

STAFF EVALUATION

Case No.: Rezoning No. 26-0121, Use Permit No. 26-0122

Planning Commission Date: April 16, 2026

City Council Date: May 13, 2026

Prepared By:	James Randolph, Senior City Planner	727-6815
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Reviewed By:	Cory Wolf, Assistant City Attorney III	727-6284

General Information

Applicant(s): Adrian Mora

Property Owner(s): Adrian Mora

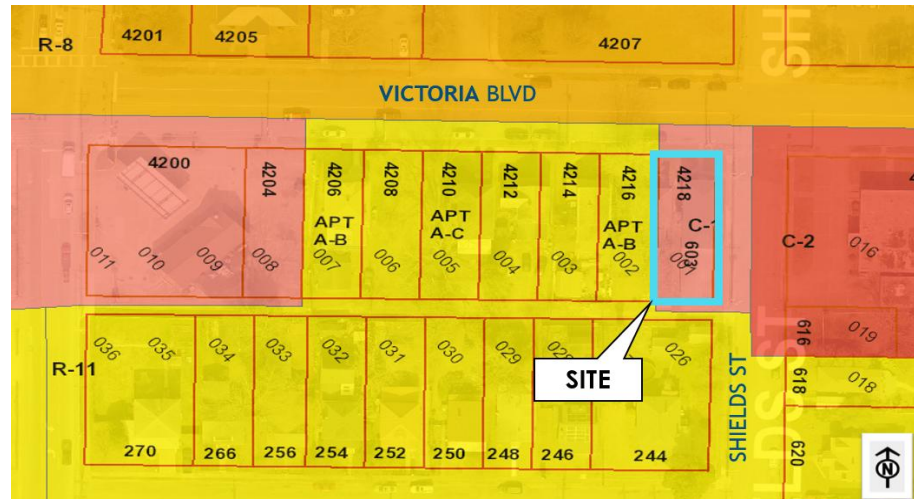
Site Location 4218 Victoria Boulevard [LRSN 2003764]



Surrounding Land Use and Zoning

North: Hampton Public Library, One Family Residential (R-8)
South: One family residence, One Family Residential (R-11)
East: Funeral Home, Limited Commercial (C-2)
West: Two-Family Residence, One Family Residential (R-11)

Zoning Map:



Public Policy

Hampton Community Plan

The Hampton Community Plan (2006, as amended) future land use map recommends medium density residential use for the subject property.



Listed below are policies related to this request:

Land Use-Community Design

- **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.

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- **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

Housing-Neighborhoods

- **HN Policy 1:** Support targeted community redevelopment as part of a comprehensive approach to promote healthy neighborhoods and housing quality.
- **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.

Kecoughtan Road Corridor 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

Proffers

The applicant has proffered the following:

- Developed in substantial conformance with concept
- Exterior building elevations
- Reduction in required building setbacks: side yard to 6.3 feet and rear yard to 5.3 feet to accommodate existing building as situated on the lot
- Landscaping requirements
- Compliance with ordinances
- Additional requirements during plan review
- Covenants and enforcement

Use Permit Conditions

- Issuance of Permit: Applies only to 4218 Victoria Blvd.
 - Compliance with Rezoning: Proffered conditions apply
 - Certificate of Occupancy
 - Compliance with Laws
 - Revocation
 - Nullification
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<i>Parking</i>	The proposal requires five (5) total parking spaces: one for each apartment unit (4 spaces) and one (1) guest parking space. is Six (6) on-street parking spaces are available: one (1) space is available on Victoria Boulevard in front of the building, and five (5) spaces are available on Shields Street, adjacent to the property.
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<i>Community Meeting</i>	A community meeting was held on April 2, 2026. The applicant and city staff were present. One person from the public attended and indicated they do not support the proposal. They emphasized the lack of on-street parking, primarily when there are events in the area.
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Analysis

This proposal seeks to renovate and convert an underutilized commercial building into residential units. These units will help diversify housing opportunities in the City by providing affordable choices for residents, particularly smaller households of 1 to 2 persons.

The proposed renovation of the exterior of the building includes the addition of a front porch and new window and door openings. Site improvement include the addition of brick walkways and overall landscapes. All the proposed improvement are intended give the building and property a more residential look that would be consistent with the residential character of the existing housing to the west and south of the site. Parking requirements include one (1) space for each proposed apartment unit and one (1) guest space for a total of five (5) required parking spaces. The applicant proposes to utilize the existing on-street parking (5 spaces along Shield Street and 1 space along Victoria Blvd) to meet the parking requirement.

This application is consistent with City land use policies, including the recommended medium density residential land use as indicated in the future land use map of the City's Community Plan.

The applicant has proffered elevations and landscape standards to ensure the building and site improvements are implemented as provided. An additional proffer addresses the nonconforming setbacks for the existing building on the existing lot. Staff has recommended six (6) use permit conditions that are standard for converting an existing building into apartment units.

In addition to adhering to the City land use policies, the proposed project would convert the commercial building into a more residential-looking structure that would be complementary to the surrounding neighborhood. Furthermore, the improvement will reflect a positive image for the neighborhood and Victoria Blvd. corridor in general.

Staff recommends **APPROVAL** of Rezoning Application No. 26-0121 subject to seven (7) proffered conditions and **APPROVAL** of Use Permit Application No. 26-0122 with six (6) conditions.