



Rezoning Application No. 26-0222

1772 Old Buckroe Road

Planning Commission

July 16, 2026

James Randolph, Senior City Planner

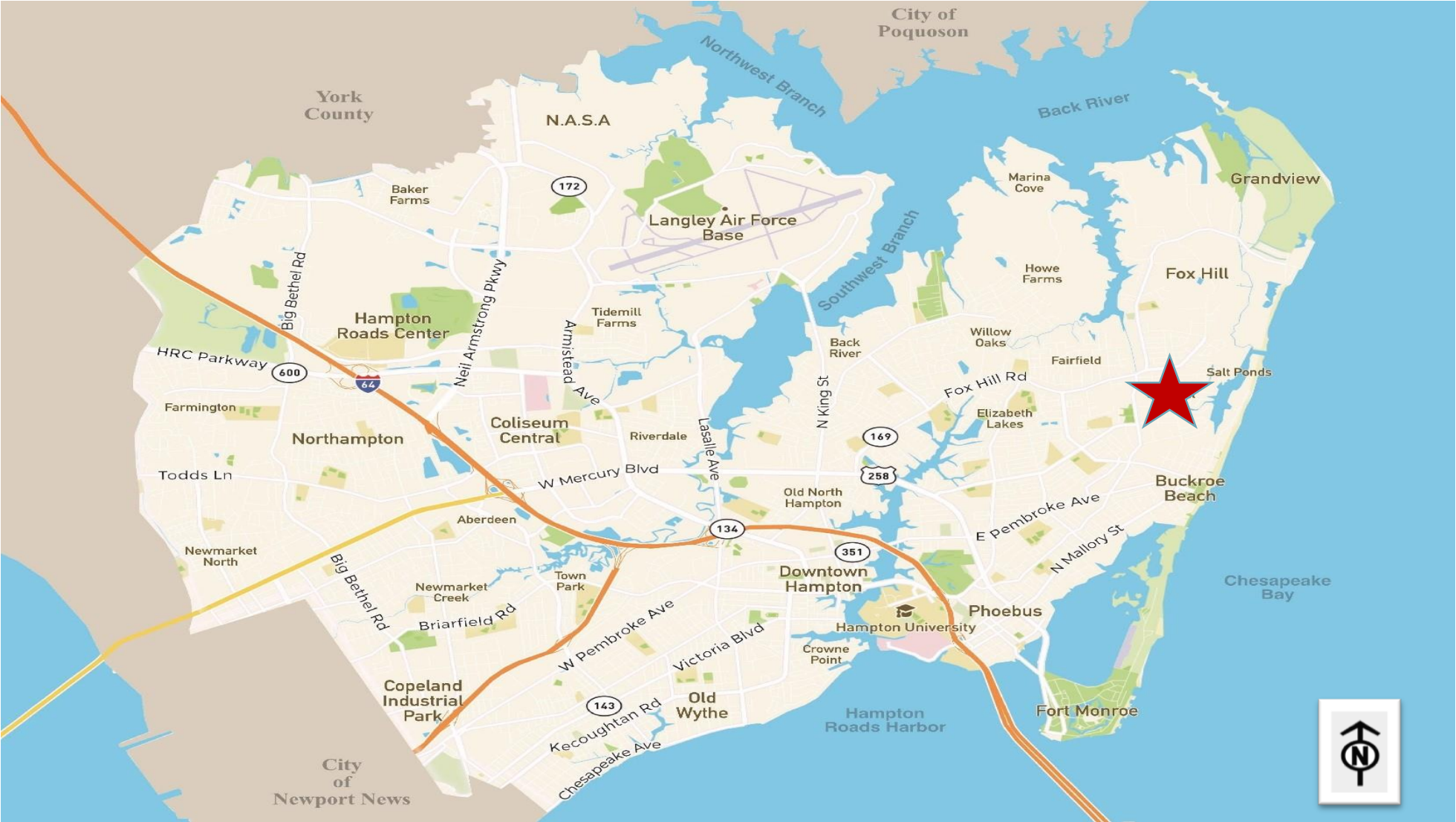
Application



Rezoning of +/- 1.94 acres from One Family Residential (R-11) District to Two Family Residential (R-8) District

Develop (1) Single family dwelling and four (4) Duplex dwellings for a total of nine (9) residential units

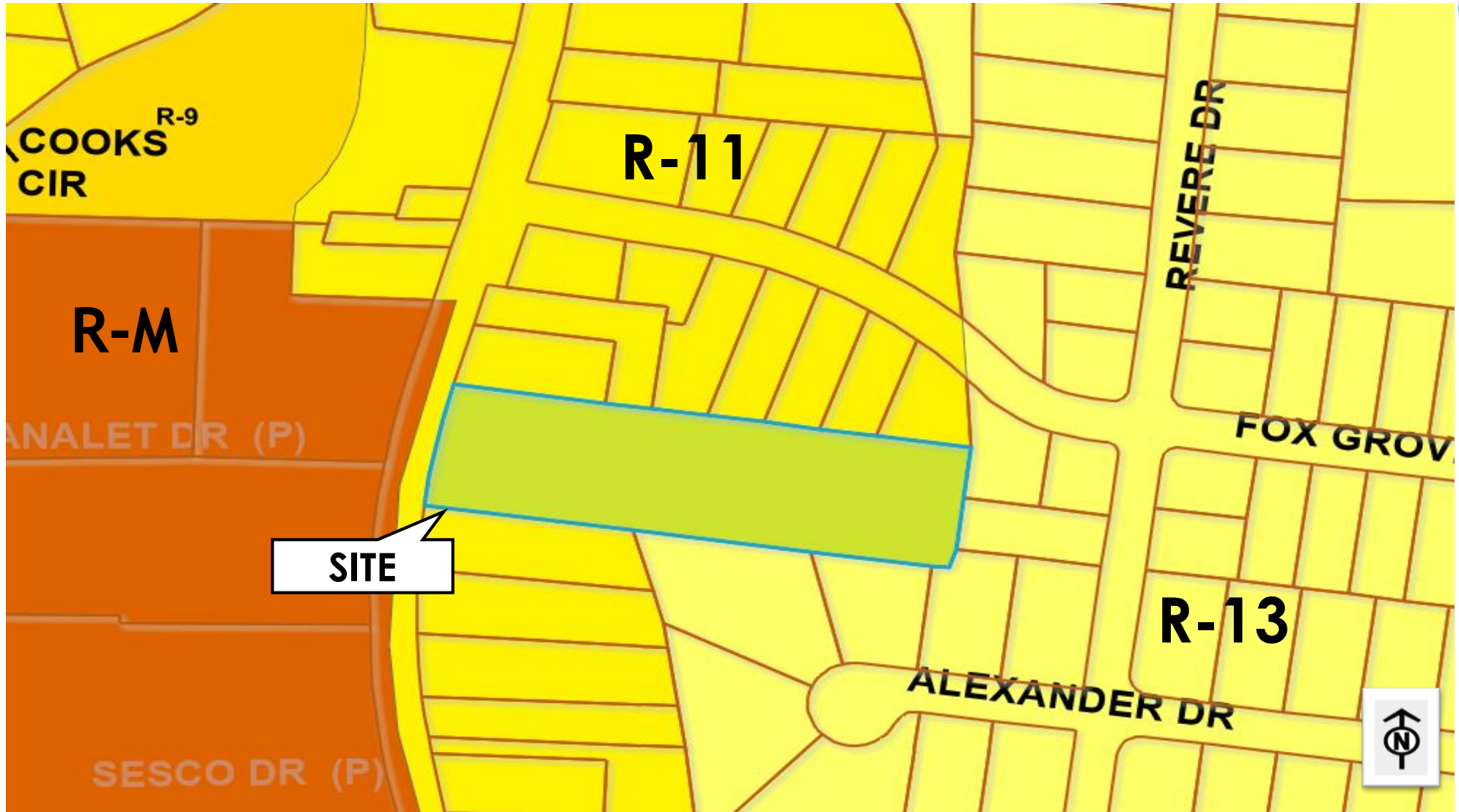
Location Map



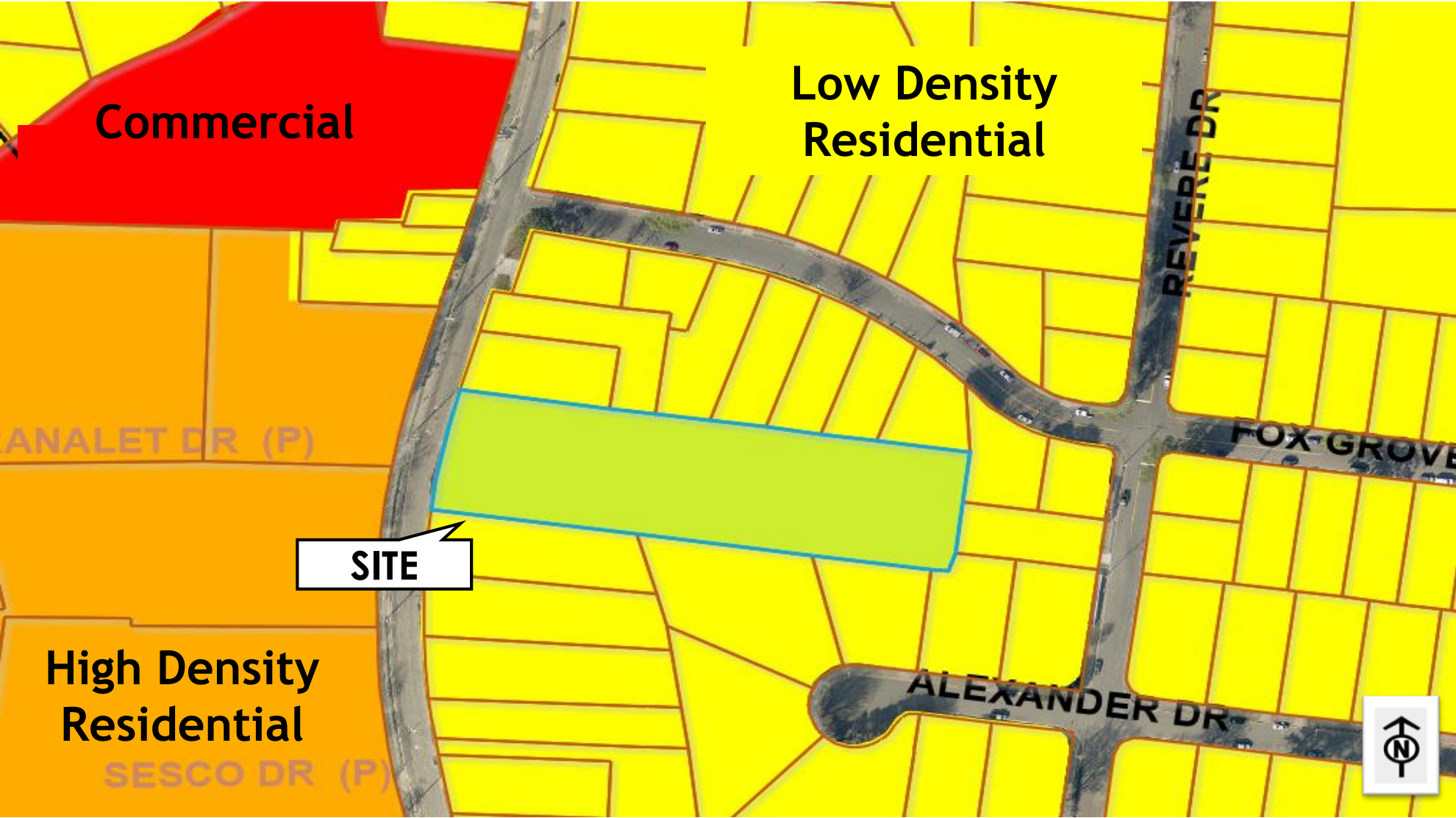
Location Map



Zoning Map



Future Land Use Map



McDowell Point



- Nine (9) lot residential subdivision with one single family dwelling and four (4) duplexes
- Enhanced architectural designs for residences
- Construct a new public street and sidewalk
- Provide stormwater management
- Establish new high quality residential development with consideration of surrounding properties

The seal is circular with a blue outer ring containing the text "ALL-AMERICA CITY" at the top and the years "1972 • 2002 • 2014 • 2023 • 2025" at the bottom. The center features a white field with three blue stars at the top, the text "HAMPTON VIRGINIA" in blue, and a red and white striped field at the bottom.



Duplex



Single Family Dwelling

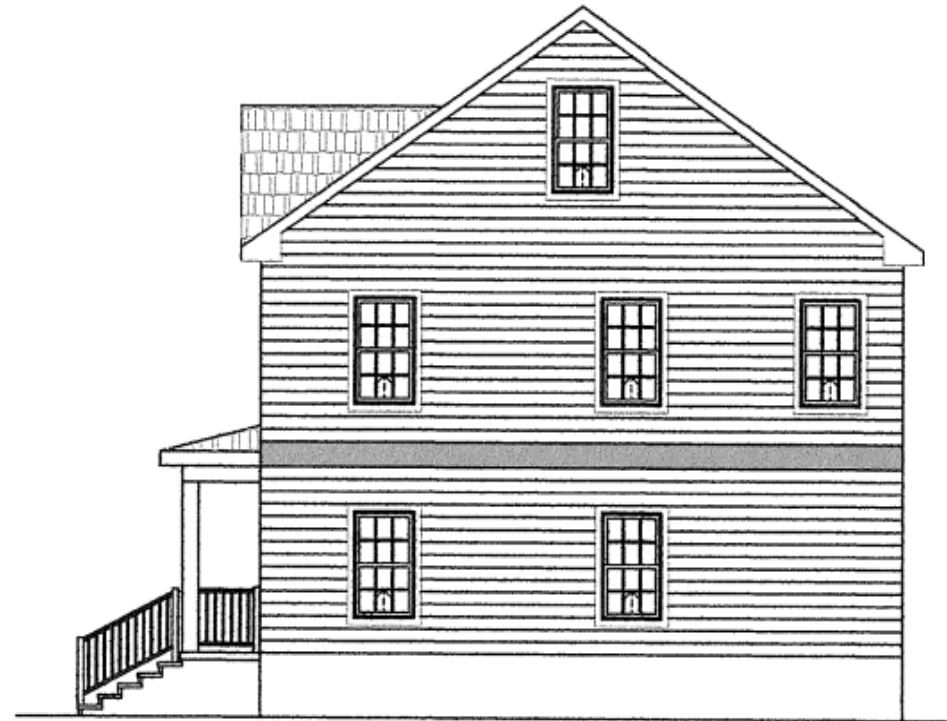


Front Elevation

Single Family Dwelling

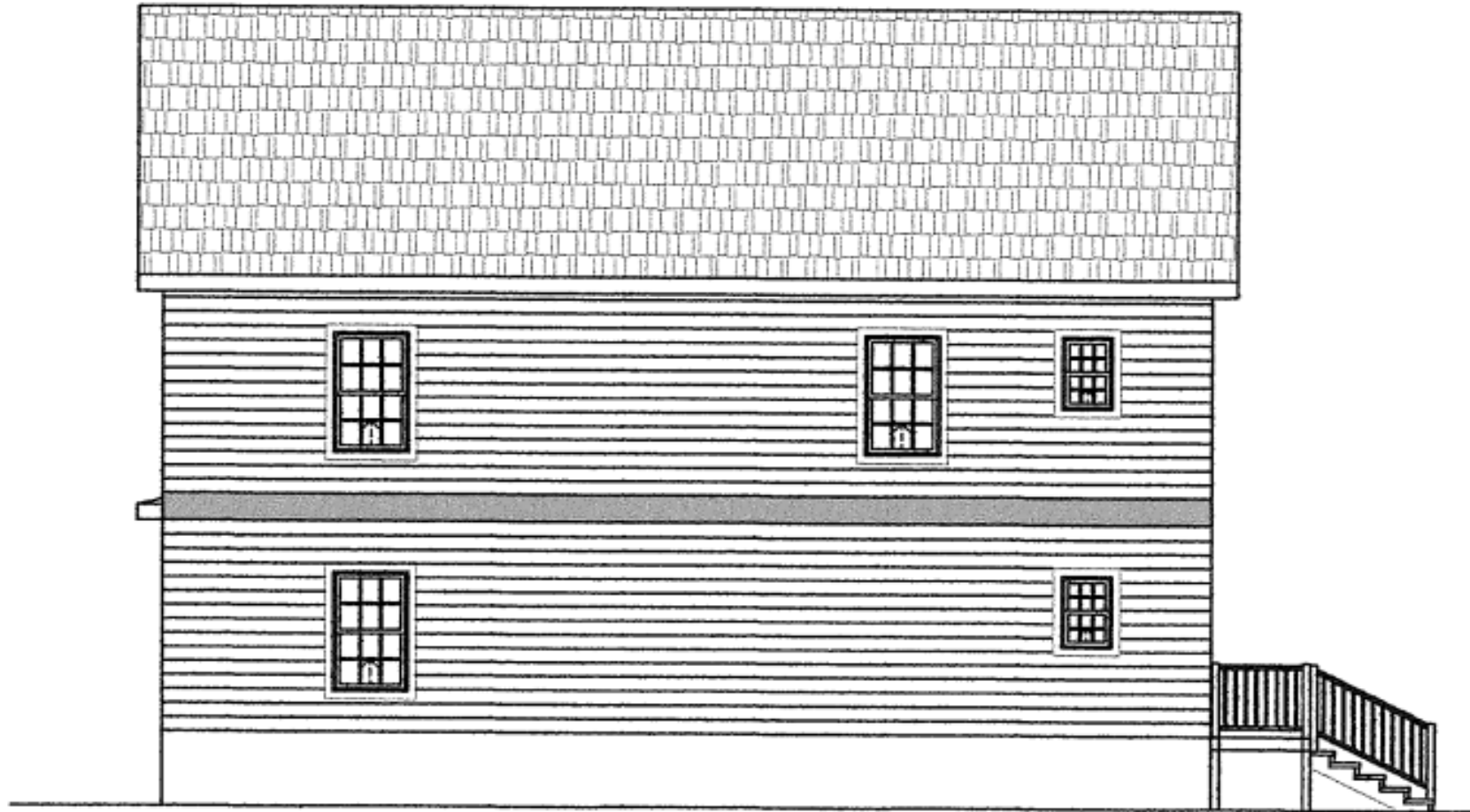


Left Side Elevation



Right Side Elevation

Single Family Dwelling



Rear Elevation

Duplex Dwelling



Front Elevation

Duplex Dwelling



Left Side Elevation



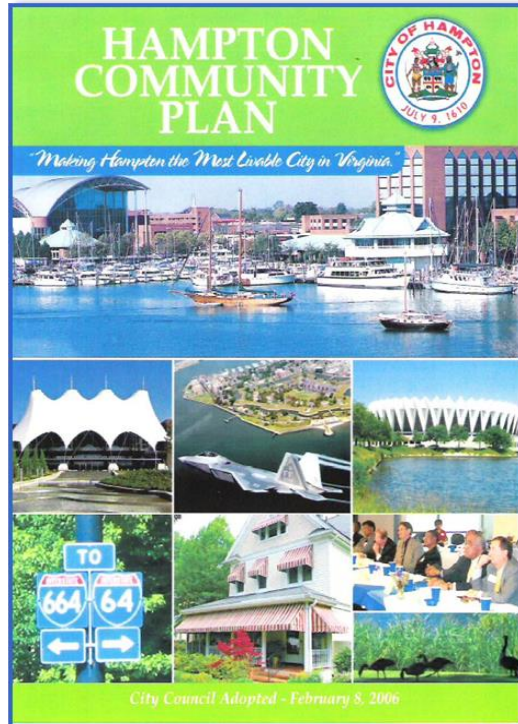
Right Side Elevation

Duplex Dwelling



Rear Elevation

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 7: Safeguard the integrity of existing residential neighborhoods

LU-CD Policy 11: Promote high quality design and site planning that is compatible with surrounding development

LU-CD Policy 29: Encourage high quality new developments that are compatible with surrounding neighborhoods

HN Policy 7: Encourage the development of higher value housing

Proffers



- Nine (9) total residential dwellings
 - One (1) single family dwelling, four (4) duplexes
- All dwellings minimum three (3) bedroom, two (2) bath and 1900 sq. ft.
- Architectural designs consistent with Buckroe community
 - Covered front porches
 - Window muntin's
 - Steps, columns, railings, shutters, trim features
- Resiliency materials for siding and roofing
- Construct a new public street "Lt. Col. McDowell Way" sidewalk, and stormwater management facilities
- Landscaping plan with SE Virginia native species

Complete proffers found in package

Community Meeting



- Meeting held on June 23, 2026
- Applicant and staff were present
- Two people from the community attended
 - General inquiries about the proposal
 - Interested in projects in the Buckroe area

Analysis



- Furthers the adopted policies of:

Hampton Community Plan

Consistent with the future land use map

Provides high quality residential designs
utilizing Buckroe community features

Characteristics of adjoining residential
properties

Conclusion



- Applicant opportunity to present
- Public hearing
- Action
 - Staff recommends **APPROVAL** of Rezoning No. 26-0222 with nine (9) proffered conditions

*Complete proffers found in package