAC and dumpster screening
- Landscape location, plant material, and size requirements
- Community amenities
- Resilience elements

*Complete set of conditions found in Package

Recommended Conditions



- Property Line Vacation
- Management
- Security
- Certificate of Occupancy
- Compliance with Applicable Laws
- Revocation
- Nullification

*Complete Conditions found in Package

Community Meeting



- A community meeting was held on June 15, 2026
- One (1) community member was in attendance
- Community member asked a question about on-site amenities

Conclusion



- Applicant opportunity to present
- Public hearing
- Action
 - Staff recommends **approval** of Use Permit No. 26-0221, subject to twenty-one (21) conditions