

Hampton, Virginia Application for Use Permit



WODA COOPER COMPANIES

Application for Use Permit

1) Application Form



WODA COOPER COMPANIES



Application for
Use Permit

OFFICE USE ONLY
Date Received: _____

Case Number: UP _____

Complete this application in its entirety and submit pages 4 and 5 along with the required materials (including any required supplements) as listed on page 2 to the address below:

City of Hampton
Community Development Department, Planning Division
22 Lincoln Street, 5th Floor
Hampton, Virginia 23669

1. PROPERTY INFORMATION

Address or Location 2601 Cunningham Drive, Hampton, Virginia 263666

LRSN 4002376 Zoning District C-3

Current Land Use General Commercial

Proposed Land Use Multifamily Residential District

The proposed use will be in: an existing building a new addition a new building

2. PROPERTY OWNER INFORMATION (an individual or a legal entity may be listed as owner)

Owner's Name METROTEC ASSOCIATES INC

Address 1240 Course View Circle City Virginia Beach State Virginia Zip 23666

Phone 202-568-0891 Email gowdaa@oceaneastonline.com

3. APPLICANT INFORMATION (if different from owner)

Applicant's Name Woda Cooper Development, Inc.

Address 500 South Front Street, 10th Floor City Columbus State Ohio Zip 43215

Phone (614)-725-6807 Email aspeicher@wodagroup.com

4. APPLICANT AGENT INFORMATION (if different from applicant)

Agent's Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

5. CERTIFICATION FOR LEGAL ENTITY PROPERTY OWNERS

Complete this section only if the property owner is **not** an individual but rather a legal entity such as a corporation, trust, LLC, partnership, diocese, etc. as specified in Step 2 above.

"I hereby submit that I am legally authorized to execute this application on behalf of the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), title(s), signature(s), and date(s) of authorized representative(s) of the legal entity (attach additional page if necessary):

Name of Legal Entity METROTEC ASSOCIATES INC

Signed by:

Name (printed) TARA GOWDA, Its (title) President/Director

Signature Tara Gowda Date: 11/07/2025

Name (printed) _____, Its (title) _____

Signature _____ Date _____

6. CERTIFICATION FOR INDIVIDUAL PROPERTY OWNERS

Complete this section only if the property owner is an individual or individuals.

"I hereby submit that I am the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), signature(s), and date(s) of owner(s) (attach additional page if necessary):

Name (printed) _____

Signature _____ Date _____

Name (printed) _____

Signature _____ Date _____

<small>OFFICE USE ONLY</small>		
<input type="checkbox"/> Application Form	<input type="checkbox"/> Narrative Statement	<input type="checkbox"/> Supplemental Form (if required)
<input type="checkbox"/> Application Fee	<input type="checkbox"/> Survey Plat	<input type="checkbox"/> Additional materials (if required)

Application for Use Permit

2) Application Fee



WODA COOPER COMPANIES

Application for Use Permit

3) Narrative Statement



WODA COOPER COMPANIES



WODA COOPER COMPANIES

Narrative Statement of Johnson Lofts: 2601 Cunningham Drive, Hampton, VA

Woda Cooper Development, Inc., requests approval of a Use Permit for the property located at 2601 Cunningham Drive, Hampton, VA, to allow the development and operation of Johnson Lofts, an affordable multifamily community. The proposed development will occupy approximately 1.69 acres, with a building footprint of 13,994 square feet and a total gross floor area of approximately 55,976 square feet across four stories. The project will include 44 dwelling units in a single 4-story building.

The proposed development includes 57 parking spaces, 7 of which will be ADA accessible, along with 12 bike racks to encourage alternative transportation. Vehicular access will be provided through two entrances and three exit points on Build America Drive, designed to allow safe ingress and egress. Internal circulation will consist of a two-way/one-way drive aisle mix connecting the parking areas to the building entrance. Traffic impact is expected to be minimal, as residents will primarily use personal vehicles and public transit. The site is located near bus stops serving routes 102, 105, and 114, which will help reduce reliance on private vehicles.

Johnson Lofts will operate as an affordable multifamily residential community serving households earning at or below 80% of the Area Median Income. The property will offer long-term rental housing and include amenities such as a community room, playground, picnic area with grill, and bike racks.

Johnson Lofts will employ two full-time staff members responsible for on-site management and maintenance. The leasing and management office will operate Monday through Friday from 8:30am to 5:00pm.

The development will be managed by Woda Cooper Management and Real Estate, LLC, a nationally recognized property manager specializing in affordable housing. Woda Cooper Management and Real Estate, LLC will oversee all aspects of property management, compliance, and maintenance to ensure the community remains well-managed and sustainable.

Application for Use Permit

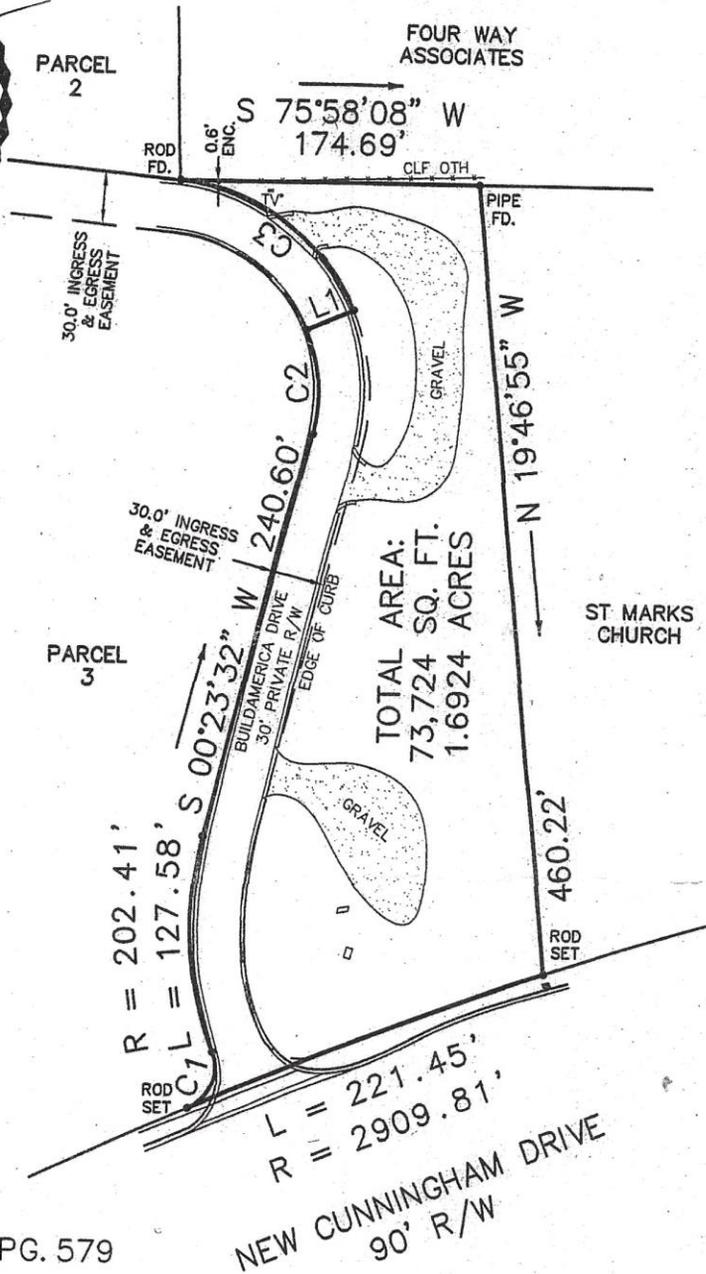
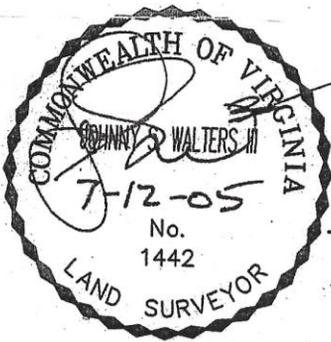
4) Architectural Items



WODA COOPER COMPANIES

NUMBER	DIRECTION	DISTANCE
L1	S 52°47'36" W	30.00'

NUMBER	C1	C2	C3
RADIUS	25.00	93.65	123.65
ARC LENGTH	38.93	61.46	133.20



PLAT REF.: D.B.673 , PG. 579
 FLOOD ZONE: X
 COMMUNITY NO.: 515527
 PANEL NO.: 12
 SUFFIX: D
 DATE OF FIRM INDEX: 7-16-87

This is to certify that on July 12th, 2005 I surveyed the property shown on this plat and found the property lines to be correct as shown hereon. There are no visible encroachments either way across the lines except as shown. This survey is subject to easements, servitudes and covenants of record and was prepared without benefit of a back title letter. This survey is not to be used for construction purposes.

JOHNNY S. WALTERS, III LAND SURVEYOR

CUNNINGHAM DRIVE
 PLAT OF THE PROPERTY OF

PARCEL 1
**PARCEL OF LAND CONTAINING
 1.6924 ACRES**

CITY OF HAMPTON, VIRGINIA

WALTERS LAND SURVEYING, LTD.
 710 DENBIGH BOULEVARD, SUITE 4C
 NEWPORT NEWS, VIRGINIA 23608
 P.O. BOX 1594 YORKTOWN, VIRGINIA 23692
 PHONE: (757)898-1057 FAX: (757) 898-2262



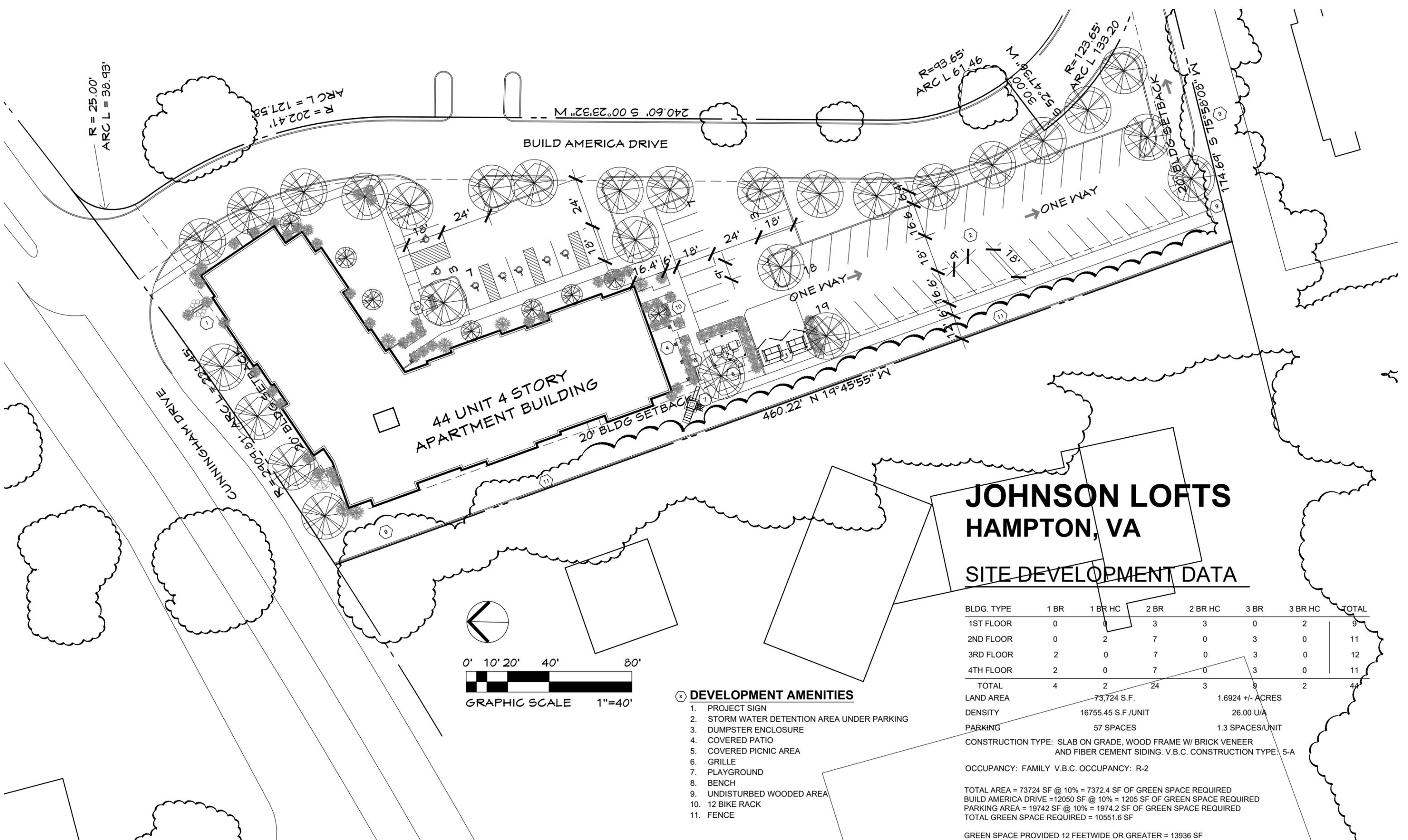
WODA COOPER COMPANIES

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Hampton, Commonwealth of Virginia.

ALL THAT certain tract or parcel of land, located in the City of Hampton, Virginia, designated and described as "PARCEL 1", as shown on that certain plat entitled "PLAT OF PARCELS 1, 2, 3 & 4, PROPERTY OF CUNNINGHAM 64 PARTNERSHIP", dated February 24, 1984, revised March 2, 1984, made by William M. Sours, Surveyor, a copy of which plat is attached to and made a part of the deed recorded in the Clerk's Office, Circuit Court, City of Hampton, Virginia, in Deed Book 673, at Page 577, and to which plat reference is hereby made for a more particular description.

NOTE FOR INFORMATION: Being Parcel No(s). 4002376, of the City of Hampton.



JOHNSON LOFTS HAMPTON, VA

SITE DEVELOPMENT DATA

BLDG. TYPE	1 BR	1 BR HC	2 BR	2 BR HC	3 BR	3 BR HC	TOTAL
1ST FLOOR	0	0	3	3	0	2	9
2ND FLOOR	0	2	7	0	3	0	11
3RD FLOOR	2	0	7	0	3	0	12
4TH FLOOR	2	0	7	0	3	0	11
TOTAL	4	2	24	3	9	2	44

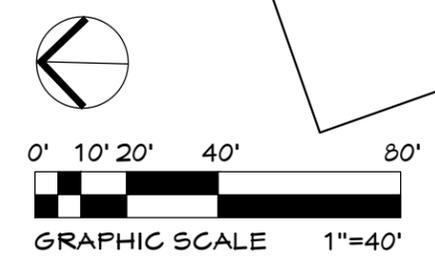
LAND AREA 73,724 S.F. 1.6924 +/- ACRES
 DENSITY 16755.45 S.F./UNIT 26.00 U/A
 PARKING 57 SPACES 1.3 SPACES/UNIT
 CONSTRUCTION TYPE: SLAB ON GRADE, WOOD FRAME W/ BRICK VENEER AND FIBER CEMENT SIDING. V.B.C. CONSTRUCTION TYPE: 5-A
 OCCUPANCY: FAMILY V.B.C. OCCUPANCY: R-2

TOTAL AREA = 73724 SF @ 10% = 7372.4 SF OF GREEN SPACE REQUIRED
 BUILD AMERICA DRIVE = 12050 SF @ 10% = 1205 SF OF GREEN SPACE REQUIRED
 PARKING AREA = 19742 SF @ 10% = 1974.2 SF OF GREEN SPACE REQUIRED
 TOTAL GREEN SPACE REQUIRED = 10551.6 SF
 GREEN SPACE PROVIDED 12 FEETWIDE OR GREATER = 13936 SF

- DEVELOPMENT AMENITIES**
- PROJECT SIGN
 - STORM WATER DETENTION AREA UNDER PARKING
 - DUMPSTER ENCLOSURE
 - COVERED PATIO
 - COVERED PICNIC AREA
 - GRILLE
 - PLAYGROUND
 - BENCH
 - UNDISTURBED WOODED AREA
 - 12 BIKE RACK
 - FENCE

R = 25.00'
 ARC L = 38.93'
 R = 202.41'
 ARC L = 127.58'

R = 93.65'
 ARC L = 61.46'
 R = 123.65'
 ARC L = 133.20'



ARCHITECT OF RECORD:
PCI DESIGN GROUP, INC.
 500 S. FRONT STREET, SUITE 975
 COLUMBUS, OHIO 43215

DEVELOPER:

WODA COOPER COMPANIES

DEVELOPMENT OF A
**MULTIFAMILY
COMMUNITY**

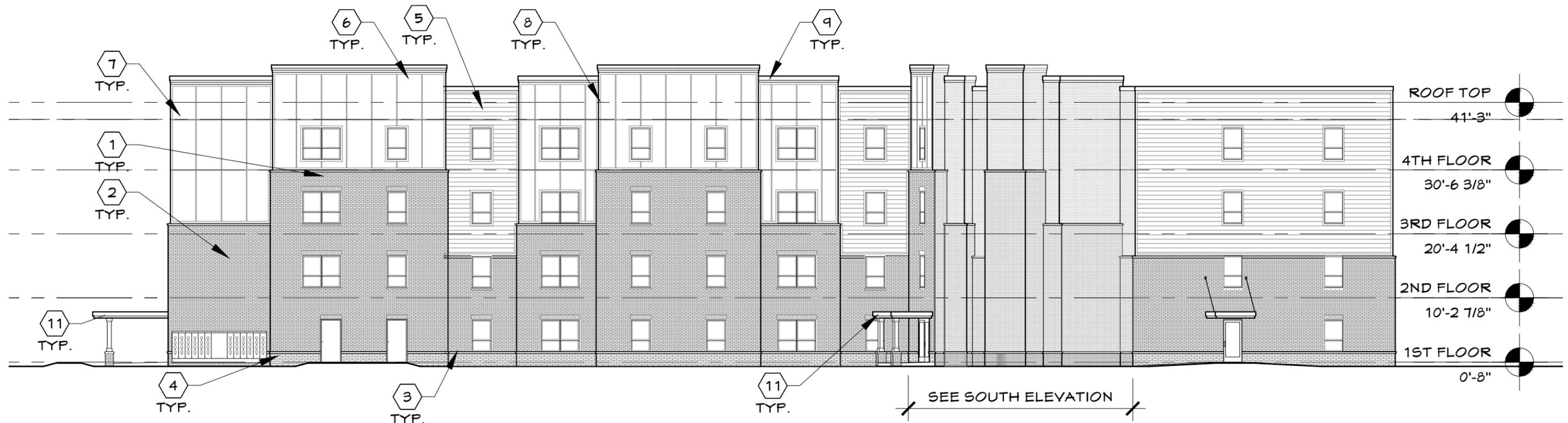
SHEET TITLE:
SITE PLAN

DATE:
 11-21-25

NAME:
JOHNSON LOFTS
 2601 CUNNINGHAM DRIVE
 HAMPTON, VA

**HAMPTON VA
ZONING
APPLICATION**

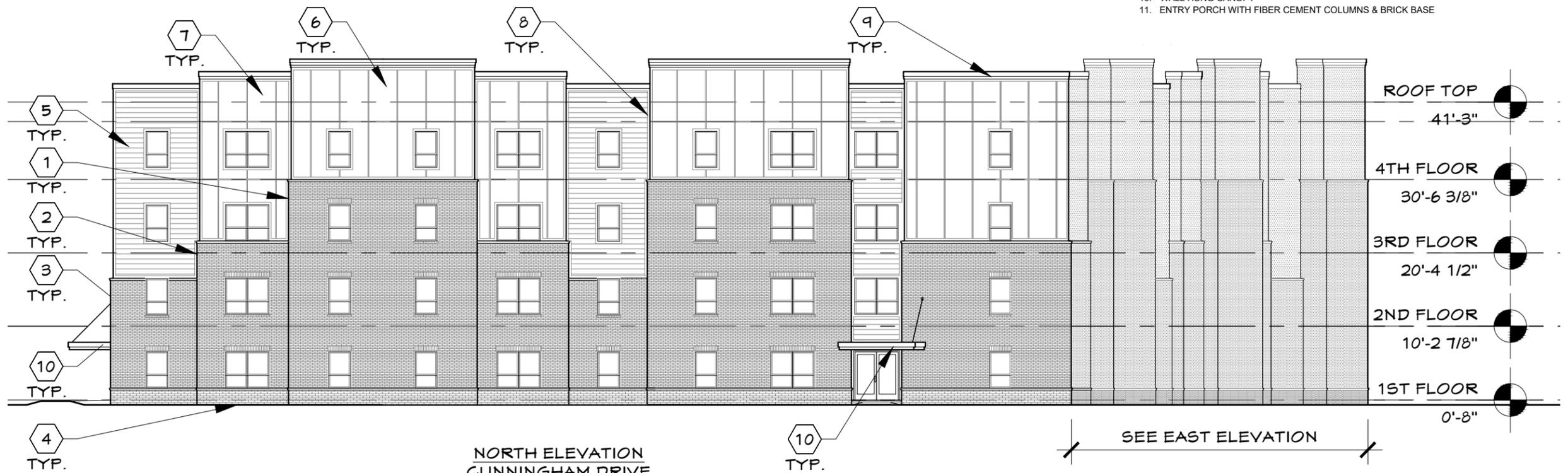
SHEET:
S1.1



**EAST ELEVATION
BUILD AMERICA DRIVE**

CODED NOTES

1. STANDARD BRICK COLOR #1
2. STANDARD BRICK COLOR #2
3. STANDARD BRICK COLOR #3
4. KINK SIZE BRICK COLOR #3
5. HORIZONTAL FIBER CEMENT SIDING COLOR #4
6. FIBER CEMENT PANELS & BATONS COLOR #5
7. FIBER CEMENT PANELS % BATONS COLOR #6
8. PVC TRIM
9. PVC FASCIA
10. WALL HUNG CANOPY
11. ENTRY PORCH WITH FIBER CEMENT COLUMNS & BRICK BASE



**NORTH ELEVATION
CUNNINGHAM DRIVE**

SEE EAST ELEVATION



GRAPHIC SCALE: 1/16"=1'-0"

ARCHITECT OF RECORD:
PCI DESIGN GROUP, INC.
500 S. FRONT STREET, SUITE 975
COLUMBUS, OHIO 43215

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DEVELOPER:

WODA COOPER COMPANIES

DEVELOPMENT OF A
**MULTIFAMILY
COMMUNITY**

SHEET TITLE:
**NORTH & EAST ELEVATIONS
CUNNINGHAM DRIVE &
BUILD AMERICA DRIVE**

DATE:
11-21-25

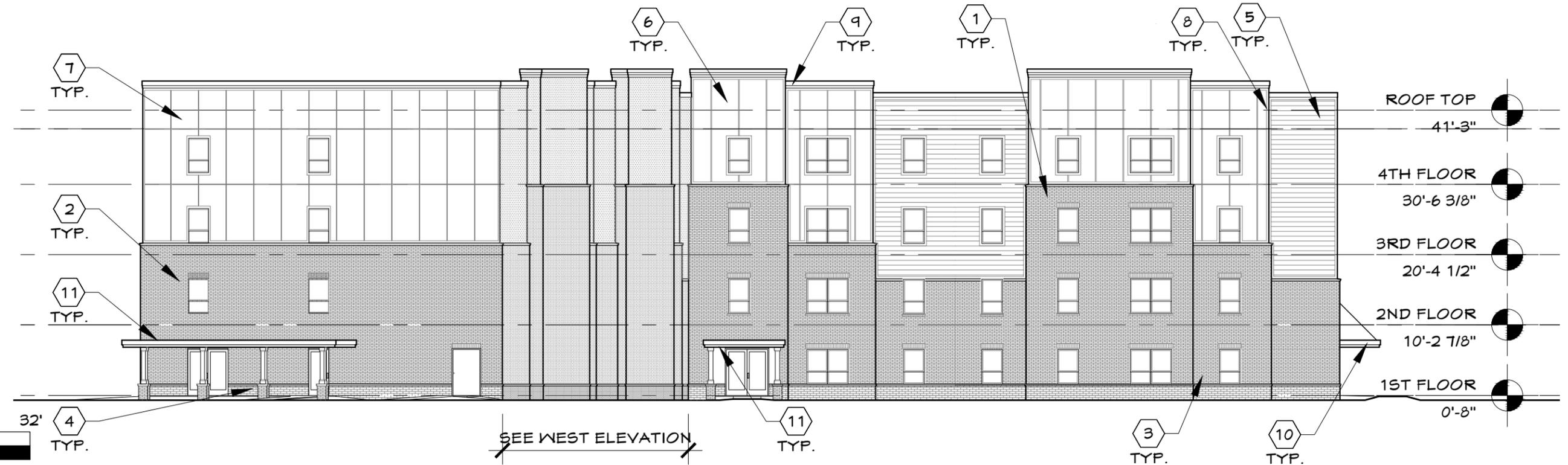
NAME:
JOHNSON LOFTS
2601 CUNNINGHAM DRIVE
HAMPTON, VA

**HAMPTON VA
ZONING
APPLICATION**

SHEET:
A3.1



- CODED NOTES**
1. STANDARD BRICK COLOR #1
 2. STANDARD BRICK COLOR #2
 3. STANDARD BRICK COLOR #3
 4. KINK SIZE BRICK COLOR #3
 5. HORIZONTAL FIBER CEMENT SIDING COLOR #4
 6. FIBER CEMENT PANELS & BATONS COLOR #5
 7. FIBER CEMENT PANELS % BATONS COLOR #6
 8. PVC TRIM
 9. PVC FASCIA
 10. WALL HUNG CANOPY
 11. ENTRY PORCH WITH FIBER CEMENT COLUMNS & BRICK BASE



ARCHITECT OF RECORD:
PCI DESIGN GROUP, INC.
 500 S. FRONT STREET, SUITE 975
 COLUMBUS, OHIO 43215

DEVELOPER:

WODA COOPER COMPANIES

DEVELOPMENT OF A
**MULTIFAMILY
 COMMUNITY**

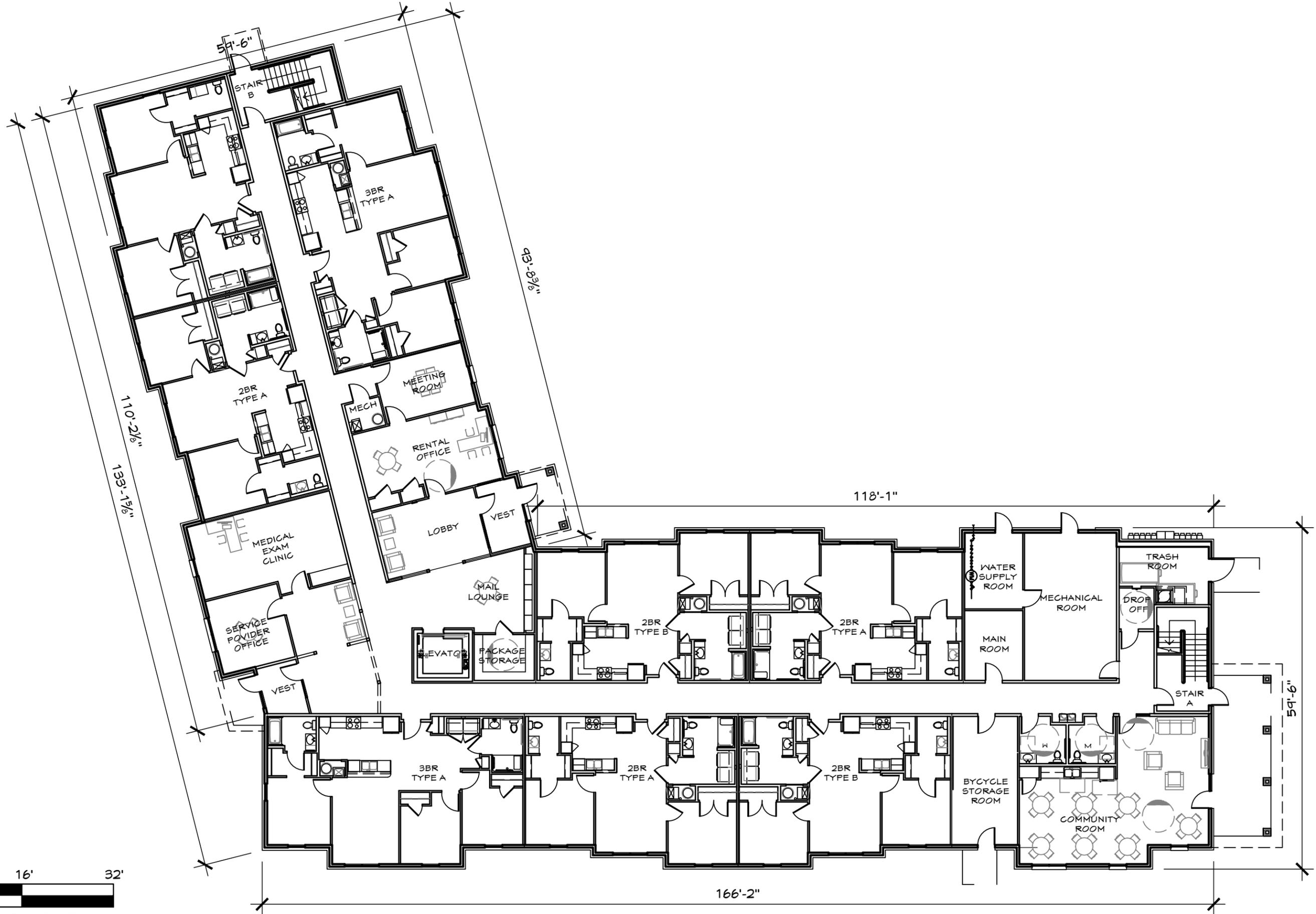
SHEET TITLE:
SOUTH & WEST ELEVATIONS

DATE:
 11-21-25

NAME:
JOHNSON LOFTS
 2601 CUNNINGHAM DRIVE
 HAMPTON, VA

**HAMPTON VA
 ZONING
 APPLICATION**

SHEET:
A3.2



GRAPHIC SCALE: 1/16"=1'-0"

ARCHITECT OF RECORD:
PCI DESIGN GROUP, INC.
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 COLUMBUS, OHIO 43215

DEVELOPER:

WODA COOPER COMPANIES

DEVELOPMENT OF A
**MULTIFAMILY
 COMMUNITY**

SHEET TITLE:
**1st FLOOR
 BUILDING PLAN**

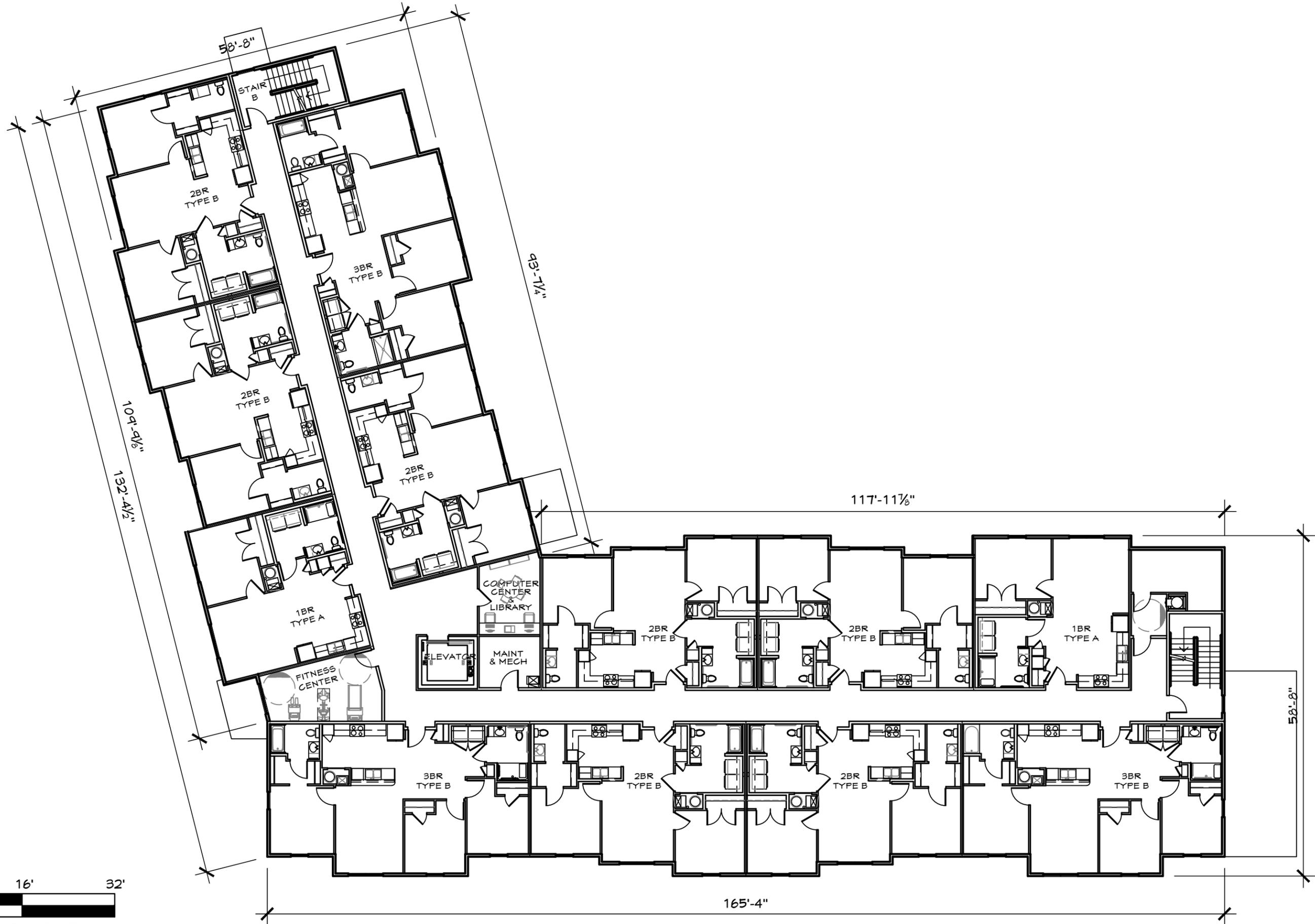
DATE:
 11-21-25

NAME:
JOHNSON LOFTS
 2601 CUNNINGHAM DRIVE
 HAMPTON, VA

**HAMPTON VA
 ZONING
 APPLICATION**

SHEET:
A1.1

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GRAPHIC SCALE: 1/16"=1'-0"

ARCHITECT OF RECORD:
PCI DESIGN GROUP, INC.
 500 S. FRONT STREET, SUITE 975
 COLUMBUS, OHIO 43215

DEVELOPER:

WODA COOPER COMPANIES

DEVELOPMENT OF A
MULTIFAMILY COMMUNITY

SHEET TITLE:
2nd FLOOR BUILDING PLAN

DATE:
 11-21-25

NAME:
JOHNSON LOFTS
 2601 CUNNINGHAM DRIVE
 HAMPTON, VA

HAMPTON VA ZONING APPLICATION

SHEET:
A1.2

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GRAPHIC SCALE: 1/16"=1'-0"

ARCHITECT OF RECORD:
PCI DESIGN GROUP, INC.
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 COLUMBUS, OHIO 43215

DEVELOPER:

WODA COOPER COMPANIES

DEVELOPMENT OF A
**MULTIFAMILY
 COMMUNITY**

SHEET TITLE:
**3rd FLOOR
 BUILDING PLAN**

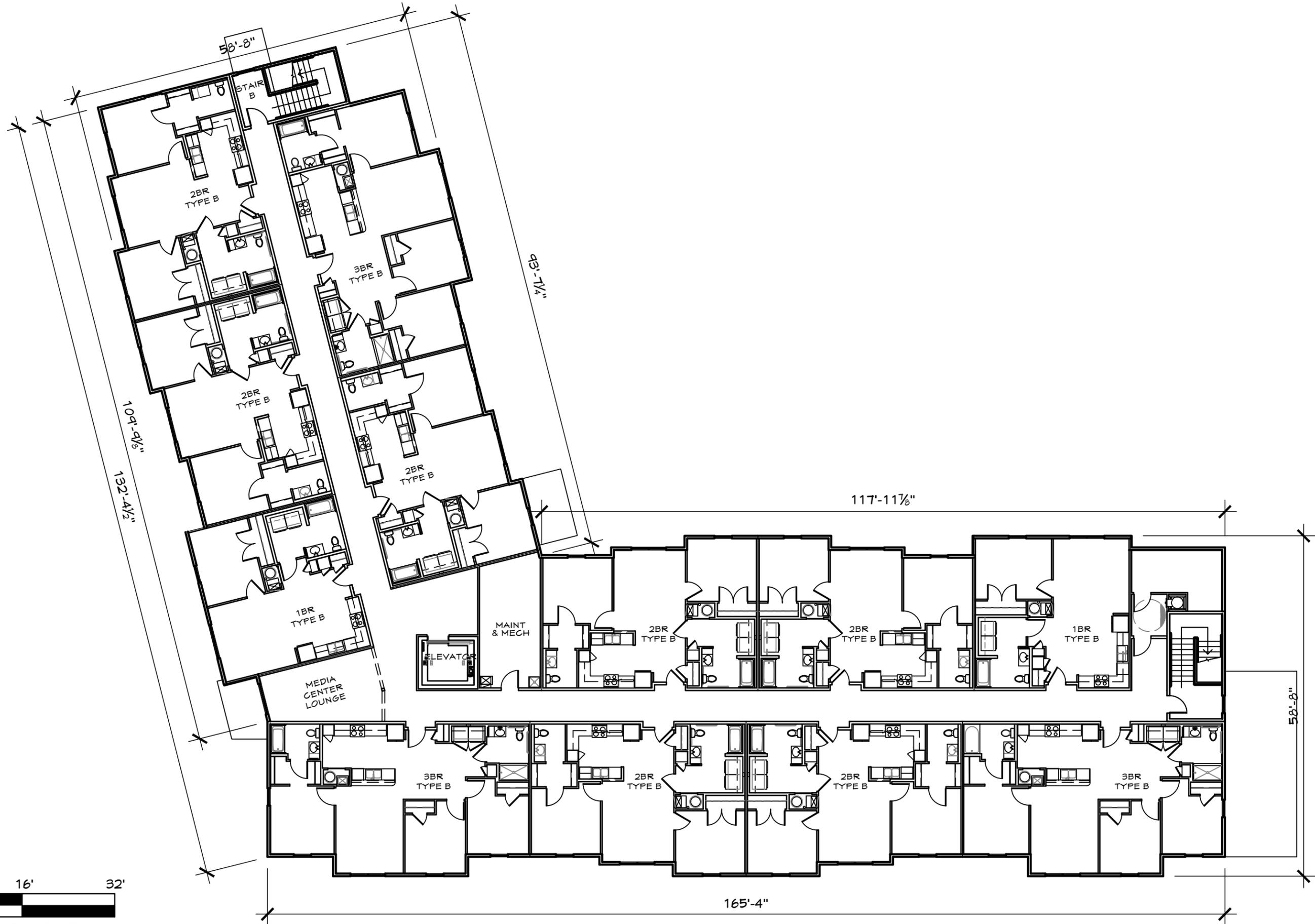
DATE:
 11-21-25

NAME:
JOHNSON LOFTS
 2601 CUNNINGHAM DRIVE
 HAMPTON, VA

**HAMPTON VA
 ZONING
 APPLICATION**

SHEET:
A1.3

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GRAPHIC SCALE: 1/16"=1'-0"

ARCHITECT OF RECORD:
PCI DESIGN GROUP, INC.
 500 S. FRONT STREET, SUITE 975
 COLUMBUS, OHIO 43215

DEVELOPER:

WODA COOPER COMPANIES

DEVELOPMENT OF A
MULTIFAMILY COMMUNITY

SHEET TITLE:
4th FLOOR BUILDING PLAN

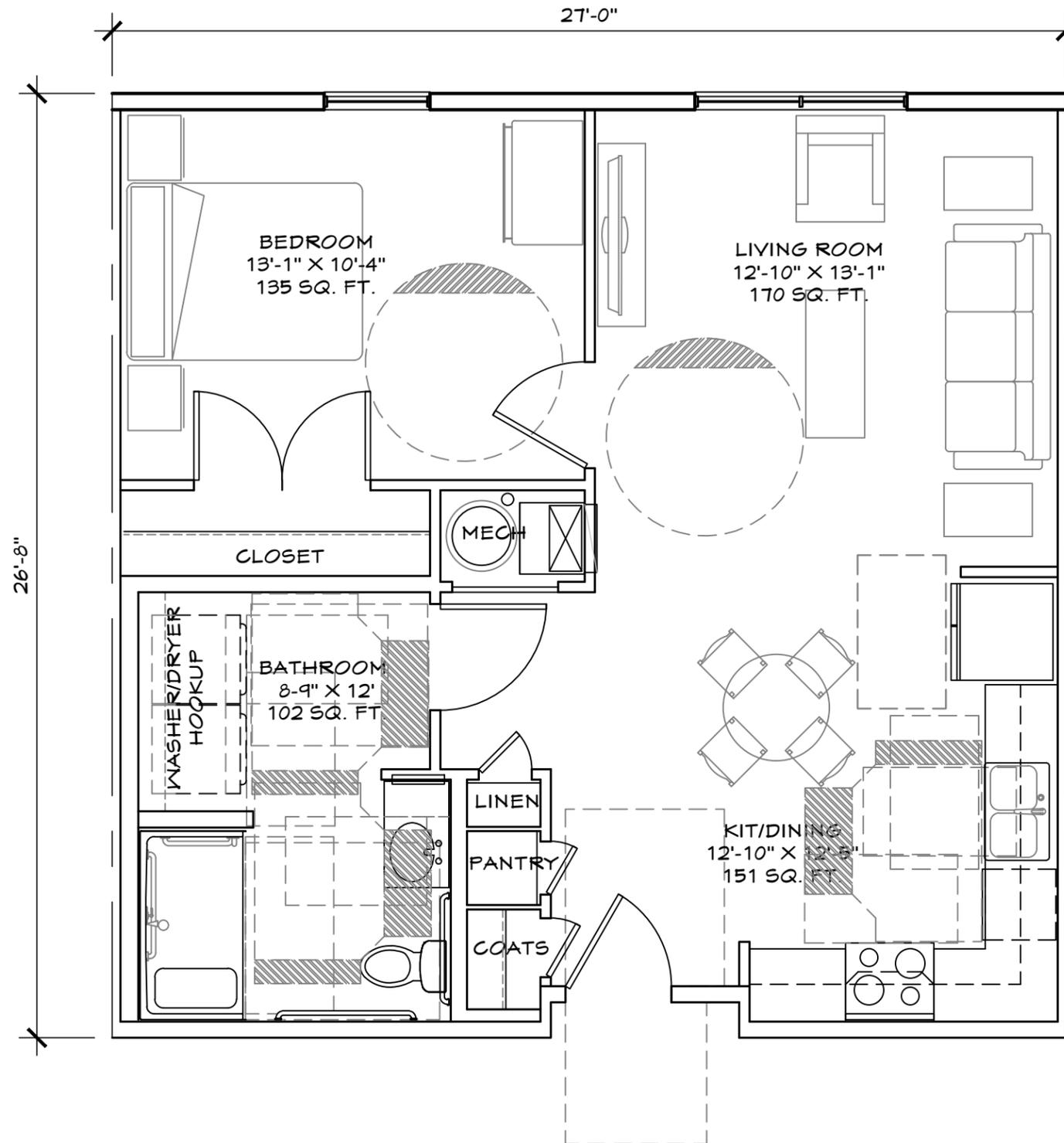
DATE:
 11-21-25

NAME:
JOHNSON LOFTS
 2601 CUNNINGHAM DRIVE
 HAMPTON, VA

HAMPTON VA ZONING APPLICATION

SHEET:
A1.4

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1BR TYPE A UNIT

GROSSE AREA = 715 SF

NET AREA = 669 SF



GRAPHIC SCALE: 1/4"=1'-0"

ARCHITECT OF RECORD:
PCI DESIGN GROUP, INC.
 500 S. FRONT STREET, SUITE 975
 COLUMBUS, OHIO 43215

DEVELOPER:

WODA COOPER COMPANIES

DEVELOPMENT OF A
**MULTIFAMILY
 COMMUNITY**

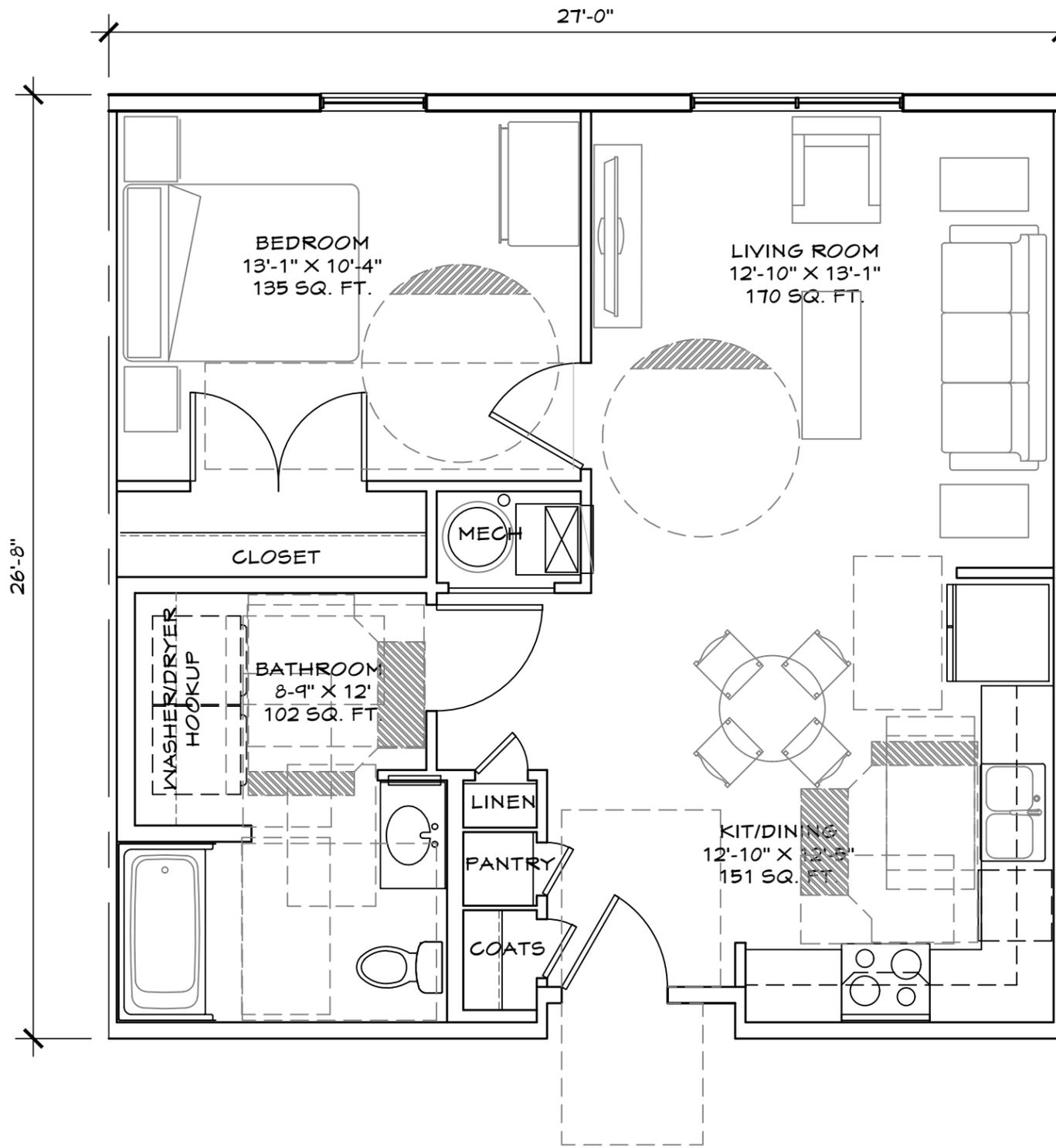
SHEET TITLE:
**ONE BEDROOM
 TYPE A UNIT**

DATE:
 11-21-25

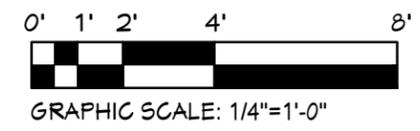
NAME:
JOHNSON LOFTS
 2601 CUNNINGHAM DRIVE
 HAMPTON, VA

**HAMPTON VA
 ZONING
 APPLICATION**

SHEET:
A2.1



B **1BR TYPE B UNIT**
 GROSS AREA = 715 SF
 NET AREA = 669 SF



ARCHITECT OF RECORD:
PCI DESIGN GROUP, INC.
 500 S. FRONT STREET, SUITE 975
 COLUMBUS, OHIO 43215

DEVELOPER:

WODA COOPER COMPANIES

DEVELOPMENT OF A
MULTIFAMILY COMMUNITY

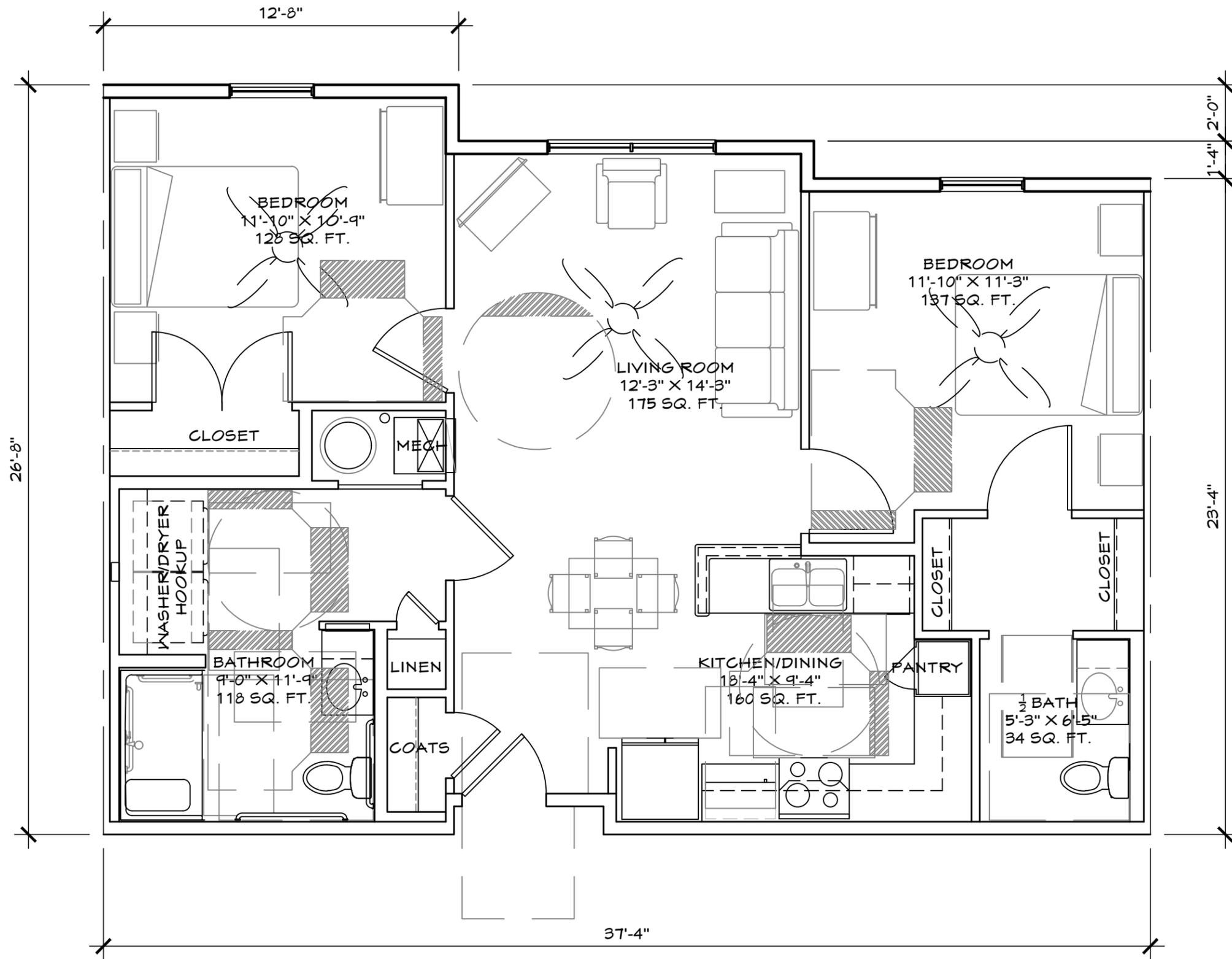
SHEET TITLE:
ONE BEDROOM TYPE B UNIT

DATE:
 11-21-25

NAME:
JOHNSON LOFTS
 2601 CUNNINGHAM DRIVE
 HAMPTON, VA

HAMPTON VA ZONING APPLICATION

SHEET:
A2.2



2BR TYPE A UNIT

GROSS AREA = 925 SF
NET AREA = 871 SF



GRAPHIC SCALE: 1/4"=1'-0"

ARCHITECT OF RECORD:
PCI DESIGN GROUP, INC.
500 S. FRONT STREET, SUITE 975
COLUMBUS, OHIO 43215

DEVELOPER:

WODA COOPER COMPANIES

DEVELOPMENT OF A
MULTIFAMILY COMMUNITY

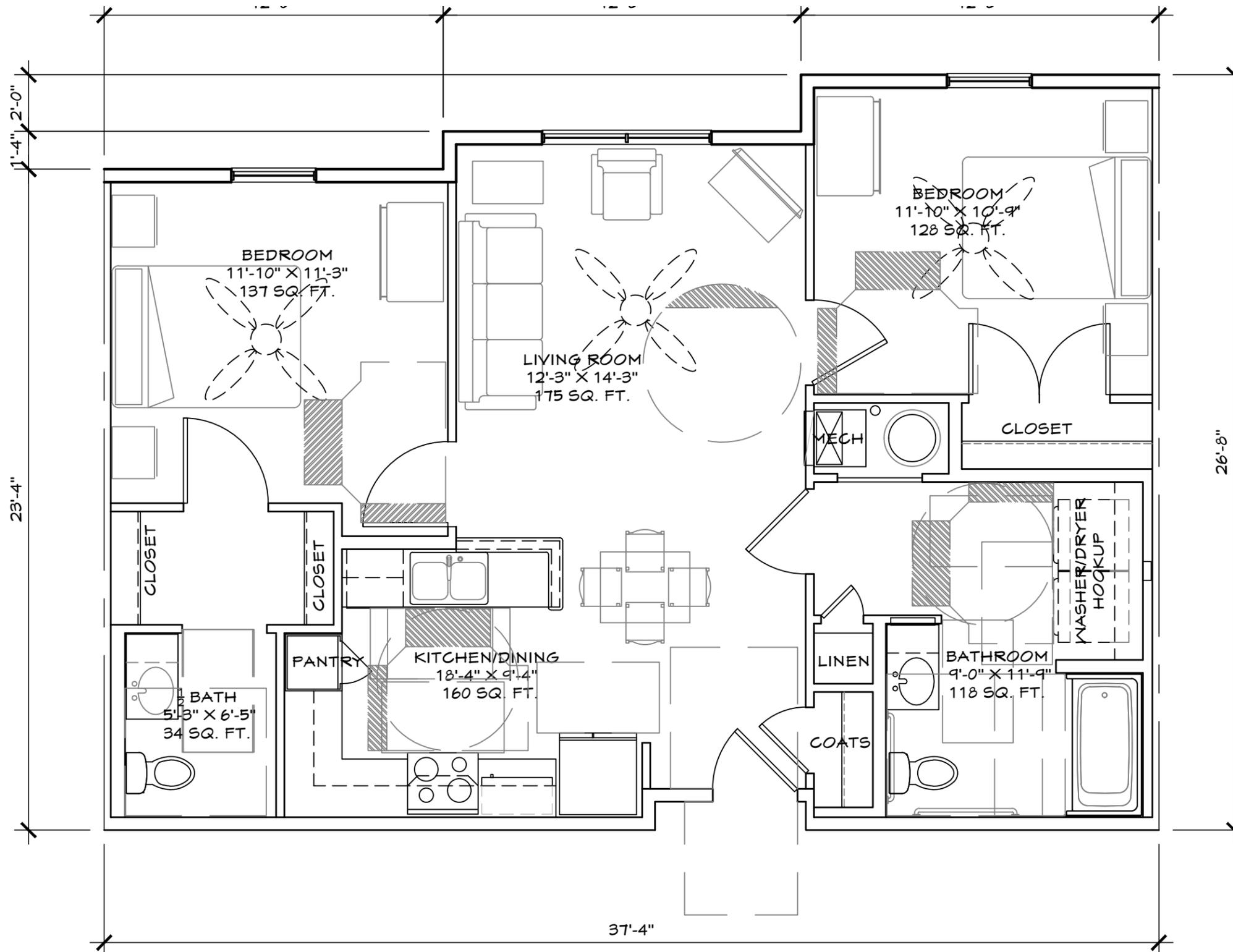
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TWO BEDROOM TYPE A UNIT

DATE:
11-21-25

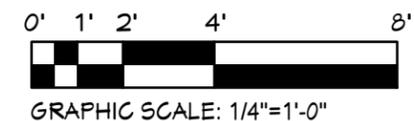
NAME:
JOHNSON LOFTS
2601 CUNNINGHAM DRIVE
HAMPTON, VA

HAMPTON VA ZONING APPLICATION

SHEET:
A2.3



B **2BR TYPE B UNIT**
 GROSS AREA = 914 SF
 NET AREA = 858 SF



ARCHITECT OF RECORD:
PCI DESIGN GROUP, INC.
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DEVELOPER:

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MULTIFAMILY COMMUNITY

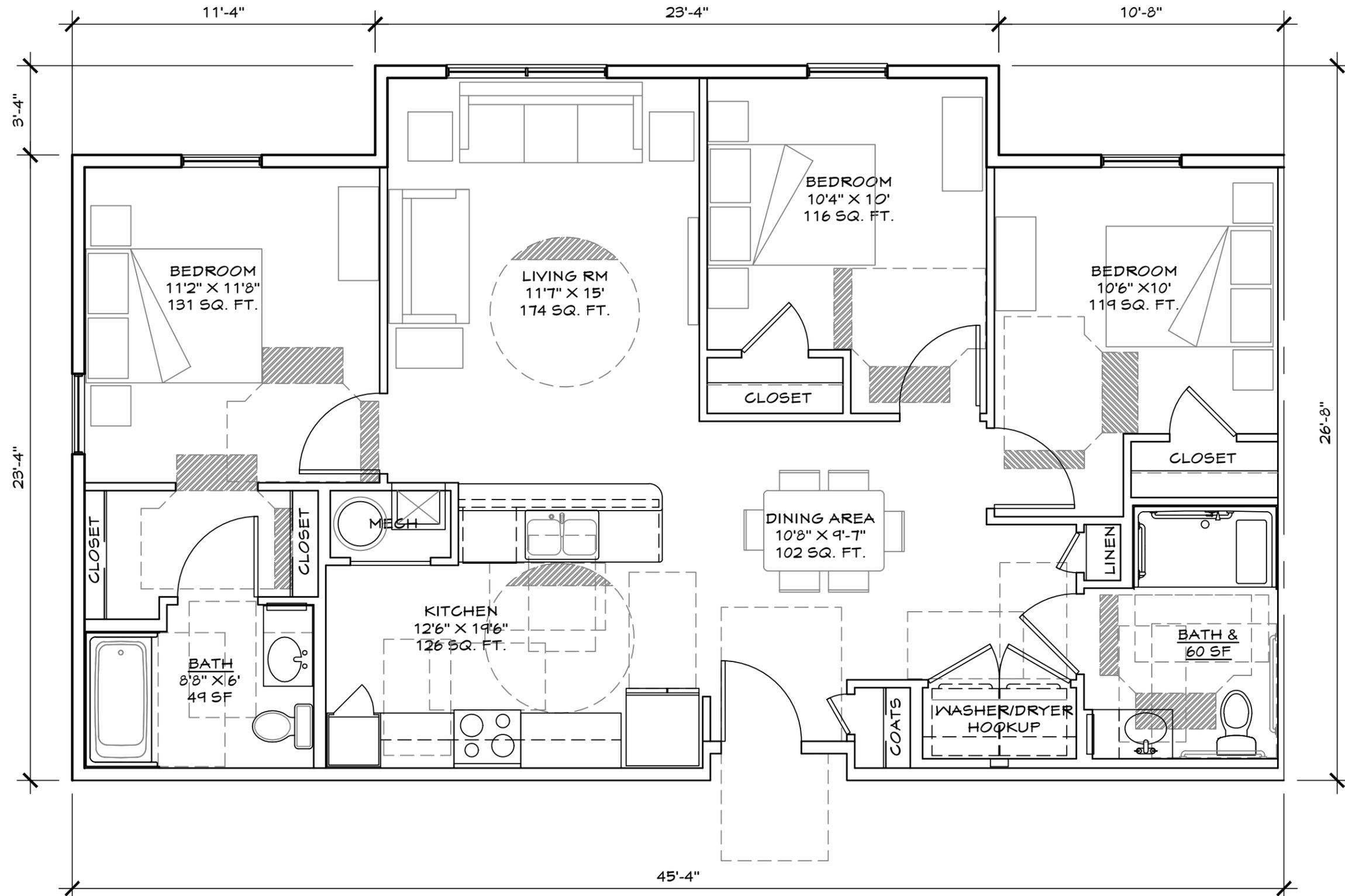
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**TWO BEDROOM
 TYPE B UNIT**

DATE:
 11-21-25

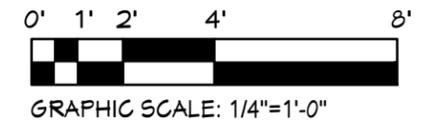
NAME:
JOHNSON LOFTS
 2601 CUNNINGHAM DRIVE
 HAMPTON, VA

**HAMPTON VA
 ZONING
 APPLICATION**

SHEET:
A2.4



A **3BR TYPE A UNIT**
 GROSS AREA = 1130 SF
 NET AREA = 1068 SF



ARCHITECT OF RECORD:
PCI DESIGN GROUP, INC.
 500 S. FRONT STREET, SUITE 975
 COLUMBUS, OHIO 43215

DEVELOPER:

WODA COOPER COMPANIES

DEVELOPMENT OF A
MULTIFAMILY COMMUNITY

SHEET TITLE:
THREE BEDROOM TYPE A UNIT

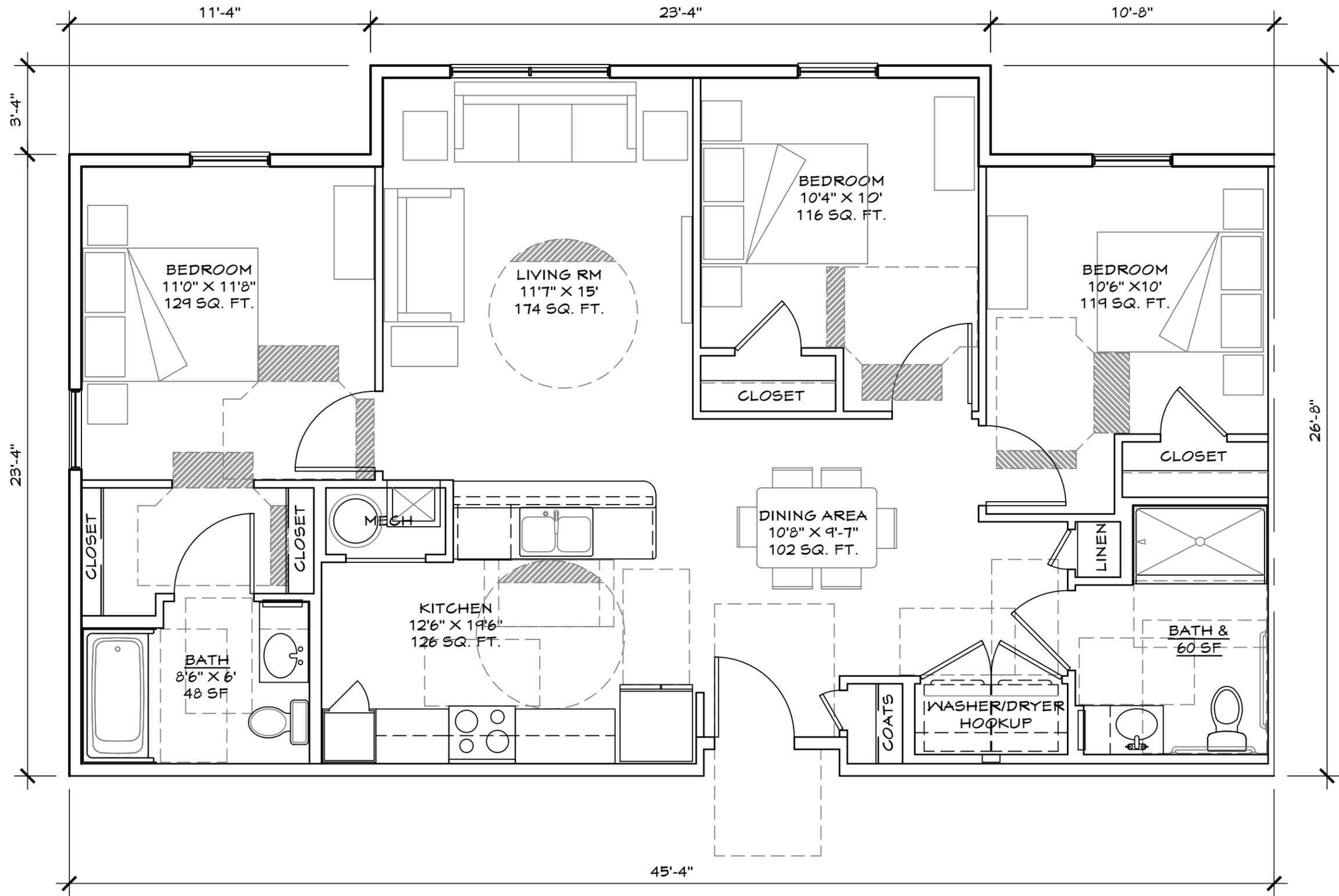
DATE:
 11-21-25

NAME:
JOHNSON LOFTS
 2601 CUNNINGHAM DRIVE
 HAMPTON, VA

HAMPTON VA ZONING APPLICATION

SHEET:
A2.5

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B 3BR TYPE B UNIT

GROSS AREA = 1112 SF
NET AREA = 1042 SF



ARCHITECT OF RECORD:
PCI DESIGN GROUP, INC.
500 S. FRONT STREET, SUITE 975
COLUMBUS, OHIO 43215



DEVELOPMENT OF A
MULTIFAMILY COMMUNITY

SHEET TITLE:
**THREE BEDROOM
TYPE B UNIT**

DATE:
11-21-25

NAME:
JOHNSON LOFTS
2601 CUNNINGHAM DRIVE
HAMPTON, VA

**HAMPTON VA
ZONING
APPLICATION**

SHEET:
A2.6