

Rezoning Application No. 26-0037 and Use Permit No. 26-0038



2601 Cunningham Drive
Woda Cooper Companies

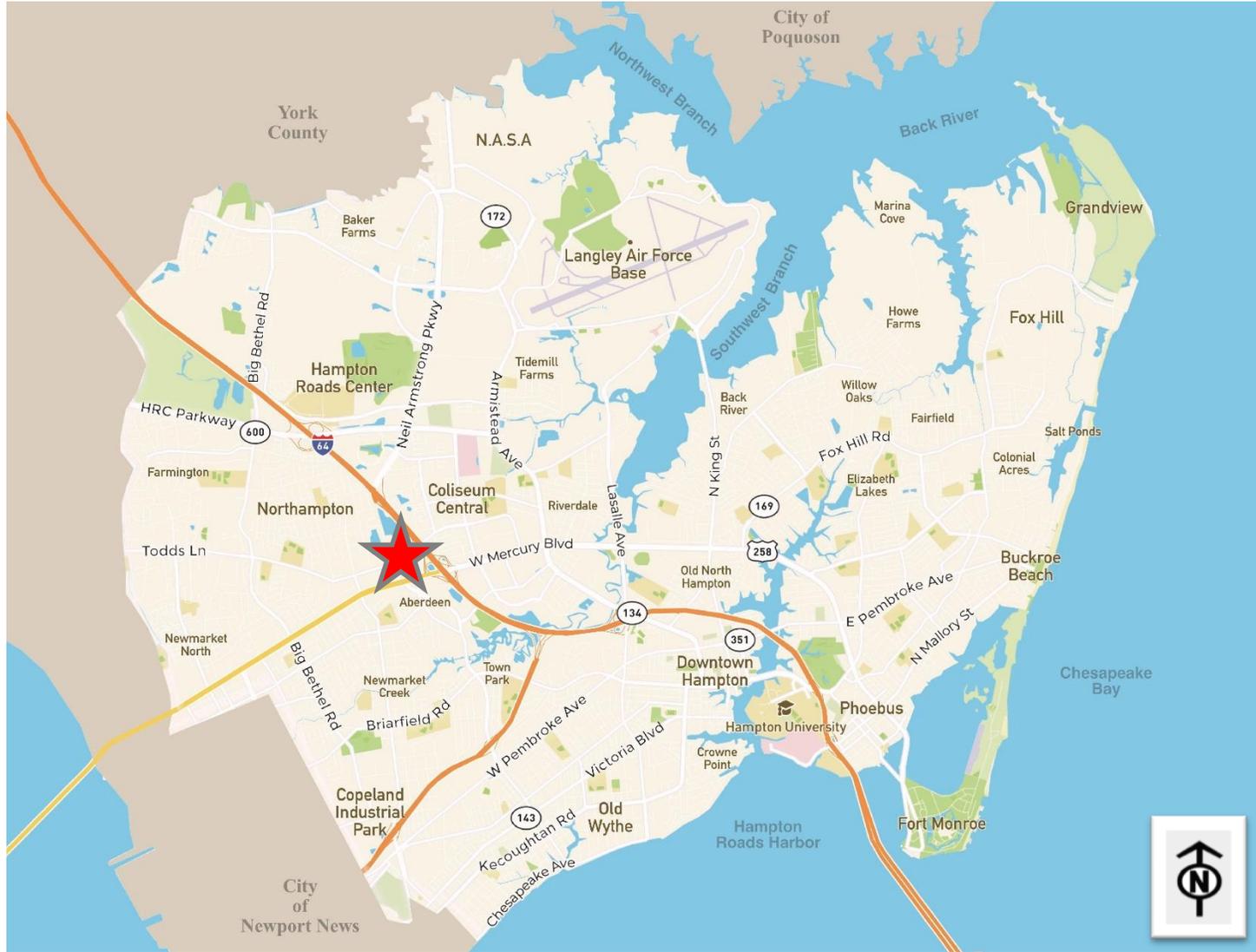
City Council
March 11, 2026



Application

- Rezone +/- 1.69 acres at **2601 Cunningham Drive, 4002376**, from General Commercial (C-3) District to Multifamily Residential (MD-4) District with conditions for a multifamily development
- Use permit to permit Multifamily Dwellings

Location Map



Location Map



Site History



- RZ 0769 (1983):
 - Rezoned the subject parcel from C-2 to C-3, to develop business condominiums
 - 5 proffered conditions include the construction of a fence along the western border of 2601 Cunningham Drive

Proposal



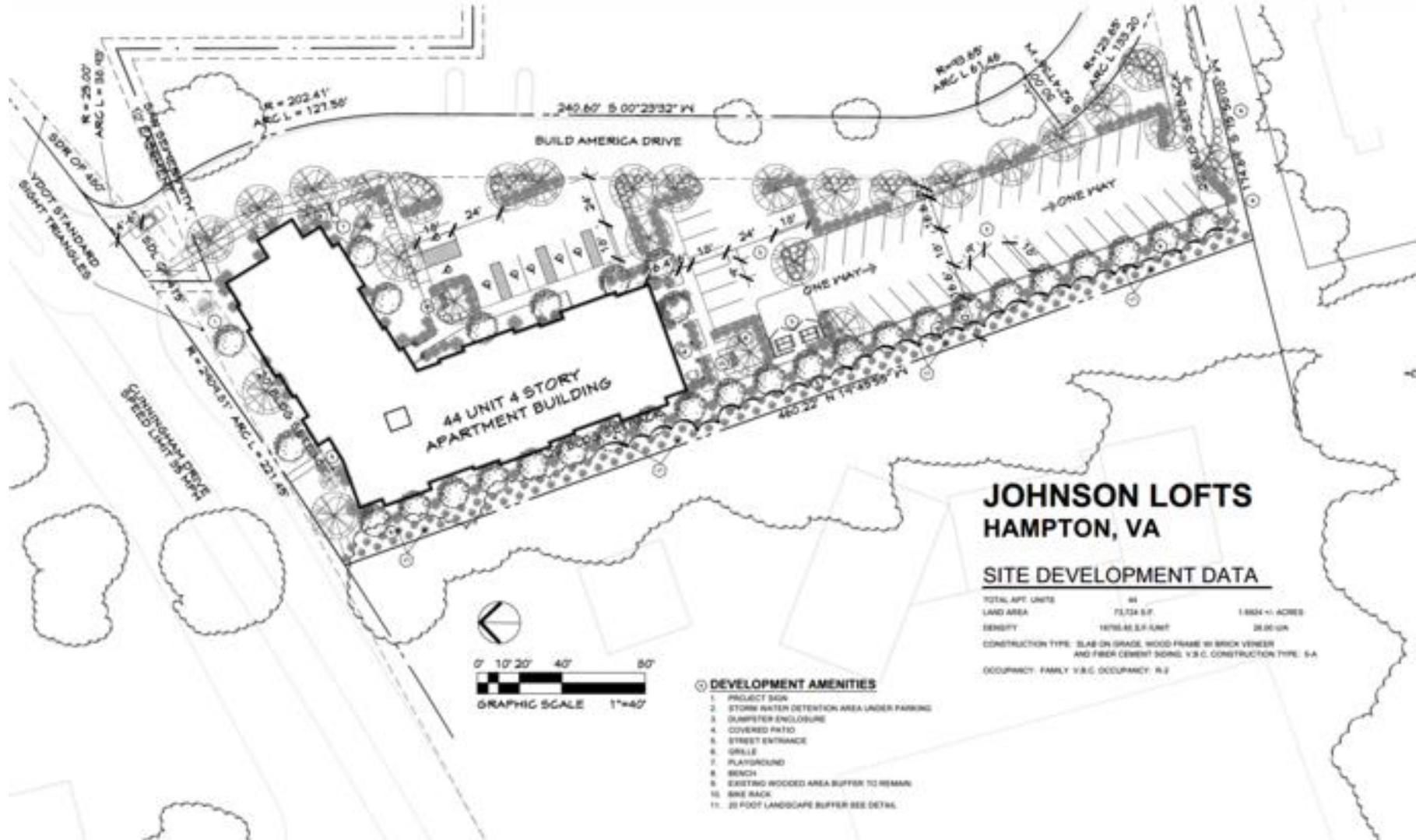
- 1.69 total acres
- 44 units, at or below 80% of market rate, in a single 4-story building
 - 6 one-bedroom units
 - 27 two-bedroom units
 - 11 three-bedroom units
- Vehicular access off of Cunningham Drive, making use of Build America Drive
- Landscaping along the parking lot; landscape buffer on the western site boundary
- 57 parking spaces
 - 7 ADA accessible
 - 12 bicycle racks

Proposal

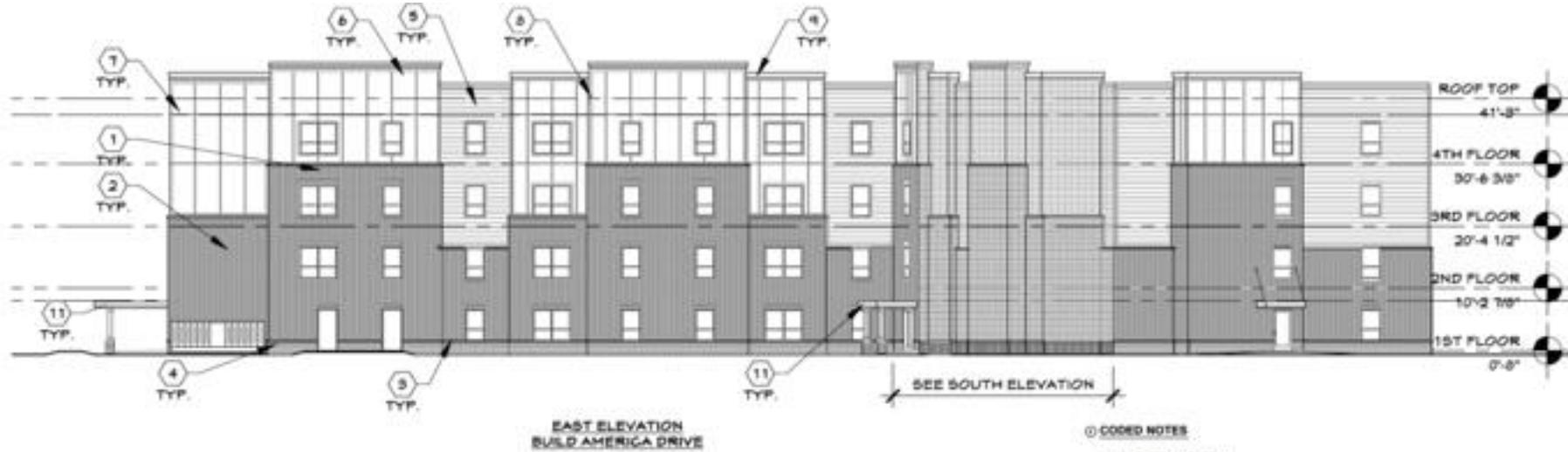


- Building amenities:
 - Community room
 - Patio-covered picnic area
 - Playground
 - Grill
 - Enclosed dumpster
- Resiliency Elements
 - Building materials—115 mph wind load design
 - EnergyStar certified appliances
 - EnergyStar Multifamily New Construction Guidelines
 - 2 level II EV charging stations

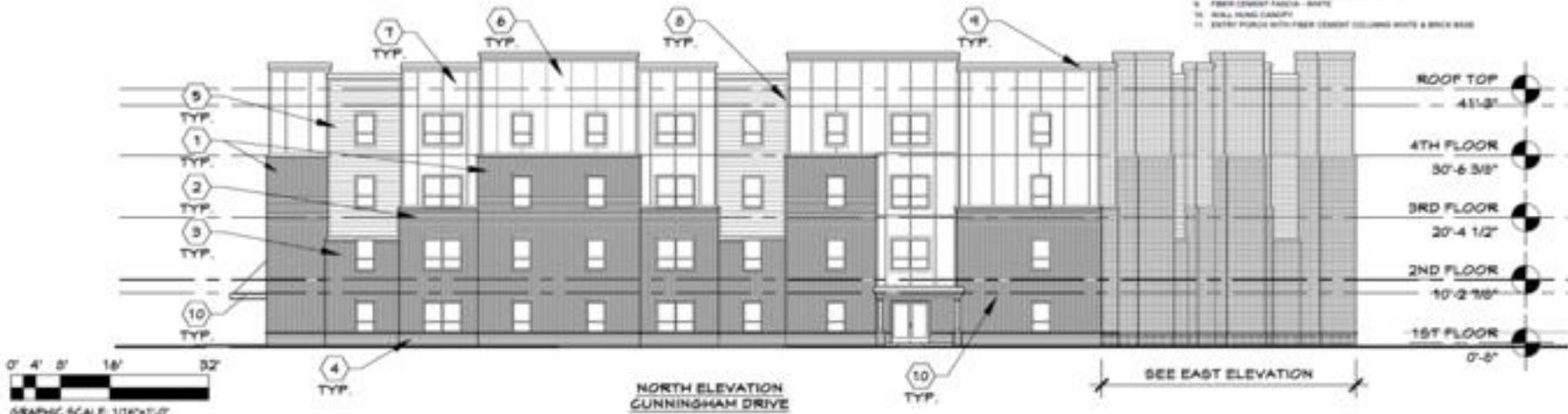
Proposal



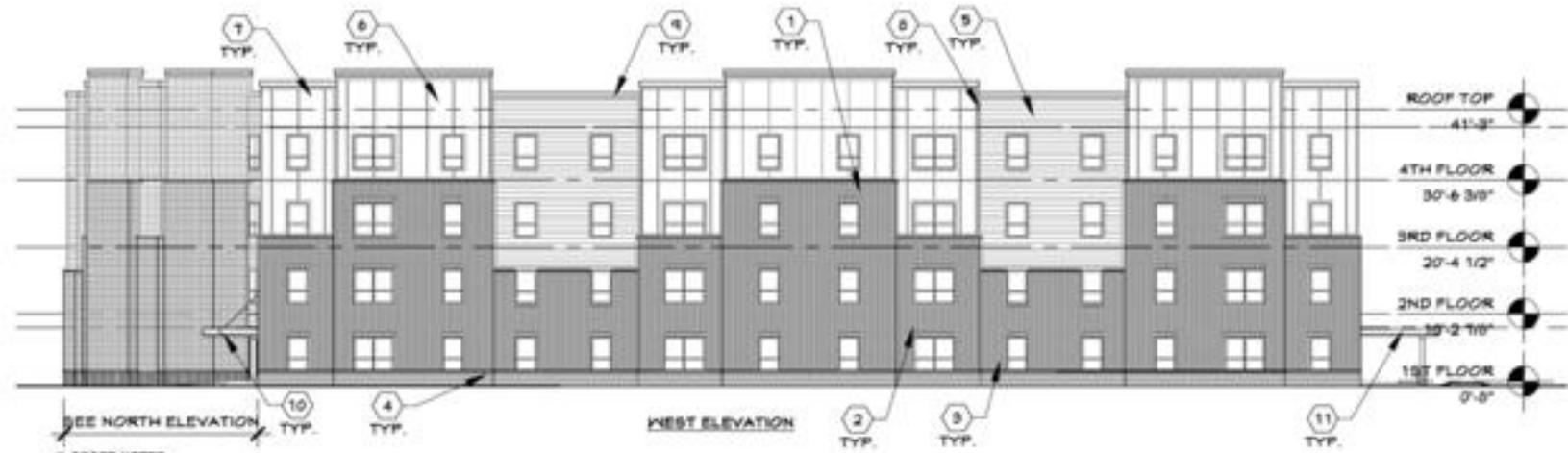
Building Elevations



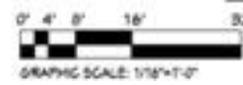
- ① CODED NOTES**
- 1. STANDARD BRICK COLOR #1
 - 2. STANDARD BRICK COLOR #2
 - 3. STANDARD BRICK COLOR #3
 - 4. DARK BLUE BRICK COLOR #1
 - 5. HORIZONTAL FIBER CEMENT BOARD COLOR #1
 - 6. FIBER CEMENT PANELS & BAYTONE COLOR #1
 - 7. FIBER CEMENT PANELS & BAYTONE COLOR #2
 - 8. FIBER CEMENT TILES - BAYTONE COLOR #1
 - 9. FIBER CEMENT PANELS - WHITE
 - 10. WALL ROUND CANOPY
 - 11. ENTRY PORCH WITH FIBER CEMENT COLUMNS WHITE & BRICK BASE



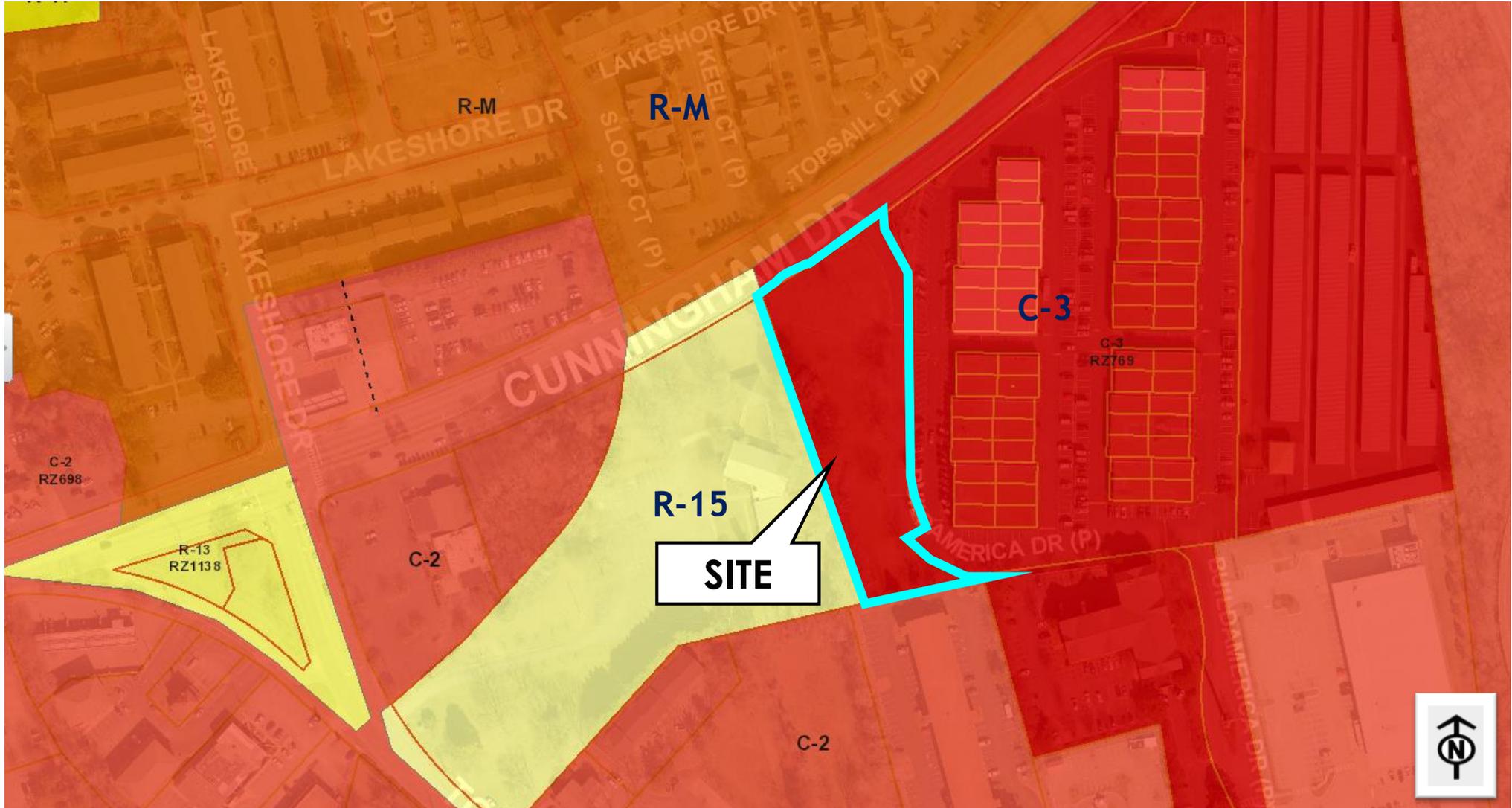
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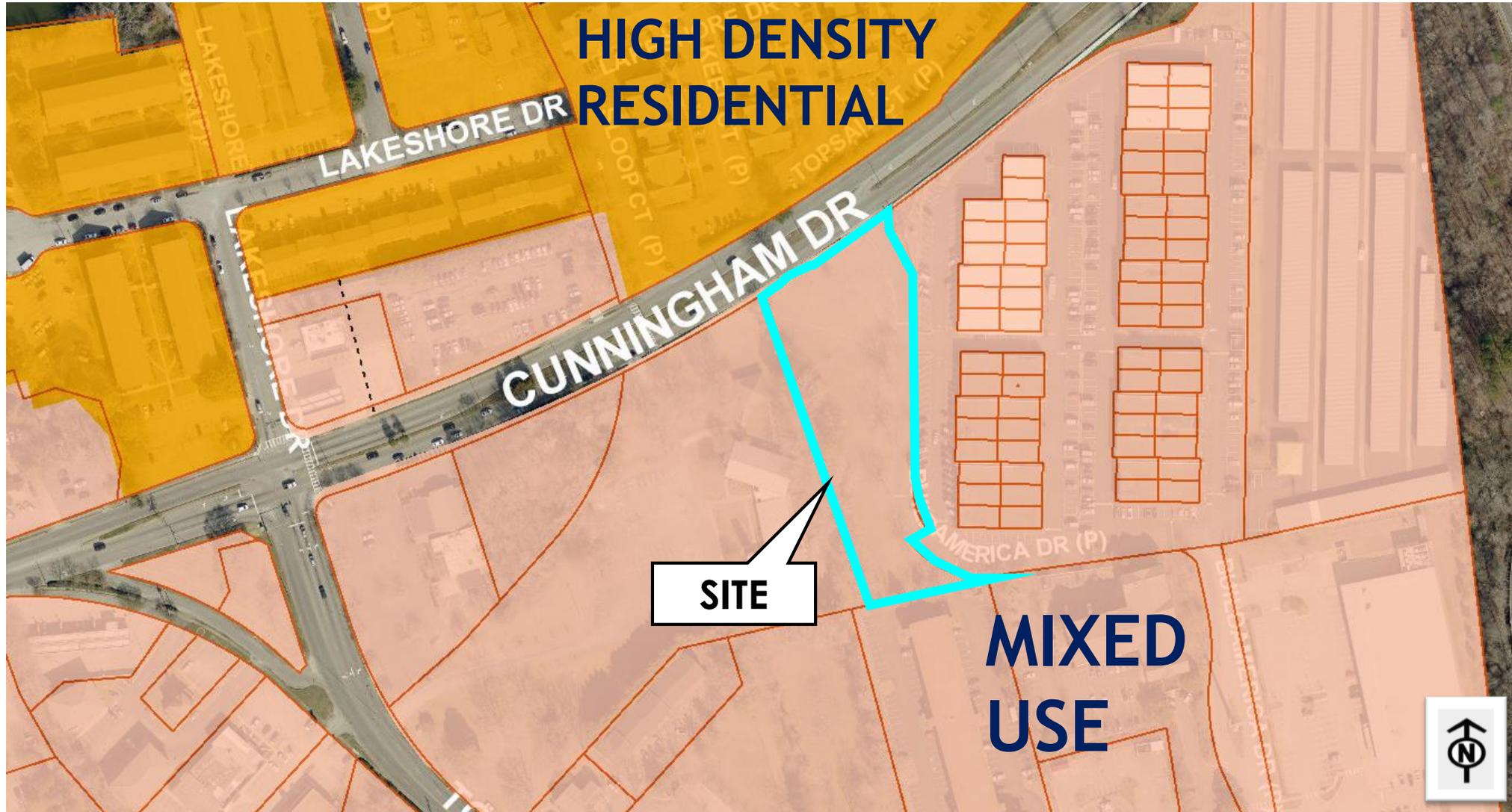
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 5. HORIZONTAL FIBER CONCRETE MIMIC COLOR #1
 6. FIBER CONCRETE PANELS & BAYTONE COLOR #1
 7. FIBER CONCRETE PANELS & BAYTONE COLOR #2
 8. FIBER CONCRETE TONE - HORIZONTAL COLOR #1
 9. FIBER CONCRETE TONE - WHITE
 10. WALL PANEL LINENY
 11. BAYTONE PORCH WITH FIBER CONCRETE COLUMNS WHITE & BRICK BASE



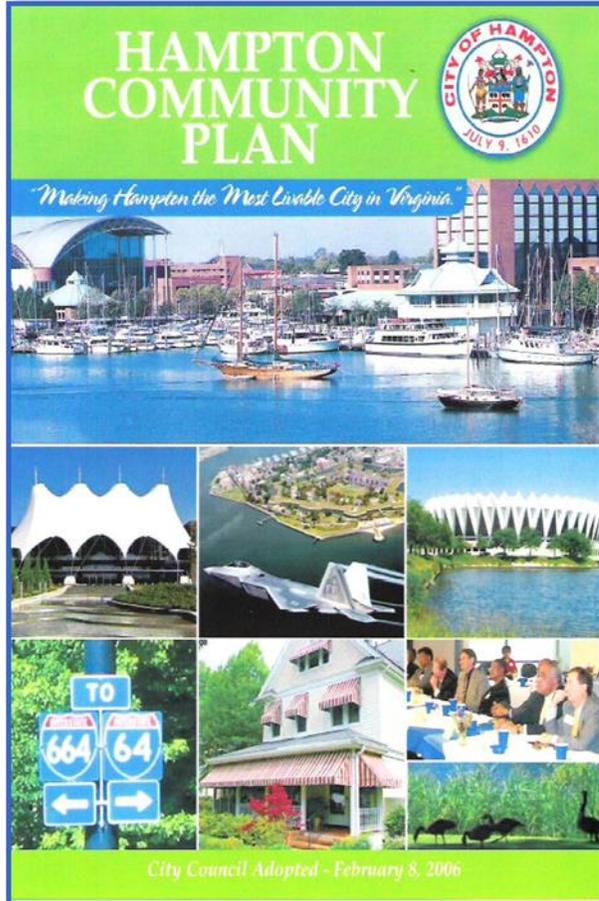
Zoning Map



Future Land Use Map



Public Policy



Land Use Policies

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.

LU-CD Policy 10: Encourage compact, high density/mixed-use development where appropriate to create walkable communities and promote increased physical activity.

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.

Hampton Community Plan (2006, as amended)

Public Policy



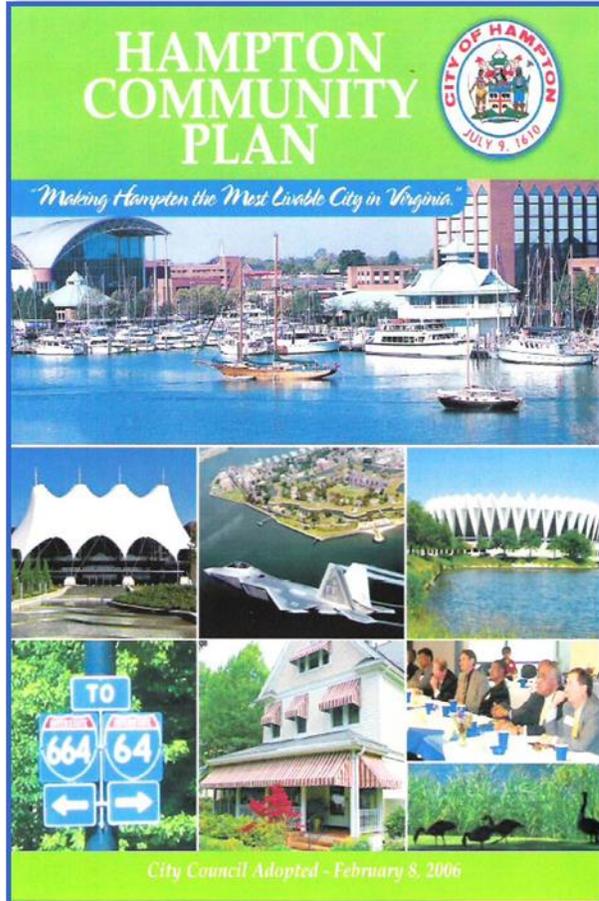
Housing and Neighborhood Policies

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.

Economic Development Policies

ED Policy 9: Ensure that the City's implementation plans, physical infrastructure, and land use regulations support the City's goals for economic development and growth.

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



Hampton Community Plan (2006, as amended)

Public Policy



COLISEUM CENTRAL MASTER PLAN:

Hampton, Virginia URBAN DESIGN ASSOCIATES

NOVEMBER 12, 2015



ADOPTED BY CITY COUNCIL ON 12 NOVEMBER 2015

- The Coliseum Central Master Plan calls primarily for commercial uses to the west of I-64, though it has no specific recommendations for this parcel.
- The Plan calls for residential development wherever possible, at dense scales to support neighboring businesses.
- The Plan also encourages pedestrian-friendly and transit-friendly development.
- Policies specific to the Power Plant Pkwy initiative: Continue reinvestment in existing retail centers; improve streets to provide enhanced accessibility and pedestrian amenities; treat the character of driveways within retail centers like streets, with appropriate landscaping, sidewalks, and crosswalks

Analysis



- Application aligns with City land use policies
 - Compatible with future land use map
 - Compatible with Coliseum Central master plan
 - Redevelopment of underutilized vacant site
 - Adds needed residential units
- Compatible with neighborhood
 - Quality design and building materials
 - Close proximity to other apartment buildings
 - Well-connected pedestrian and bus infrastructure
 - Proximity to nearby shops and amenities on Build America Drive and Peninsula Town Center

Proffered Conditions



- Multifamily Dwellings
- Concept Plan
- Elevations
- Building Materials
- Compliance with O-CC Design Guidelines
- Sewer Easement Setback
- Landscape buffer as design alternative
- Enhanced landscaping as design alternative
- Building height
- Density
- Fencing
- Lighting
- HVAC
- Landscape location, plant material, size requirements
- Community amenities
- Resilience elements

*Complete set of proffers found in Package

Recommended Use Permit Conditions



- Compliance with Rezoning
- Management
- Dumpster Screening
- Security
- Certificate of Occupancy
- Compliance with Applicable Laws
- Nullification
- Revocation

*Complete Conditions found in Package

Community Meeting



- A community meeting was held on January 22, 2026
- 11 community members were in attendance

Conclusion



- Applicant opportunity to present
- Public hearing
- Action
 - Staff and Planning Commission recommend **approval** of Rezoning No 26-0037, subject to 20 proffered conditions
 - Staff and Planning Commission recommend **approval** of Use Permit No. 26-0038, subject to 9 conditions