

STAFF EVALUATION

Case No: Use Permit No. 24-0530

Planning Commission Date: February 20, 2025
March 20, 2025

City Council Date: April 9, 2025

Prepared By: Donald Whipple, Chief Planner

728-5235

Reviewed By: Steven Lynch, Interim Deputy Director
Jessica Kraus, Assistant City Attorney

728-5138

General Information

Applicant Rob Lang

Property Owner(s) Pinewood Apartments Owners, LLC et al.

Site Location 2 Tall Pine Drive and an unaddressed parcel on W. Queen Street
[LRSNs: 3004827, 3004828]

Aerial Map:



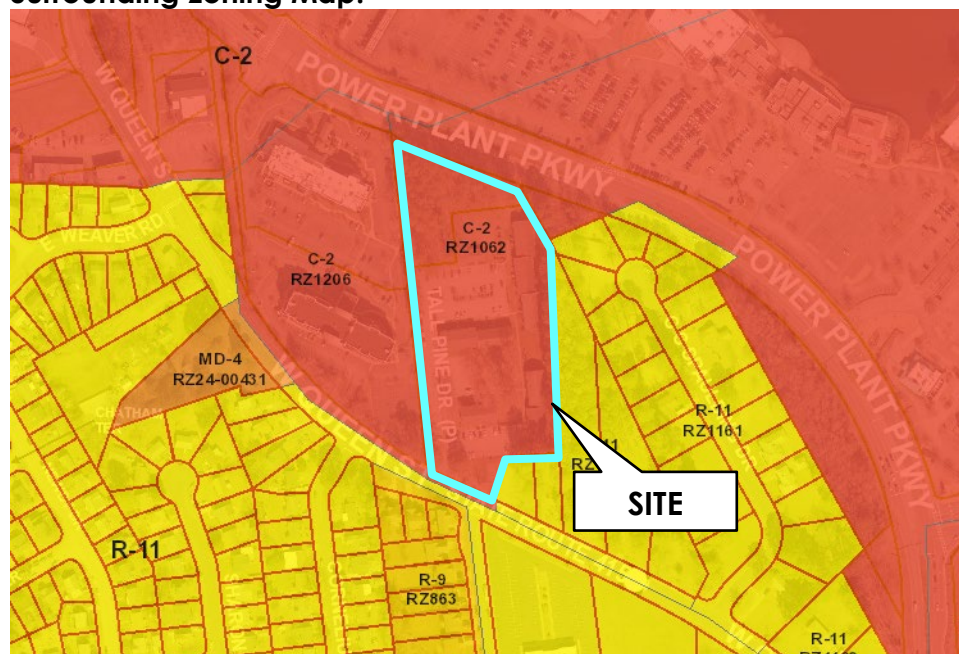
Requested Action Use Permit to allow for the development of one (1) four-story multifamily dwelling with a total of fifty-one (51) new units in the Limited Commercial (C-2) and Coliseum Central Overlay (O-CC) Districts.

Description of Proposal The development as described in the application includes the addition of 51 new multifamily dwelling units within one (1) new four-story multifamily building located on the northwest portion of the Pinewood Apartments property. The new building would increase the total number of dwelling units of the existing

Pinewood Apartments to 115 dwelling units. The new forty-one (41) foot tall building would feature a front lobby with a mail kiosk, a new leasing office, an elevator, an indoor fitness center, and a community room. Additionally, the development proposes adding outdoor community amenities to include a grilling/picnic area with covered pavilion and a dog park. A new entrance would provide access from Power Plant Parkway and the existing parking area would be redesigned to include approximately 76 new parking spaces, totaling 207 parking spaces for the overall site, and two (2) new double dumpster enclosures. Two (2) new EV Charging Stations will be provided as well. Proposed improvements to the overall site would also include enhanced landscaping elements and decorative fencing.

Existing Land Use	Multifamily dwellings [LRSN: 4004827] and vacant [LRSN: 4004828].
Zoning	Limited Commercial (C-2) and Coliseum Central Overlay (O-CC) Districts
Surrounding Land Use and Zoning	<p>North: Limited Commercial (C-2) and Coliseum Central Overlay (O-CC) Districts; retail sales, general</p> <p>South: One-Family Residential (R-9 and R-11) Districts; single-family residential and religious facility</p> <p>East: One-Family Residential (R-11) District; single-family residential</p> <p>West: Limited Commercial (C-2) and Coliseum Central Overlay (O-CC) Districts; hotel</p>

Surrounding Zoning Map:



Public Policy

The Hampton Community Plan (2006, as amended) is adopted as the guiding policy document for the City of Hampton. And includes the following policy recommendations pertinent to this case:

Land Use and Community Design Policies:

LU-CD Policy 3: Encourage and maintain a diverse mix of housing types and values.

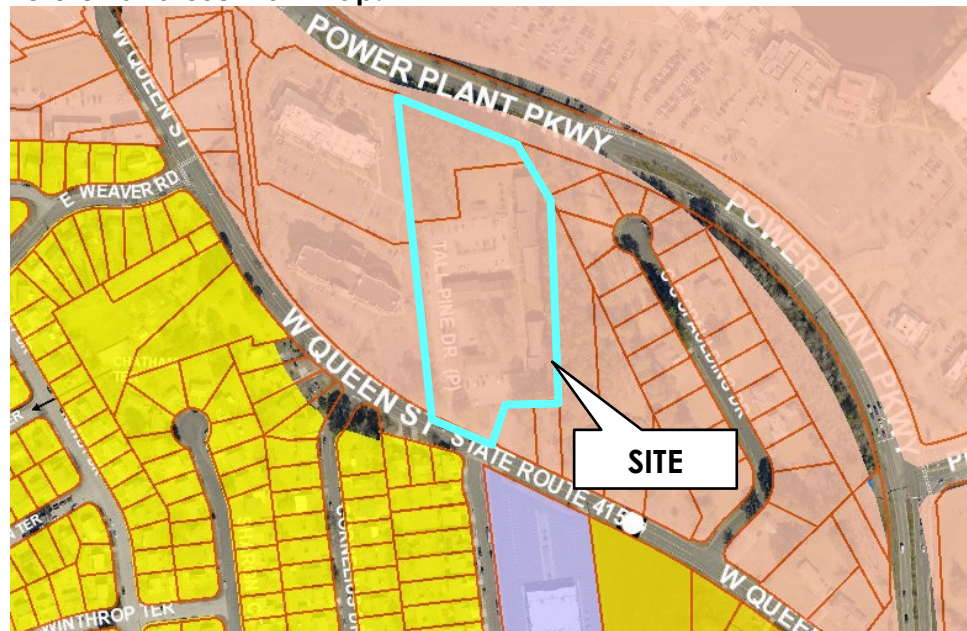
LU-CD Policy 4: Evaluated land use proposals from a regional, city-wide, and neighborhood perspective.

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.

Future Land Use:

The Hampton Community Plan (2006, as amended) designates this area as mixed-use.

Future Land Use Plan Map:

Additionally, the Coliseum Central Master Plan (2015, as amended) includes the following policy recommendations pertinent to this case:

- 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.

The Power Plant Initiative area of the Master Plan recommends mixed-use as the future land use, including the Integration of new residential development into the walkable district and encourages new development to address the street frontage and facilitate pedestrian activity.

Traffic Impacts and Parking

The proposal includes the addition of a new entrance to the development from Power Plant Parkway and a new right turn lane. Access from this entrance will be limited to right-in, right-out only. 207 total parking spaces will be provided to serve the 115 total units. With the additional access and parking provided, no traffic or parking impacts are expected.

Environmental

There are no environmental impacts associated with this proposal.

Conditions

Should this use permit be approved, staff has recommended **twelve (12)** conditions to include:

1. Issuance of permit for multifamily dwellings at the subject property;
2. Compliance with the Coliseum Central Design Standards, concept plan, landscape plan, and building elevations;
3. Management of the property;
4. Dumpster Location and Screening;
5. Community Amenities
6. Certificate of Occupancy;
7. Compliance with Laws;
8. Revocation; and
9. Nullification

The full set of recommended conditions can be found in the package.

Community Meeting

To date a community meeting has not been held; however, the Coliseum Central Business District (CCBID) has been made aware of the project proposal and has indicated they have no issue with the project.

Analysis

Use Permit No. 24-0530 is a request by Rob Lang to permit additional multifamily dwellings at 2 Tall Pine Drive and an unaddressed parcel on W. Queen Street [LRSNs: 4004287 and 4004828]. The subject site is zoned Limited Commercial (C-2) and Coliseum Central Overlay (O-CC) Districts, which permit multifamily dwellings subject to an approved use permit.

The development as described in the application includes the addition of 51 new multifamily dwelling units within one (1) proposed four-story building, located on the northwest portion of the existing Pinewood Apartments property. The proposed building would feature 35 two (2) bedroom units at 1,058 square feet in gross floor area, and 16 three (3) bedroom units at 996 square feet in gross floor area. In total, the new building would increase the total number dwelling units of Pinewood Apartments to 116 dwelling units at the site.

The new four-story building, as proposed, would not exceed forty-one (41) feet in height and would feature a front lobby with a mail kiosk, a new leasing office, an elevator, an indoor fitness center, and a community room. Additionally, the development includes adding outdoor community amenities to include a grilling/picnic area with covered pavilion, dog park, as well as pedestrian connection throughout the site, including the sidewalk along Power Plant Parkway. In addition, the development would include enhanced landscaping elements and decorative fencing. A new access point from Power Plant Parkway would be constructed as well as redesigning the existing parking lot to add approximately 76 new parking spaces, resulting in 207 total parking spaces for the overall apartment complex. Two (2) EV charging stations would be provided. In the event the application is approved, the applicant proposes vacating the property line separating the two parcels featured in this application [LRSNs: 4004287 and 4004828] to create one parcel for the entire Pinewood Apartments complex.

The proposal appears to be consistent with the future land use recommendation of the Hampton Community Plan (2006, as amended), which designates the subject property, and surrounding properties in the Overlay - Coliseum Central (O-CC) District, as mixed-use. The Plan also speaks to encouraging and maintaining a diverse mix of housing types and values [LU-CD Policy 3] and encouraging a mix of land uses that is appropriate for each district [LU-CD Policy 31]. The proposed development is also consistent with the goals and objectives of the Coliseum Central Master Plan (2015, as amended). The proposed improvements address the need for higher density residential units outlined in the Master Plan. Furthermore, while locating multifamily residential units in this area of the Coliseum Central District advances the recommendations of the Master Plan and supports the improvement and long-term health of Pinewood Apartments, staff also believes new residents will help support existing commercial retail, services, and restaurants while increasing demand for more commercial business within the District.

Should this Use Permit be granted, staff has identified twelve (12) recommended conditions based upon the proposed use's operational and land use characteristics as highlighted below:

- Issuance of permit
- Design standards
- Concept plan
- Landscape plan

- Property management
- Provision of an agreement to ensure shared community amenities
- Certificate of occupancy
- Compliance with laws
- Revocation
- Nullification

The full set of conditions is included within the package.

Staff recommends **APPROVAL** of Use Permit Application UP24-0530. If approved, staff recommends approval with twelve (12) conditions.