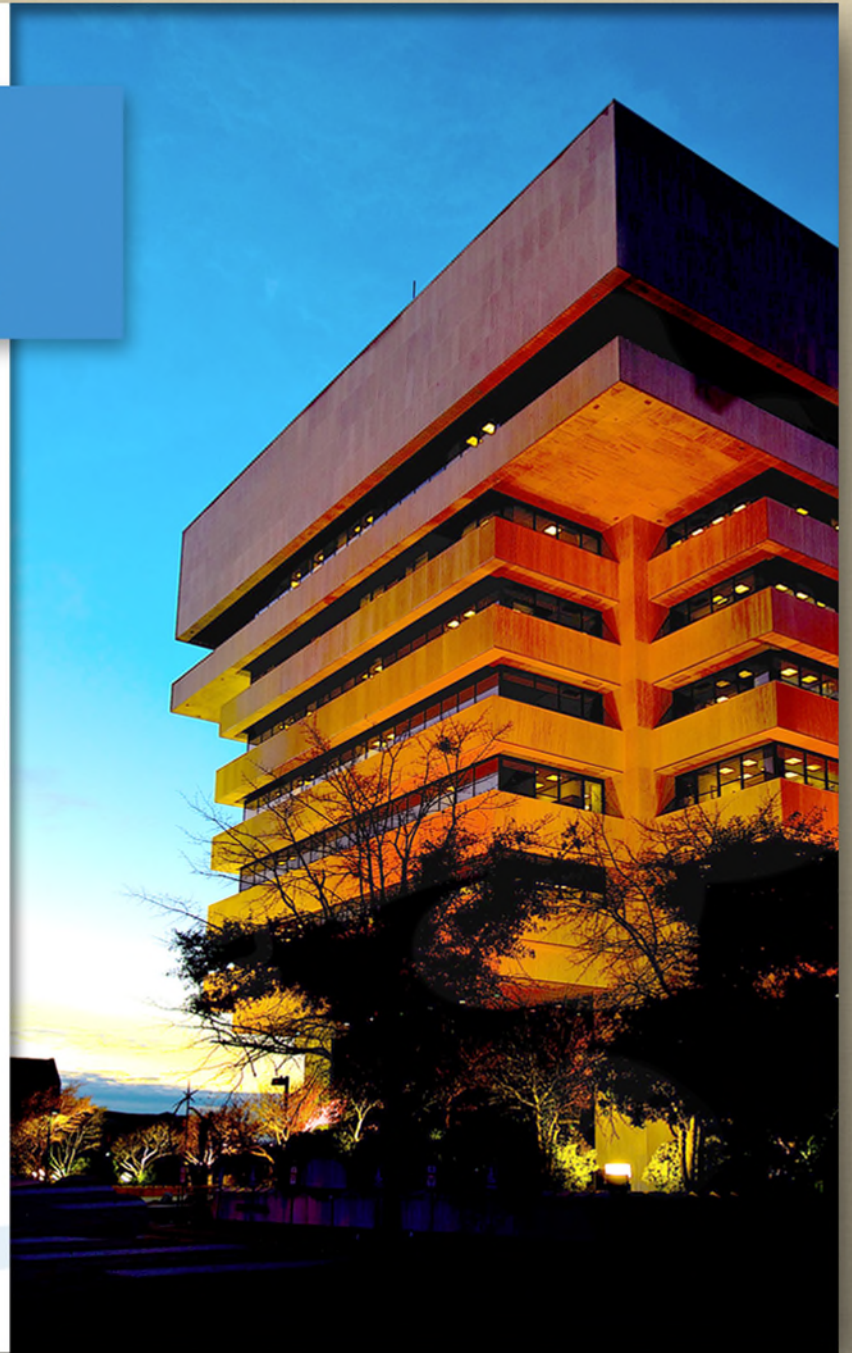


HAMPTON VA

Use Permit No. 25-0195

Trilogy Developers LLC

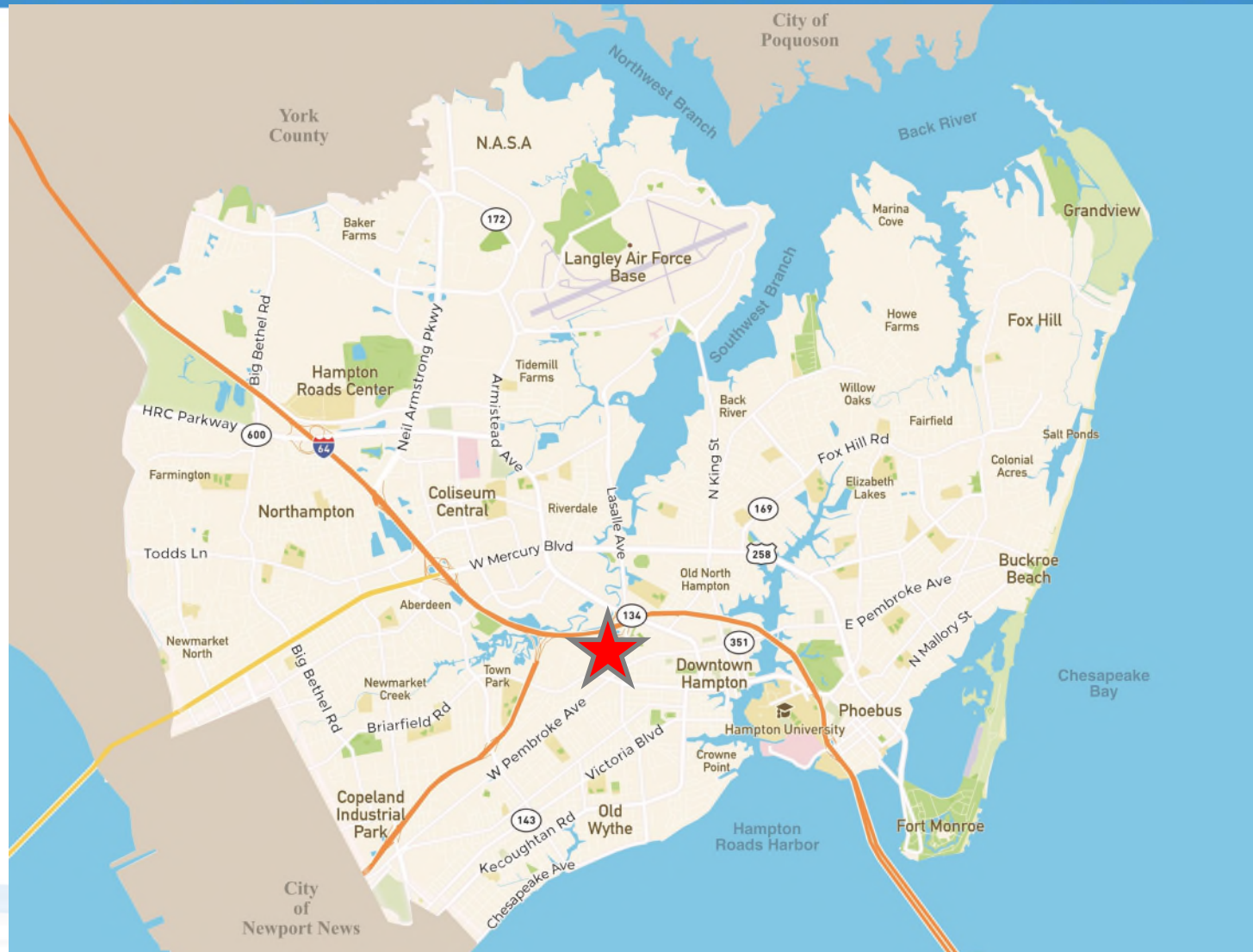
City Council
August 13, 2025



Application

Use permit to allow multifamily dwellings in the Downtown Business (DT-1) District

Location Map



Location Map



Proposal

- 380 units:
 - Four (4) buildings
 - 284 market rate units
 - 96 age restricted units, market rate
- Support commercial uses
 - Hair salon, daycare, etc.
- Community amenities:
 - Clubhouse
 - Fitness center
 - Pool
 - Centralized park

Proposal

Cox, Kiewit &
Company, P.C.

2001 KENTUCKY BEACHS BOULEVARD
SUITE 200 • VIRGINIA BEACH, VA 23462
757-421-6500 • FAX 757-421-6501
www.coxkiewit.com

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NEW RESIDENTIAL DEVELOPMENT

OLDE HAMPTON APARTMENTS

AUGUST 30, 2021 (revised 11/23/22)

LA SALLE AVENUE
HAMPTON, VIRGINIA



Olde Hampton Village Master
Plan 11.23.2022

SITE / GROUND FLOOR PLAN

Proposal



Proposal



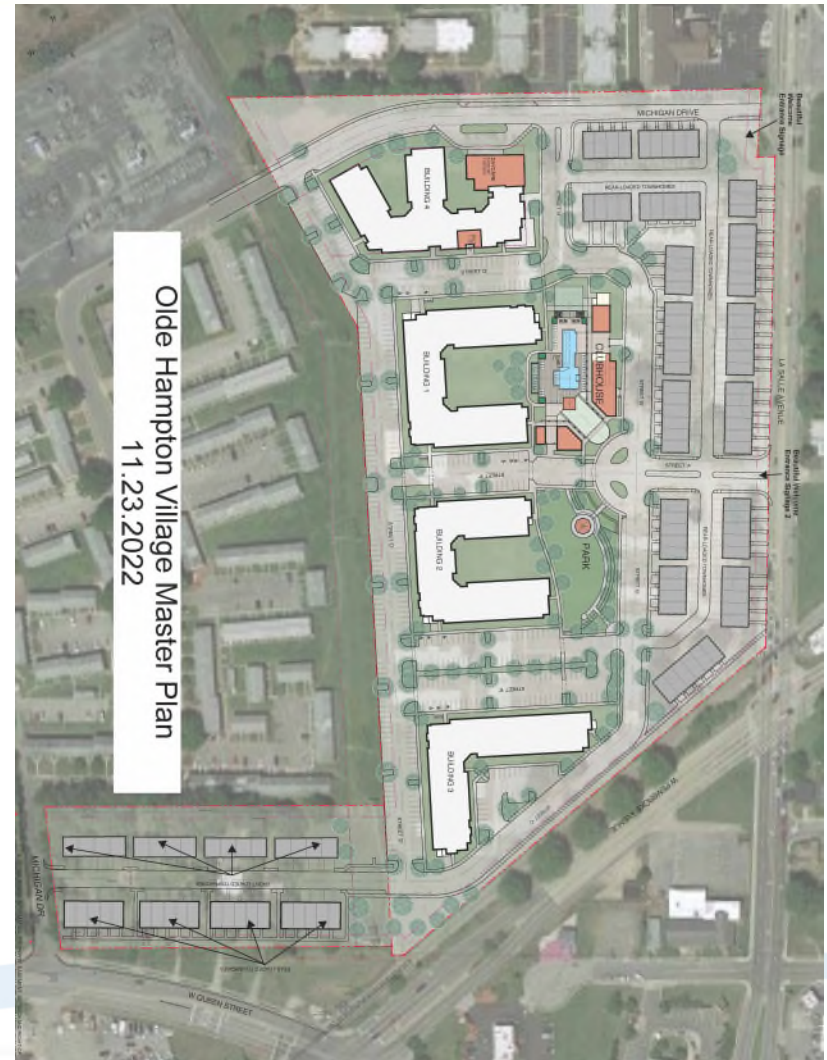
Site History

- Former site of Lincoln Park Housing Development
- Contained 275 units



Site History

- Rezoned in 2023 to current zoning district (DT-1)
- Use Permit approved in conjunction with rezoning to depart from by-right development standards



Previous Use Permit

As part of the Use Permit, one of the conditions approved by City Council states:

6. Nullification

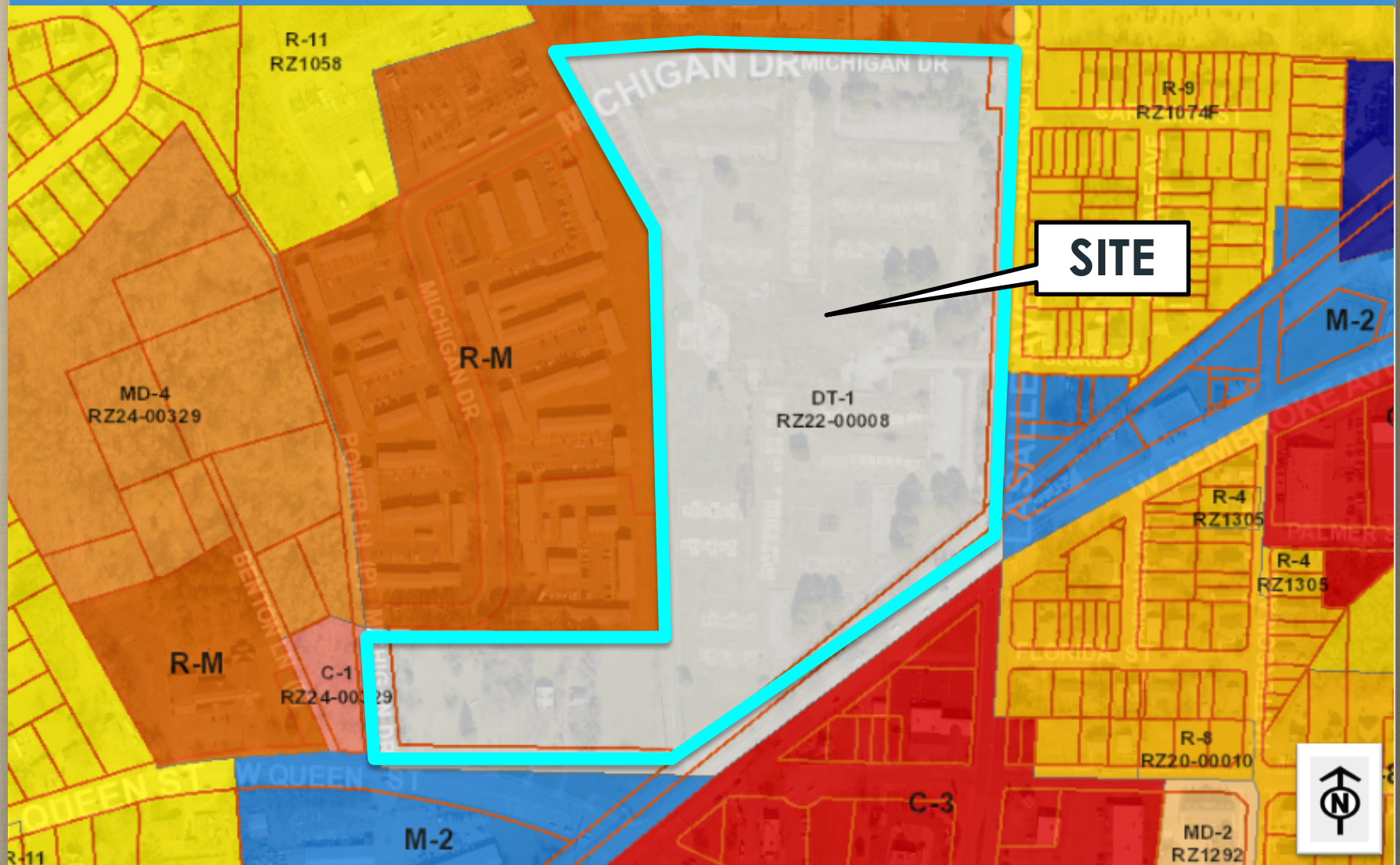
- a. The use permit shall automatically expire and become null and void under any of the following conditions:
 - i. If, in the case of new construction, the building has not been erected, with doors, windows, roof covering and exterior finish materials in place within two (2) years of the issuance of the use permit.

The subject site is currently under pre-development, but **has yet to reach substantial completion** to comply with the condition stated above; therefore, **the previous Use Permit has been nullified.**

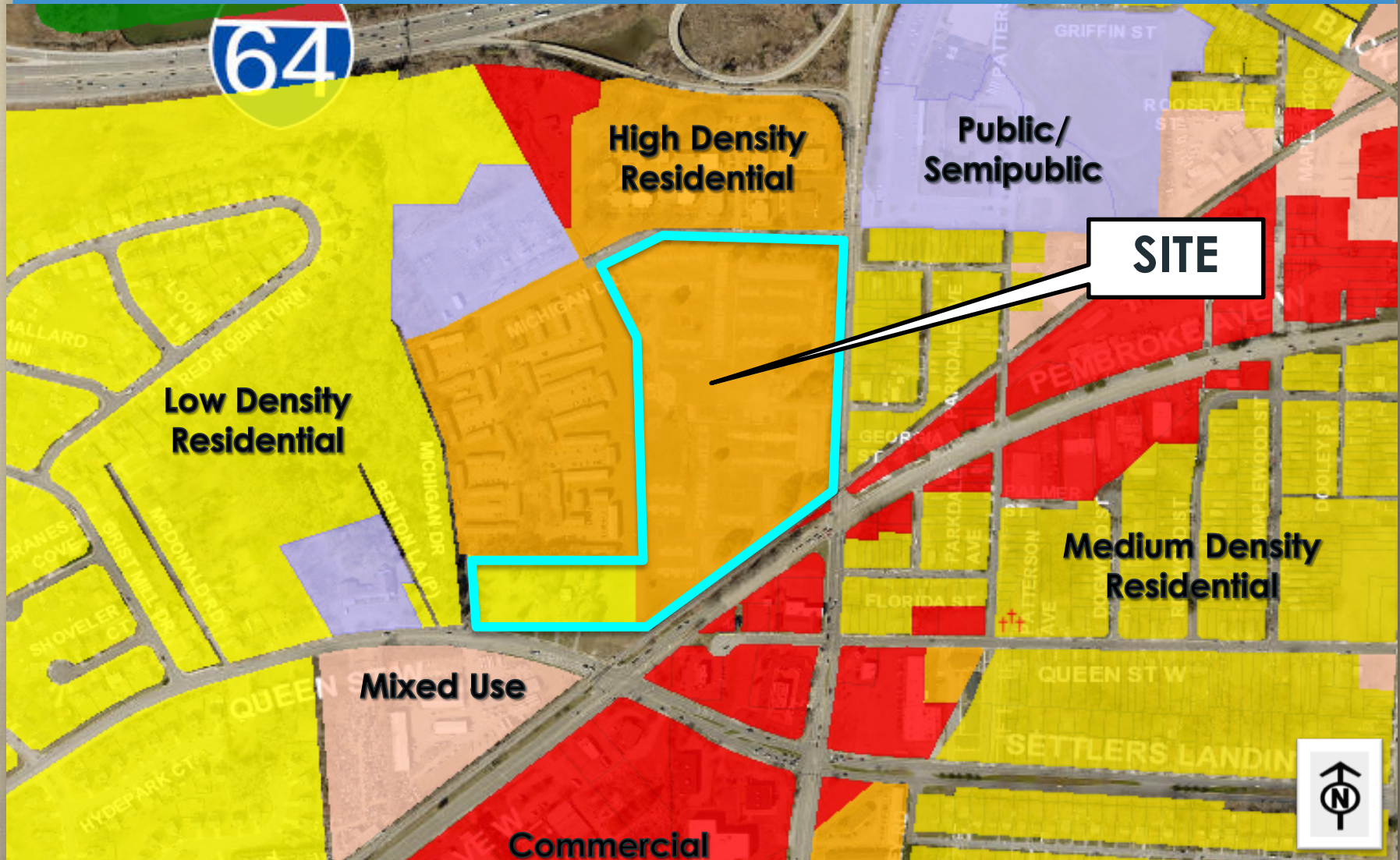
Use Permit Request

BY-RIGHT	REQUESTED DEPARTURE
Finished Floor Elevation of 36"	Finished Floor Elevation at-grade (slab construction)
Off-street parking restricted in front yard	Parking in front yard of apartment building 3
20% fenestration on first floor street-adjacent building facades	15%
Minimum 10' first floor ceiling height	9'

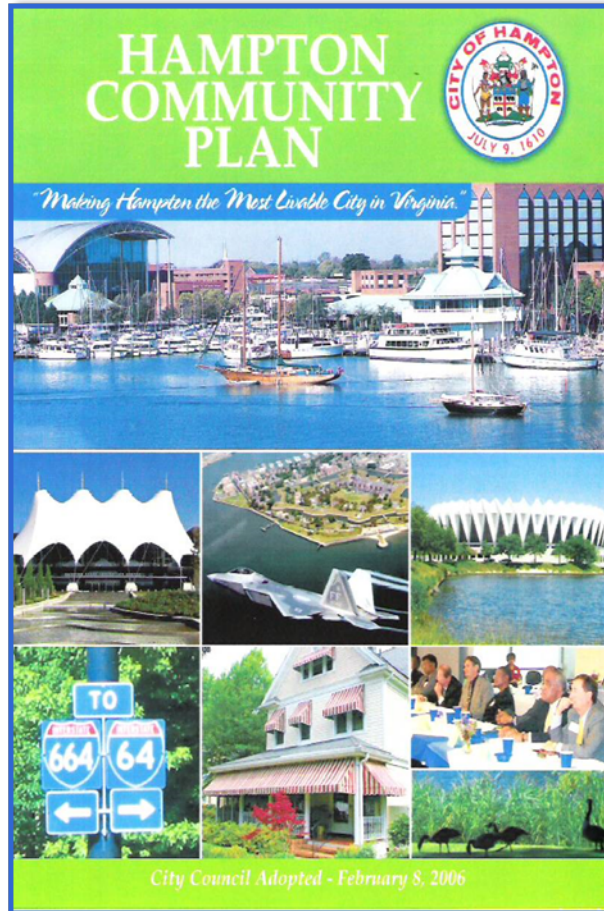
Zoning Map



Future Land Use Map



Public Policy



Hampton Community Plan (2006, as amended)

- **LU-CD Policy 3:** Encourage and maintain a diverse mix of housing types and values.
- **LU-CD Policy 29:** Encourage high quality new developments that are compatible with surrounding neighborhoods.
- **LU-CD Policy 36:** Protect adjacent neighborhoods and promote compatible land uses within the city's residential corridors... Potentially compatible uses include high density residential...

Recommended Conditions

- Compliance with proffered conditions
- Compliance with the Use Permit conditions
- Nullification if substantial completion is not reached in **5 years**

Note: Additional Recommended Conditions found in PC Package

*Conditions subject to change pending resolution of proffer statement

Analysis

- Proposed development has not changed from previous use permit
- Compliance with rezoning proffers
- High density residential use (22 dwelling units per acre) is supported by Community Plan
- “Trade-off” between by-right optional incentive multifamily development standards and Use Permit

Conclusion

- Applicant opportunity to present
- Public hearing
- Action: Planning Commission and staff recommend **approval** of Use Permit application no. 25-0195, subject to nine (9) conditions