

AGENDA REVIEW

ITEM NO: UP26-0038 **DATE:** 2/19/2026

PREPARED BY: Quinn Heinrich, City Planner **Phone #:** 757-727-6066

REVIEWED BY: Milissa Story, Planning Manager **Phone #:** 757-728-5244

Second Reading (If applicable) **REVIEWED BY:** _____ **Phone#:** _____

SUBJECT: Use Permit Application No. 26-0038: This is a use permit application by Woda Cooper Companies, LLC, to permit Multifamily Dwellings at **2601 Cunningham Drive, LRSN 4002376**. The Hampton Community Plan (2006, as amended) currently recommends mixed-use land use for this site. This application is brought in conjunction with Rezoning Application No. 26-0037. For inquiries specific to this item, the lead staff is Quinn Heinrich, 757-727-6066 or quinn.heinrich@hampton.gov.

ACTION REQUESTED OF COMMISSION/COUNCIL: Recommend APPROVAL of Use Permit Application No 26-0038.

BRIEF BACKGROUND STATEMENT: This project is a Use Permit to construct a 4-story apartment building with a total of 44 units. The units will be rental units, at or below 80% of the market rate for the area. There will be a mix of unit types: six (6) units will be one-bedroom, 27 will be two-bedroom, and 11 will be 3-bedroom. The apartment building will be located in the front of the site facing Cunningham Drive, and extend backward parallel to the western border of the site. Proposed project amenities would include a community room, a patio-covered picnic area, a small playground, and a grill, among other amenities.

The Hampton Community Plan (2006, as amended) future land use map recommends mixed-use development on this site. The Coliseum Central Masterplan (2015, as amended) does not address the site specifically, but general recommendations of the Master Plan call for residential development wherever possible, at dense scales to support neighboring businesses.

Staff's recommendation of approval is subject to an additional 9 conditions for the Use Permit.

ADDITIONAL REFERENCE MATERIAL AVAILABLE:

Application, Proffer Agreement, Staff Report, Presentation

DATES ADVERTISED (If Applicable): February 4th and February 11, 2026

USE PERMIT CONDITIONS ATTACHED: Yes No

010-7 Rev.3