

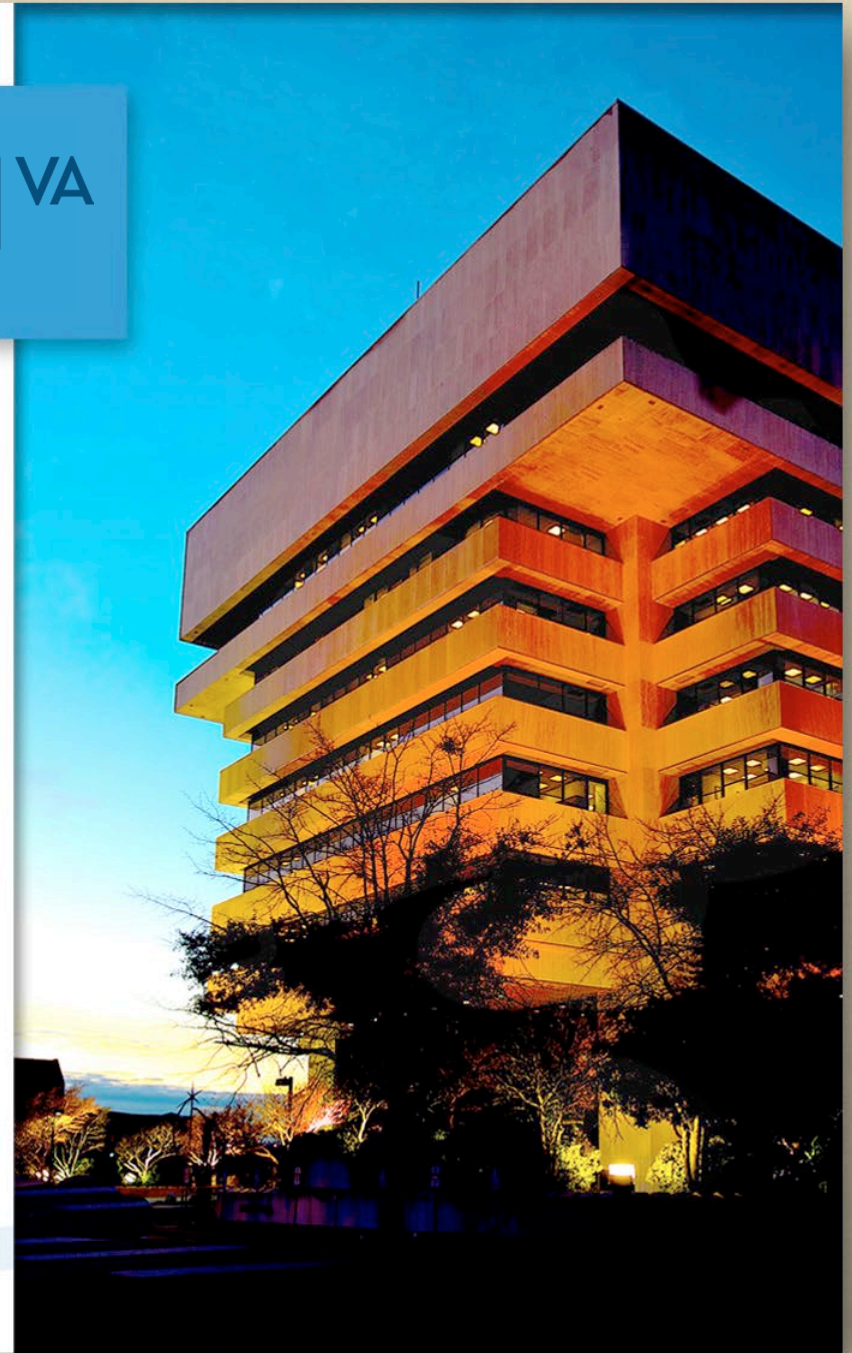


**HAMPTON**<sup>VA</sup>  
COMMUNITY DEVELOPMENT

**Rezoning  
No. 25-0010  
Use Permit  
No. 25-0011**

**1616 & 1612 N Armistead  
Avenue  
*Multi-family***

Planning Commission  
March 20, 2025



# Application

Rezoning from One Family  
Residential (R-11) District to Multiple  
Dwelling (MD-4) District

Use Permit for Multi-family

# Location Map





# Location Map






# The Proposal

- 3 & 4-story multi-family buildings
- 215 units, maximum

Unit Type	# of Units	Square Feet	Projected Rents
1 BR	69	715 SF	\$1,600-\$1,750
2 BR	115	1,050 SF	\$1,850-\$2,000
3 BR	32	1,245 SF	\$2,300-\$2,450

- 346 total parking spaces

# Project Amenities

- Pool
  - Clubhouse
  - Fitness center
  - Outdoor grilling areas & fire pits
  - Community bike racks & indoor bike storage
  - Interconnected sidewalks/paths
- 

# Resiliency Elements

- Five (5) electric vehicle charging stations
- Building materials – 110 mile per hour wind load design
- Pervious pavement in rear parking area
- EnergyStar certified appliances
- EnergyStar Multifamily New Construction guidelines







# Renderings



Cox, Kiewit &  
Company, P.C.

**ARMISTEAD AVE. APARTMENTS**

CONCEPTUAL RENDERINGS - AERIAL VIEW

AUGUST 28, 2024

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# Renderings



Cox, Kliewer &  
Company, P.C.

**ARMISTEAD AVE. APARTMENTS**  
CONCEPTUAL RENDERINGS - VIEW FROM SITE ENTRY  
AUGUST 28, 2024

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# Renderings



Cox, Kliewer &  
Company, P.C.

**ARMISTEAD AVE. APARTMENTS**

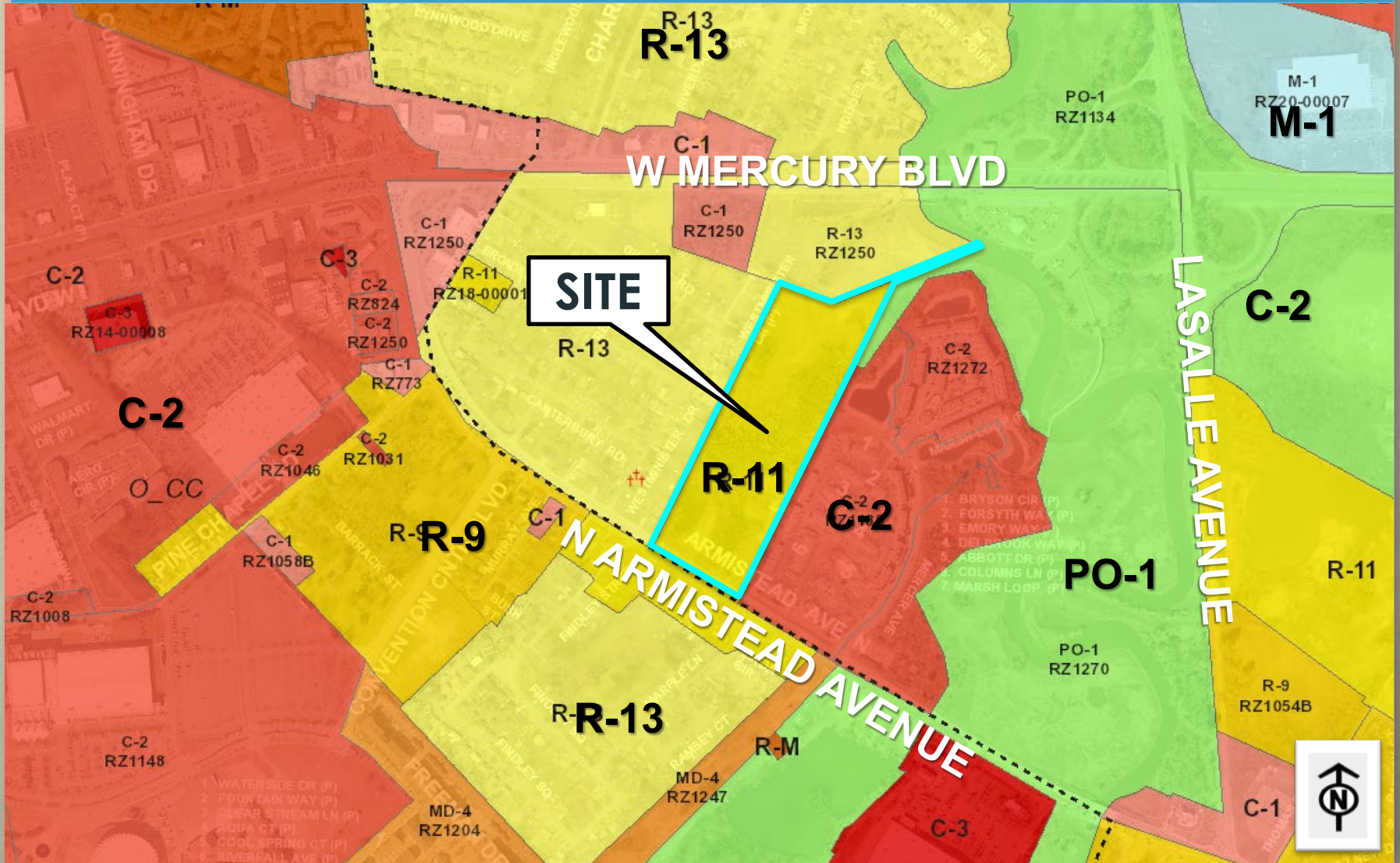
CONCEPTUAL RENDERINGS - BUILDING 5

AUGUST 28, 2024

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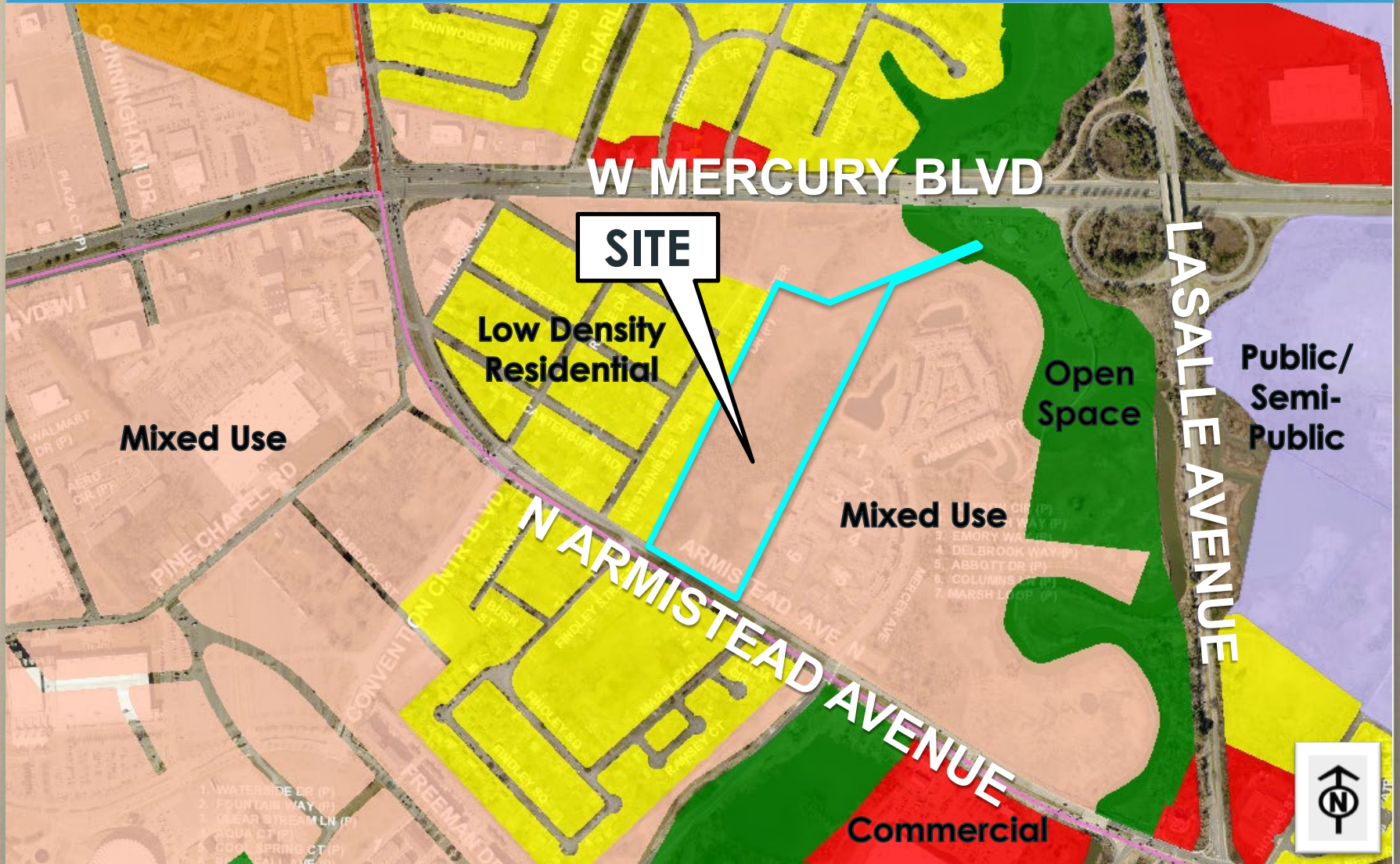


# Zoning Map



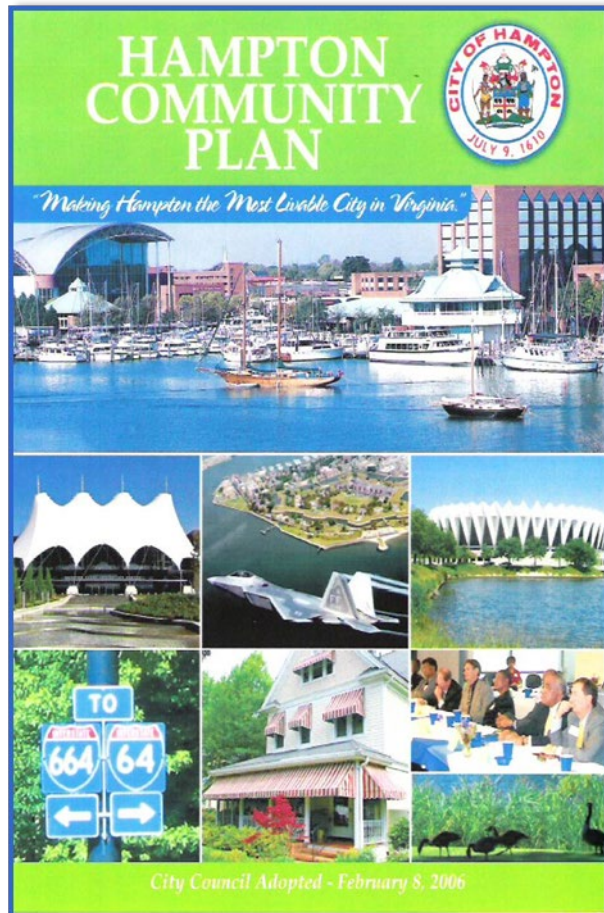


# Future Land Use Map





# Public Policy

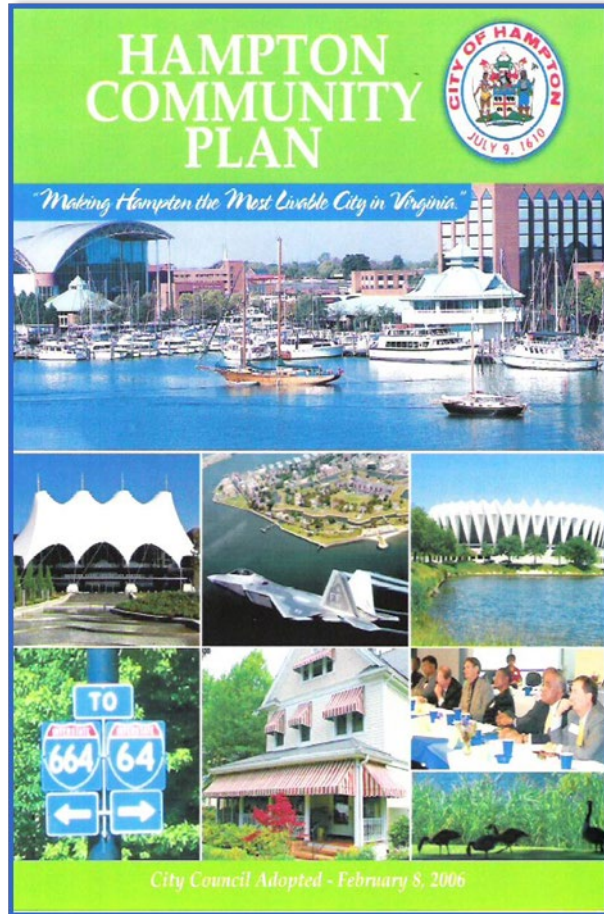


Hampton Community Plan (2006, as amended)

- **LU-CD Policy 4:** Evaluate land use proposals from a regional, city-wide, and neighborhood perspective.
- **LU-CD Policy 11:** Promote high quality design and site planning that is compatible with surrounding development.
- **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.



# Public Policy



Hampton Community Plan (2006, as amended)

- **ED Policy 10:** Foster the successful development of well-situated vacant and underutilized properties within the City.

# Coliseum Central Master Plan



COLISEUM CENTRAL MASTER PLAN:

Hampton, Virginia URBAN DESIGN ASSOCIATES

NOVEMBER 12, 2015



ADOPTED BY CITY COUNCIL ON 12 NOVEMBER 2015

- 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.



# Staff Analysis

- Consistent with City land use policies:
  - Adding residential units & housing types
  - High quality design and site planning
  - Pedestrian connectivity
- Adaptive redevelopment of underutilized vacant site
- Adds needed residential units
- Quality design & building materials
- Community amenities
- Resilient practices

# Community Meeting

- A community meeting was held on December 18, 2024



# Proffered Conditions

- Site Development:
  - Concept plan
  - 215 units, maximum
  - Elevations
  - Building Materials
  - Pedestrian connections
  - Fencing & Lighting
  - Landscaping
  - Community Amenities
- Resiliency Practices
  - Permeable Pavement
  - Building Materials
  - EV Charging Stations

\*A full set of proffered conditions can be found in the application package

# Recommended Conditions

- Compliance with Rezoning
- Coliseum Central Design Standards
- Management
- Dumpster Screening
- Certificate of Occupancy
- Compliance with Applicable Laws
- Revocation

\*A full set of conditions can be found in the application package



# Conclusion

- Applicant opportunity to present
- Public hearing
- Action: Staff recommends **approval** of Rezoning No. 25-0010, subject to thirteen (13) proffered conditions; and Use Permit No. 25-0011, subject to eight (8) conditions