

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

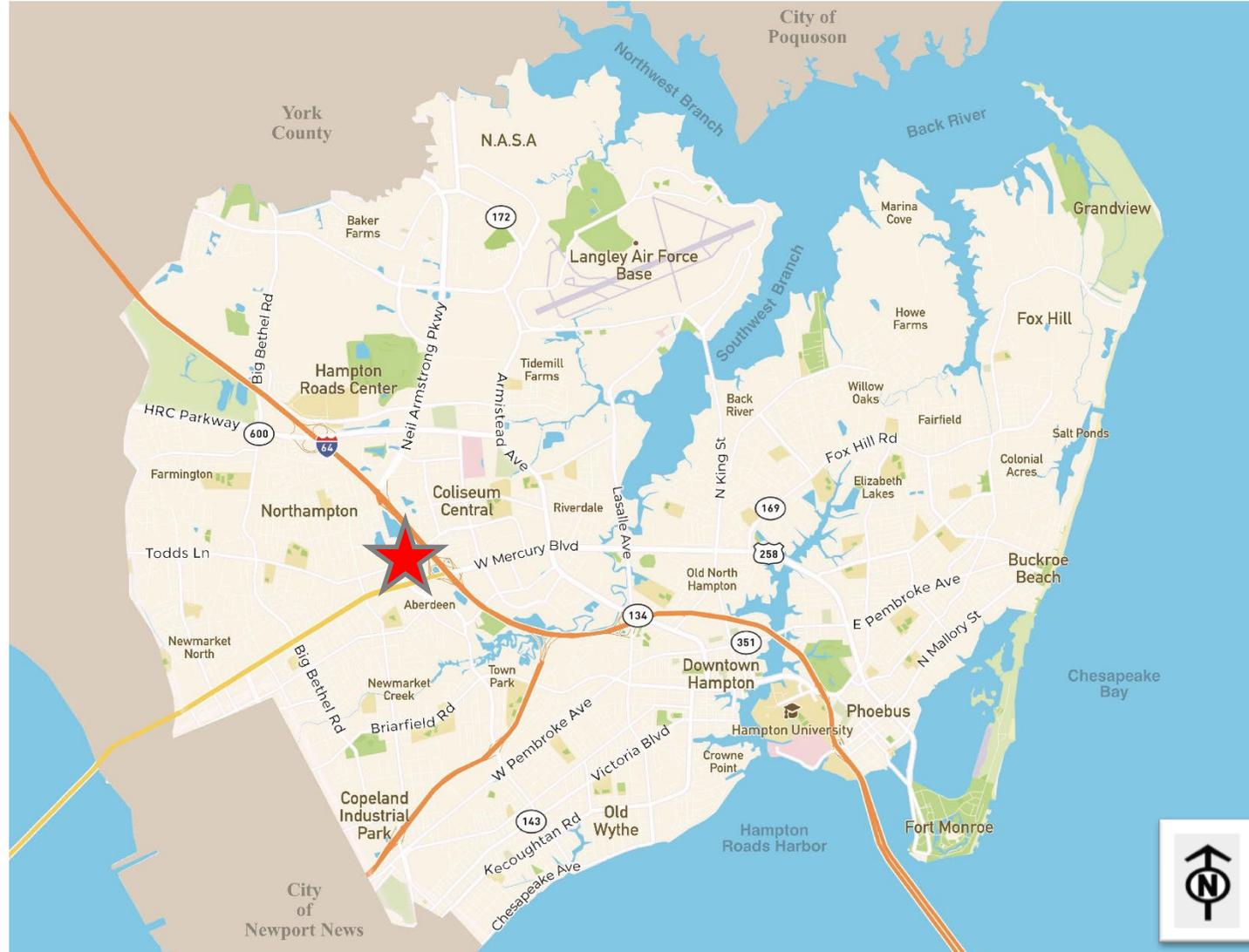
2601 Cunningham Drive
Woda Cooper Companies

Planning Commission
February 19, 2026

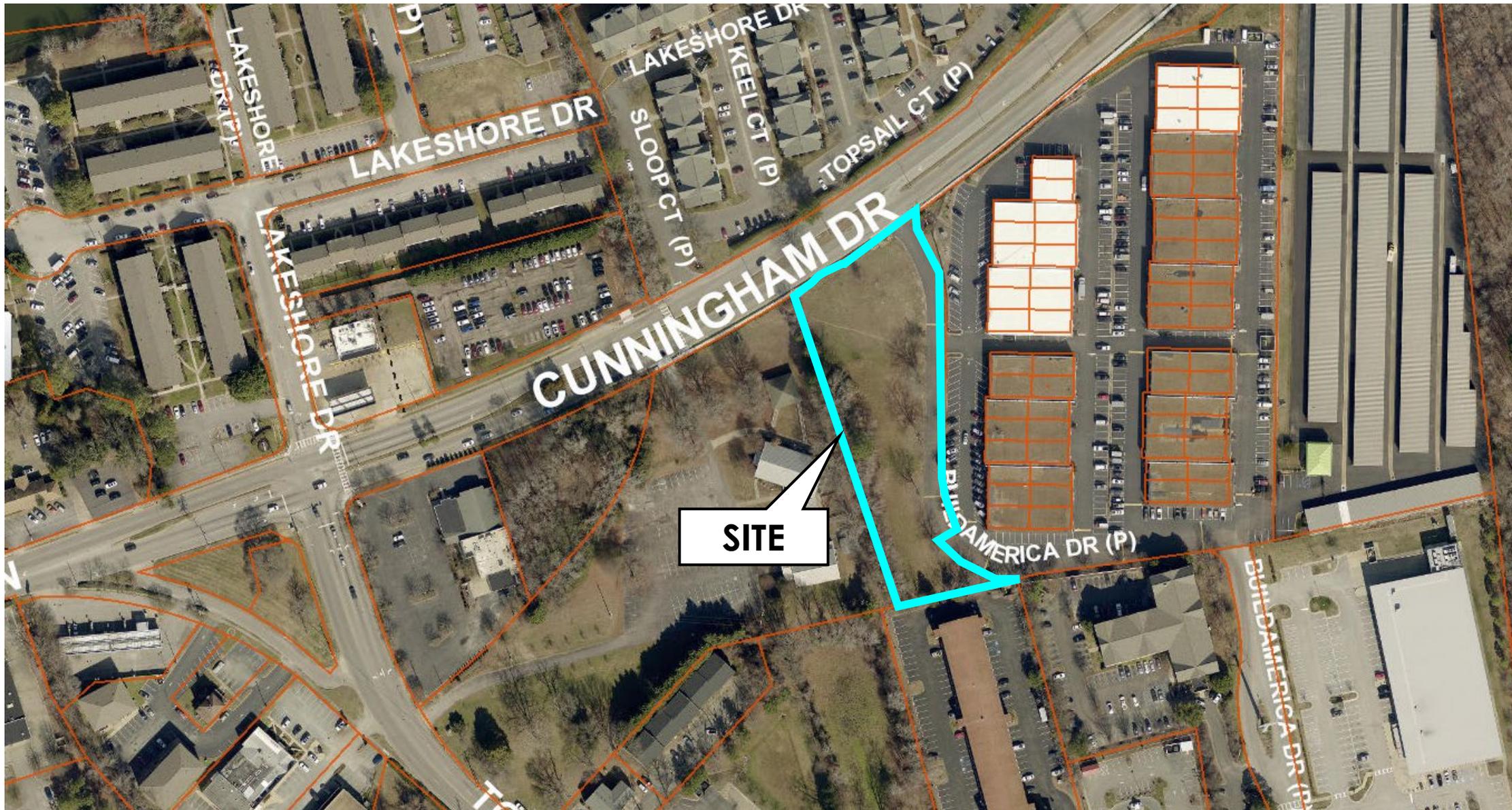
Application

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

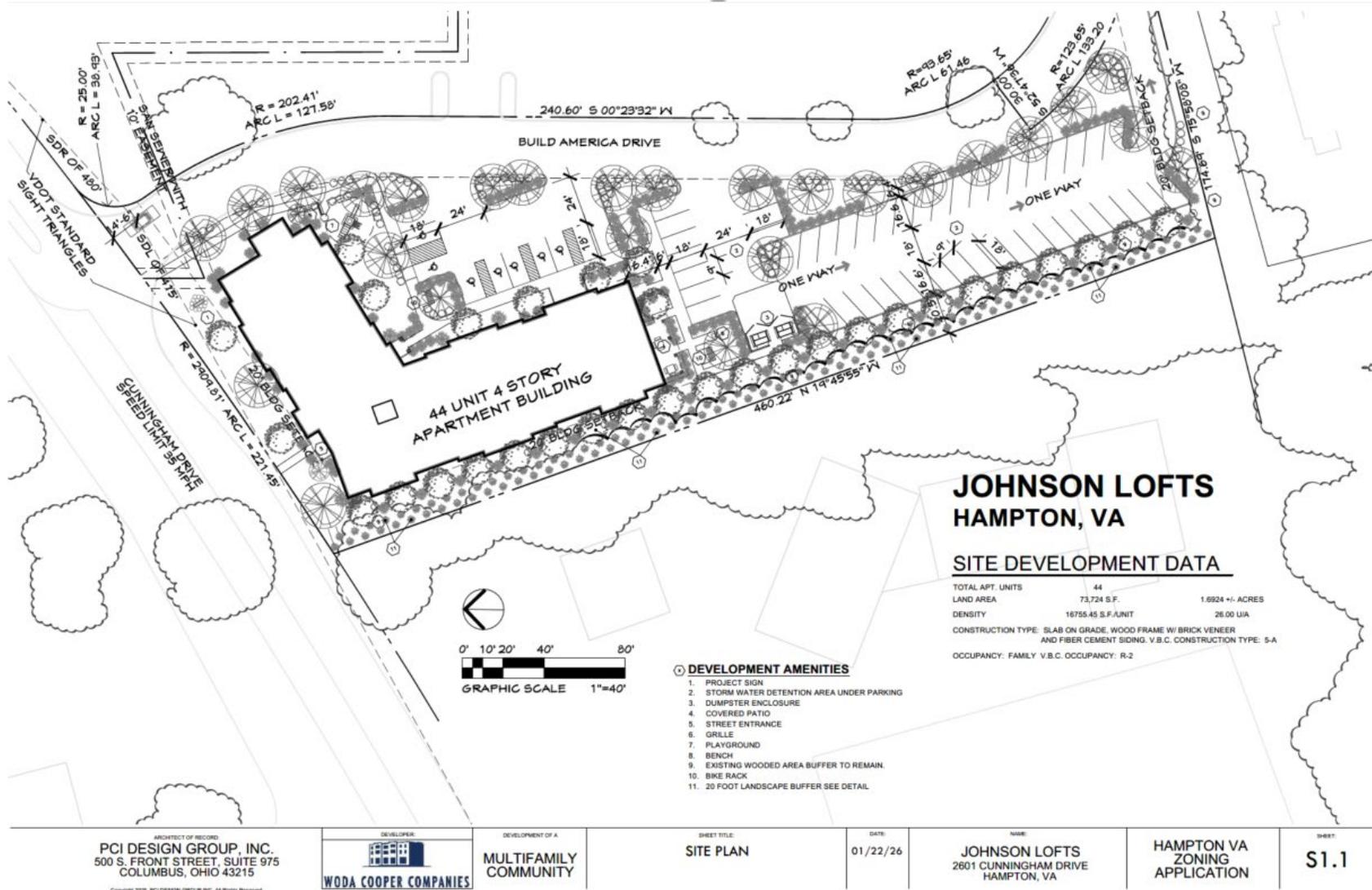
Proposal

- 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

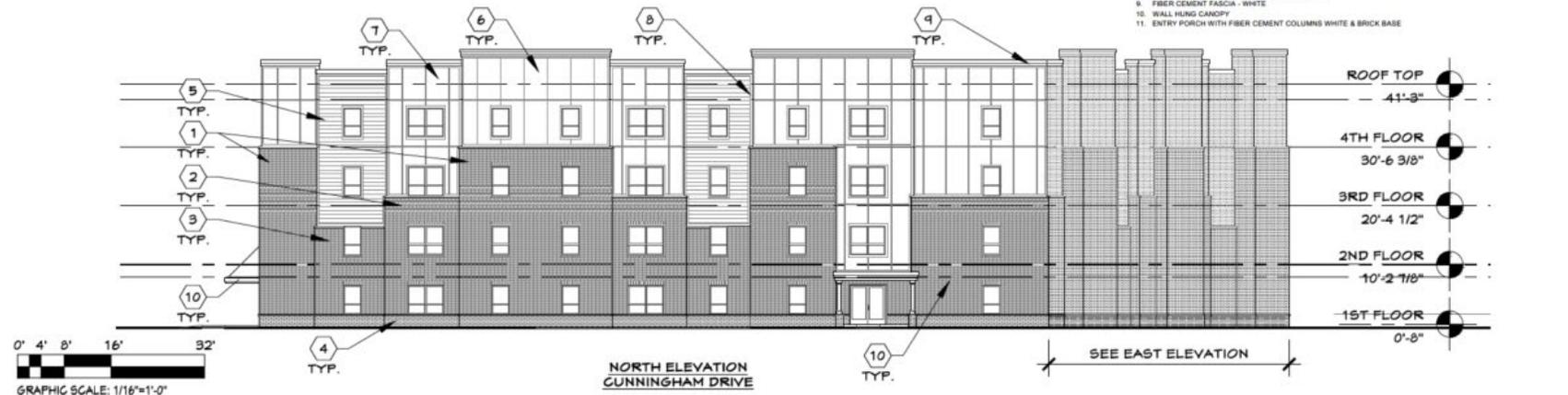
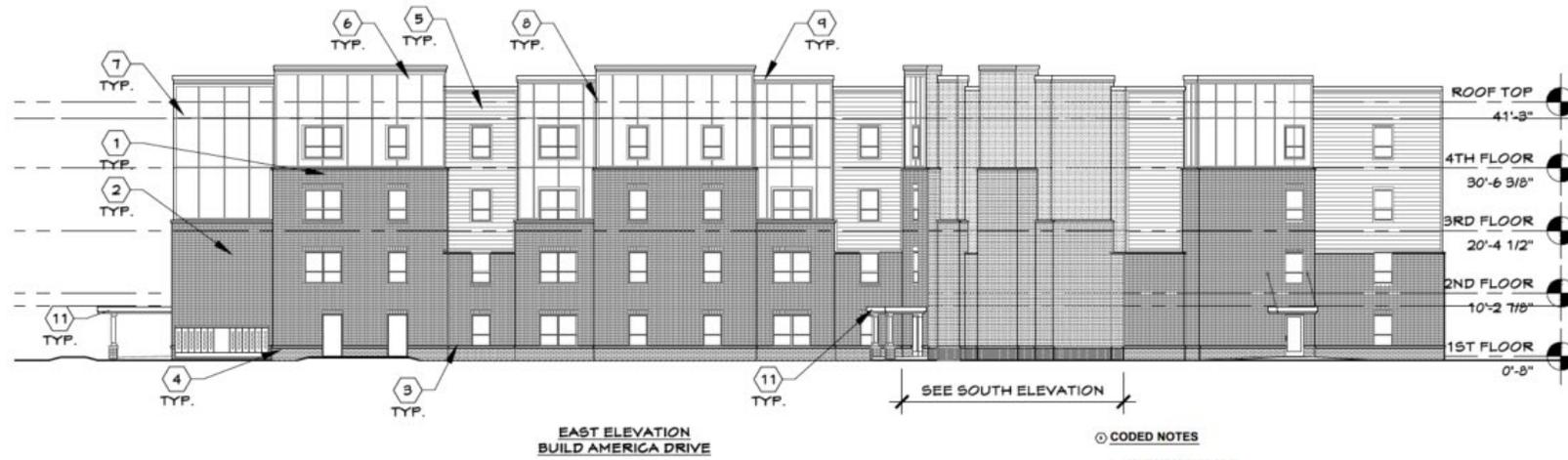
Proposal

- 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



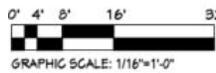
ARCHITECT OF RECORD PCI DESIGN GROUP, INC. 500 S. FRONT STREET, SUITE 975 COLUMBUS, OHIO 43215 <small>Copyright 2025, PCI DESIGN GROUP INC. All Rights Reserved</small>	DEVELOPER WODA COOPER COMPANIES	DEVELOPMENT OF A MULTIFAMILY COMMUNITY	SHEET TITLE NORTH & EAST ELEVATIONS CUNNINGHAM DRIVE & BUILD AMERICA DRIVE	DATE	NAME JOHNSON LOFTS 2601 CUNNINGHAM DRIVE HAMPTON, VA	HAMPTON VA ZONING APPLICATION	SHEET A3.1
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Building Elevations



CODED NOTES

1. STANDARD BRICK COLOR #1
2. STANDARD BRICK COLOR #2
3. STANDARD BRICK COLOR #3
4. KIM SIZE BRICK COLOR #1
5. HORIZONTAL FIBER CEMENT SIDING COLOR #5
6. FIBER CEMENT PANELS & BATONS COLOR #6
7. FIBER CEMENT PANELS 1/4 BATONS COLOR #7
8. FIBER CEMENT TRIM - MATCH ADJOINING COLOR
9. FIBER CEMENT FASCIA - WHITE
10. WALL HUNG CANOPY
11. ENTRY PORCH WITH FIBER CEMENT COLUMNS WHITE & BRICK BASE



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DEVELOPER:

WODA COOPER COMPANIES

DEVELOPMENT OF A
MULTIFAMILY COMMUNITY

SHEET TITLE:
SOUTH & WEST ELEVATIONS

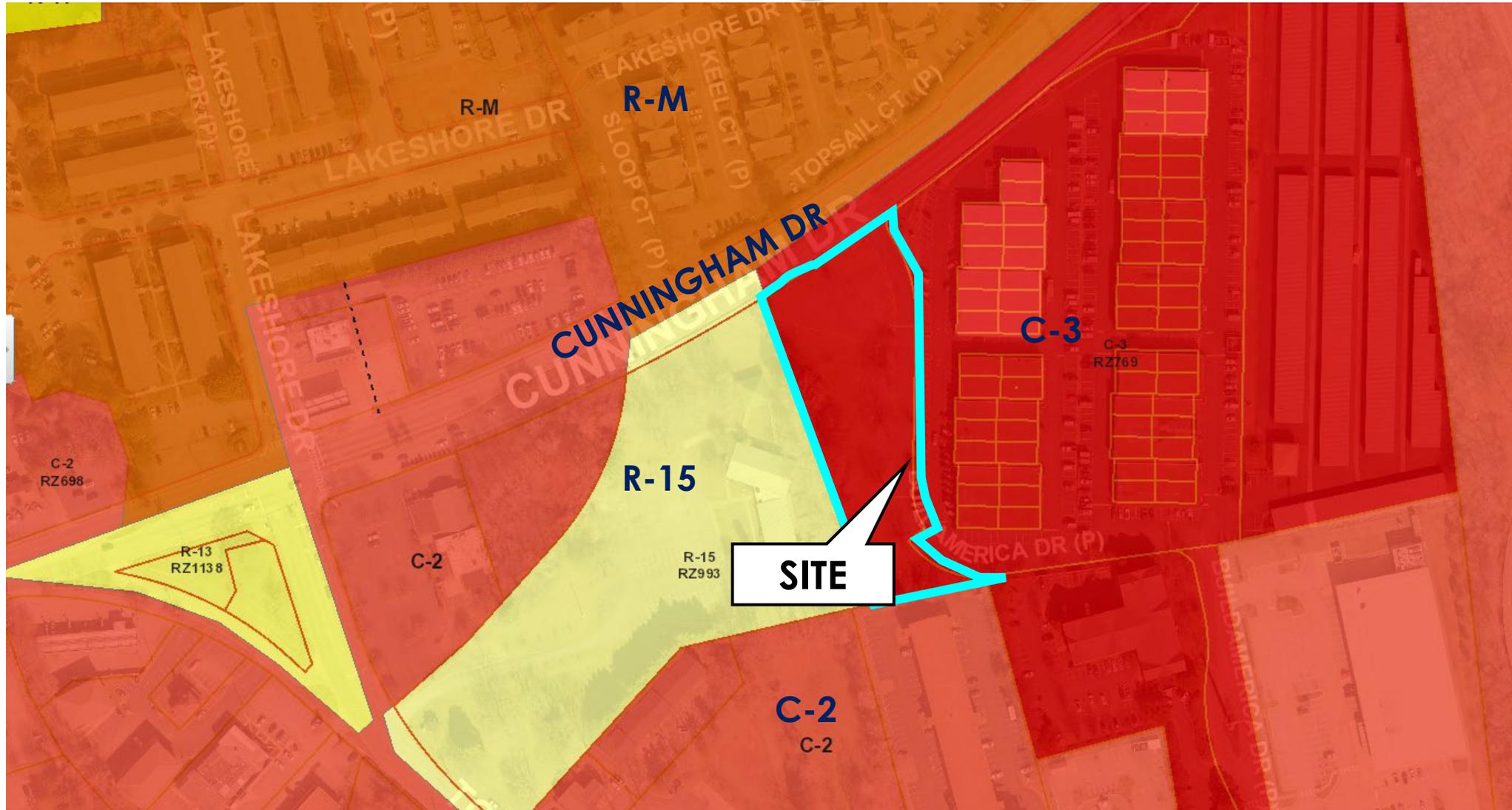
DATE:

NAME:
JOHNSON LOFTS
 2601 CUNNINGHAM DRIVE
 HAMPTON, VA

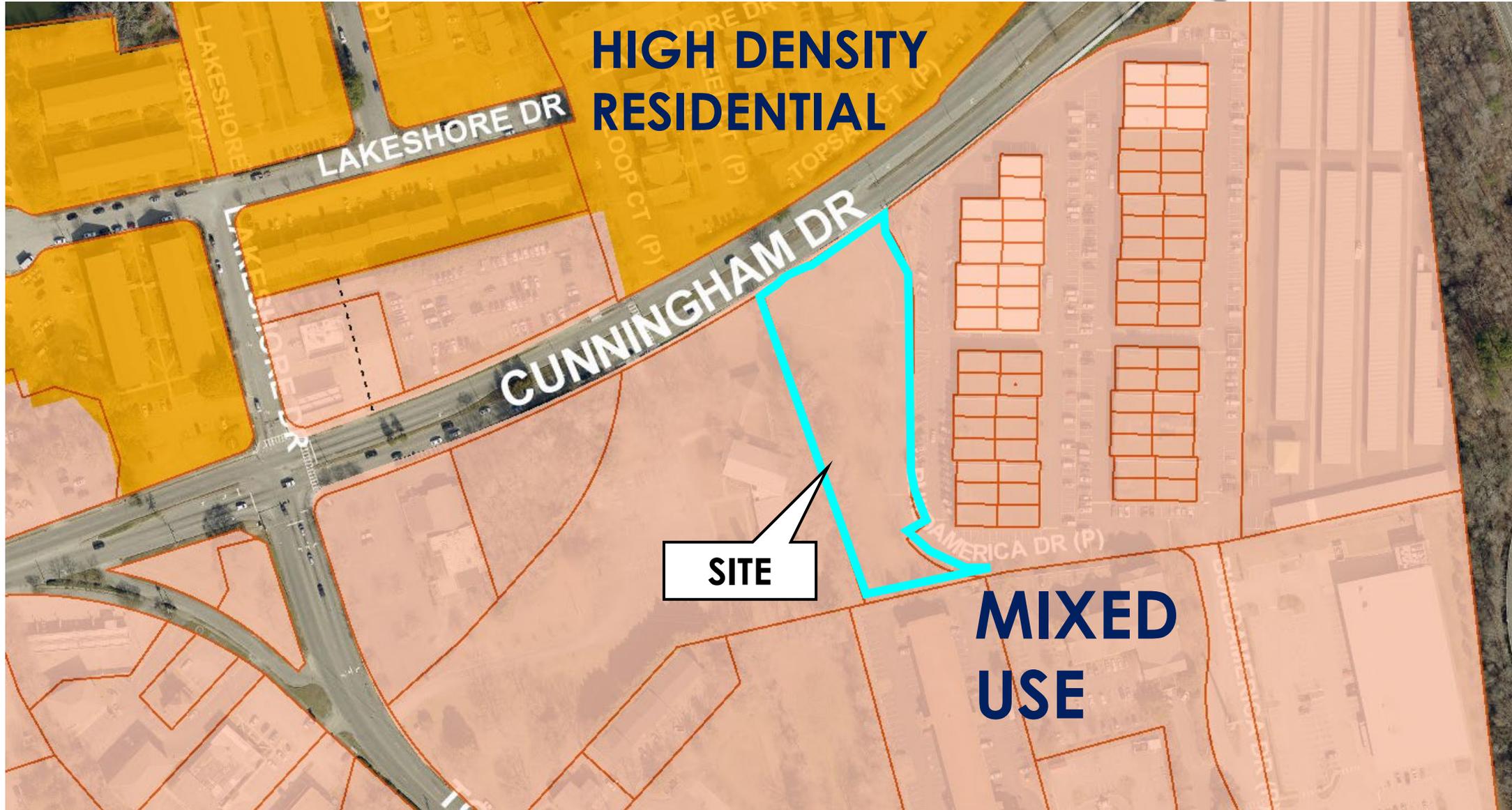
HAMPTON VA
 ZONING
 APPLICATION

SHEET:
A3.2

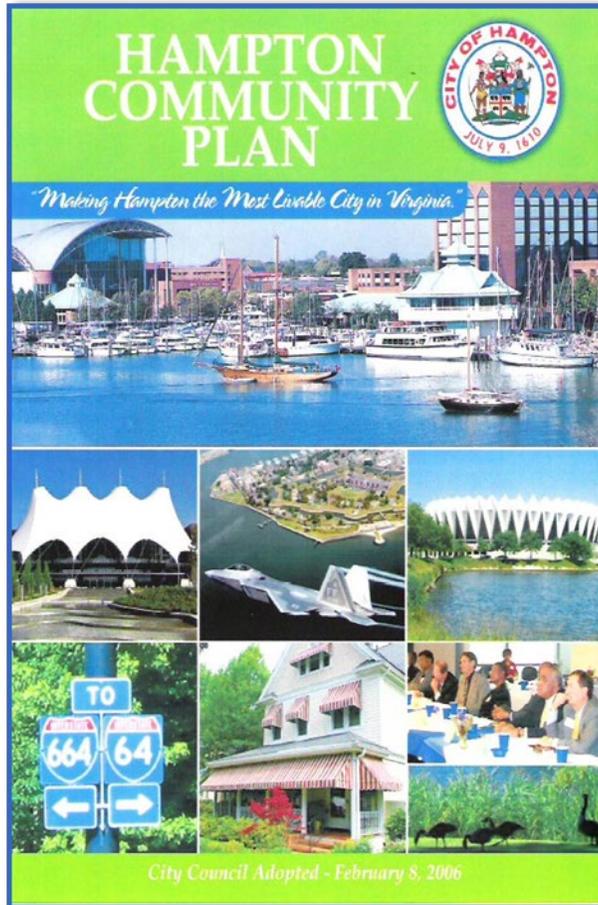
Zoning Map



Future Land Use Map



Public Policy



Hampton Community Plan (2006, as amended)

Land Use Policies

LU-CD Policy 3: Encourage and maintain a diverse mix of housing types and values.

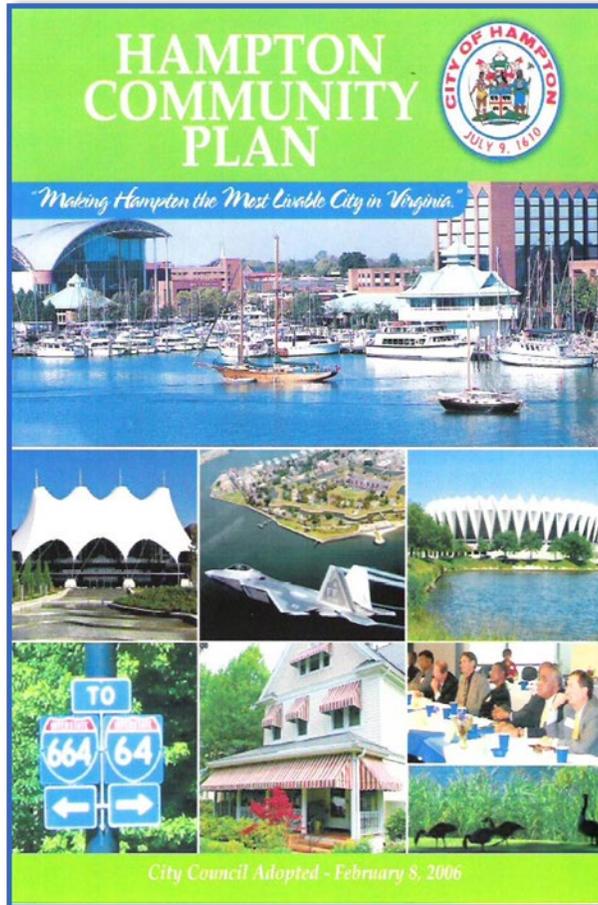
LU-CD Policy 4: Evaluate land use proposals from a regional, city-wide, and neighborhood perspective.

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.

Public Policy



Hampton Community Plan (2006, as amended)

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.

Public Policy



COLISEUM CENTRAL MASTER PLAN:

Hampton, Virginia URBAN DESIGN ASSOCIATES

NOVEMBER 12, 2015



ADOPTED BY CITY COUNCIL ON 12 NOVEMBER 2015

Coliseum Central Master Plan
(2015, as amended)



- 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

1. Multifamily Dwellings
2. Concept Plan
3. Elevations
4. Building Materials
5. Compliance with O-CC Design Guidelines
6. Sewer Easement Setback
7. Landscape buffer as design alternative
8. Enhanced landscaping as design alternative
9. Building height
10. Density
11. Fencing
12. Lighting
13. HVAC
14. Landscape location, plant material, size requirements
15. Community amenities
16. Resilience elements

*Complete set of proffers found in Package

Recommended Conditions

1. Compliance with Rezoning
2. Management
3. Dumpster Screening
4. Security
5. Certificate of Occupancy
6. Compliance with Applicable Laws
7. Nullification
8. Revocation

*Complete Conditions found in Package

Community Meeting

- A community meeting was held on January 22, 2026
- 11 community members were in attendance
- Questions were asked regarding traffic and parking along Build America Drive, stormwater concerns, and security

Conclusion

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