



Application for Rezoning

Complete this application in its entirety and submit pages 4 and 5 along with the required materials (including any required supplements) as listed on page 2 to the address below:

City of Hampton
Community Development Department, Planning Division
22 Lincoln Street, 5th Floor
Hampton, Virginia 23669

OFFICE USE ONLY
Date Received:

Case Number: RZ 26 -00001

1. PROPERTY INFORMATION

Address or Location 1772 Old Buckroe Road @ Ranalt Drive

LRSN 11002564 Current Zoning District R-11 Proposed Zoning District R-8

Current Land Use Vacant

Proposed Land Use 4- Duplex Units and 1-Sigle Family House Development

The proposed use will be in: ☐ an existing building ☐ a new addition ☒ a new building

2. PROPERTY OWNER INFORMATION (an individual or a legal entity may be listed as owner)

Owner's Name 1772 Old Buckroe Road, LLC

Address P.O. Box 8740 City Norfolk State VA Zip 23503

Phone (757) 544-0378 Email

3. APPLICANT INFORMATION (if different from owner)

Applicant's Name

Address City State Zip

Phone Email

4. APPLICANT AGENT INFORMATION (if different from applicant)

Agent's Name

Address City State Zip

Phone Email

5. CERTIFICATION FOR LEGAL ENTITY PROPERTY OWNERS

Complete this section only if the property owner is not an individual but rather a legal entity such as a corporation, trust, LLC, partnership, diocese, etc. as specified in Step 2 above.

"I hereby submit that I am legally authorized to execute this application on behalf of the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), title(s), signature(s), and date(s) of authorized representative(s) of the legal entity (attach additional page if necessary):

Name of Legal Entity 1772 Old Buckroe Road LLC

Signed by:

Name (printed) Curtis Cole II, Its (title) Managing Partner

Signature [Signature] Date 3/9/26

Name (printed) Derwin Gray, Its (title) Member

Signature [Signature] Date 3/9/26

Name (printed) _____, Its (title)

Signature _____ Date

6. CERTIFICATION FOR INDIVIDUAL PROPERTY OWNERS

Complete this section only if the property owner is an individual or individuals.

"I hereby submit that I am the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), signature(s), and date(s) of owner(s) (attach additional page if necessary):

Name (printed) _____

Signature _____ Date _____

Name (printed)

Signature _____ Date

OFFICE USE ONLY		
☐ Application Form	☐ Narrative Statement	☐ Proffer Statement
☐ Application Fee	☐ Survey Plat	☐ Additional materials (if required)

April 30, 2026

City of Hampton Planning Commission
22 Lincoln Street
Hampton, Virginia 23669

RE: Rezoning Application – 1772 Old Buckroe Road

Dear Members of the Planning Commission,

On behalf of 1772 Old Buckroe Road, LLC, we respectfully submit this narrative in support of our request to rezone the property located at 1772 Old Buckroe Road from R-11 to R-8 to allow for the development of a thoughtfully designed residential community consisting of eight (8) townhomes and one (1) single-family residence.

This proposal represents a carefully considered approach to responsible growth, balancing the need for additional housing opportunities in the City of Hampton with sensitivity to the existing neighborhood character, infrastructure, and long-term planning goals.

Project Overview

The proposed development includes:

- Eight (8) townhome units
- One (1) single-family home
- A hammerhead-style public access street designed to accommodate safe vehicular circulation, including school bus turnaround
- Off-street parking for two (2) vehicles per residence, with additional on-street parking for visitors
- Dedicated turn lanes to ensure safe and efficient ingress and egress

This modest increase in density is consistent with the City's broader objectives of promoting well-designed infill development while maintaining neighborhood integrity.

Neighborhood Compatibility & Design Considerations

A primary focus of this development is compatibility with the surrounding residential area. The project has been designed to ensure a cohesive transition between existing homes and the proposed townhomes through:

- Appropriate building scale and massing
- Thoughtful site layout and orientation
- Planned landscaping and buffering to preserve privacy and visual continuity
- Architectural considerations that reflect the character of the surrounding community

These elements are intended to create a development that integrates seamlessly into the existing neighborhood fabric rather than disrupting it.

Traffic & Access

Given the limited number of residential units, the project is expected to generate minimal additional traffic. The inclusion of dedicated turn lanes and a well-designed internal street system will promote safe and efficient traffic flow without adversely impacting surrounding roadways.

The hammerhead street design further enhances safety by providing adequate turning radii for service and emergency vehicles, as well as school transportation.

Stormwater Management

Stormwater runoff will be addressed through a professionally engineered Best Management Practice (BMP) system, including a retention pond designed to meet or exceed all applicable local and state requirements.

This system will ensure that post-development runoff conditions do not negatively impact adjacent properties or existing drainage infrastructure, a critical consideration within the Hampton Roads region.

Community & Economic Benefit

Approval of this rezoning will provide meaningful benefits to the City of Hampton, including:

- An estimated \$3,200,000+ in new residential property value
- Increased real estate tax revenue to support city services
- Introduction of quality housing options for residents seeking modern, well-designed homes
- An estimated \$1,044,000+ in household income contributing to the local economy

This development supports Hampton's continued growth by providing housing that meets current market demand while strengthening the city's tax base.

Architectural & Design Features

- Two-story structures with usable heated attic space
 - Lot #1: 3,632 square feet single-family residence
 - Lots #2 through #9: 1,958 square feet townhomes
 - Bedrooms: 4 per unit
 - Bathrooms: 4 per unit
 - Trim: Minimum 6-inch PVC
 - Eaves: Minimum 12 inches
 - Frieze/Fascia: Minimum 12 inches
 - Columns: 8–10 inch minimum
 - Windows: 6x6 grid pattern
 - Siding: Cementitious material
 - Roofing: Architectural shingles
 - Elevator: Optional
-

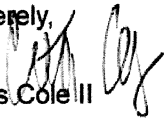
Conclusion

This proposal represents a balanced and responsible development opportunity that aligns with the City of Hampton's planning goals. It introduces thoughtfully designed housing, enhances the local tax base, and does so while respecting the character and integrity of the surrounding neighborhood.

We respectfully request your favorable consideration of this rezoning application and look forward to working collaboratively with the Planning Commission and City staff throughout the review process.

Thank you for your time and consideration.

Sincerely,

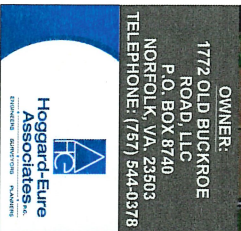


Curtis Cole II

Managing Partner

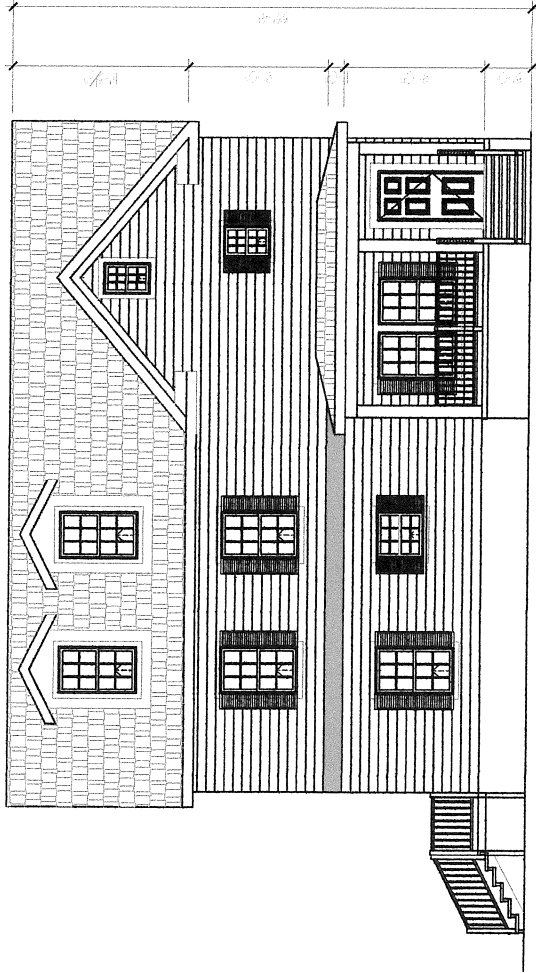
1772 Old Buckroe Road, LLC

(757) 544-0378



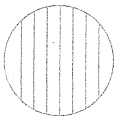
NOTE: THIS DRAWING IS NOT A PROFFERED LAYOUT. THE SOLE PURPOSE OF THIS DRAWING IS TO ILLUSTRATE THE INTENT OF THE PROFFER STATEMENT INCLUDED WITH THE REZONING APPLICATION.

SITE DATA:
CURRENT ZONING: R11
PROPOSED ZONING: R-8
TOTAL SITE AREA: 1.93 ACRES
PROPOSED RIGHT-OF-WAY DEDICATION: 0.61 ACRES±
REMAINING BUILDABLE AREA: 1.32 ACRES
UNITS SHOWN: 9 UNITS (466 UNITS/AC.)
MINIMUM HEATED BUILDING AREA: 1,300 SQ. FT.

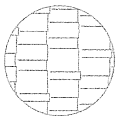


Front Elevation
 Scale: 1/4" = 1'-0"

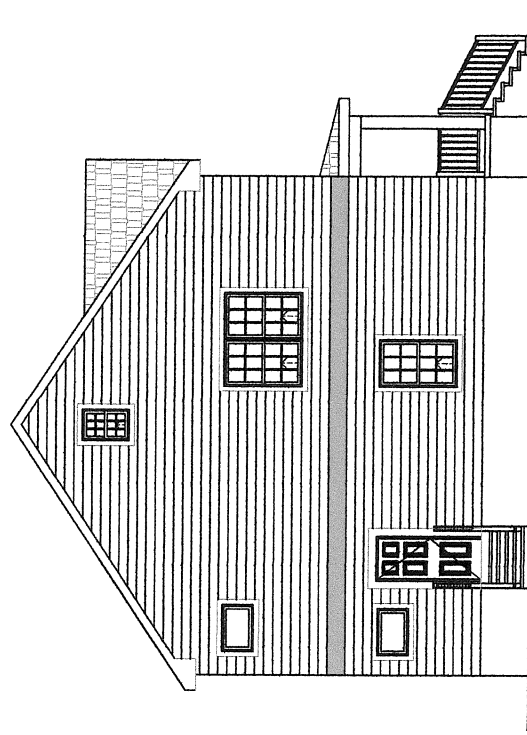
FINISH KEY



HARDIE PLANK SIDING



ARCHITECTURAL SHINGLES



Left Side Elevation
 Scale: 1/4" = 1'-0"

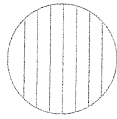
REVISIONS 1																									

ELEVATIONS

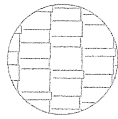
32' X 42' SINGLE FAMILY LOT #1
 1772 BUCKROE STREET
 HAMPTON, VA

DATE 10/31/2025
 SCALE 1/4"=1'-0"
 COUNTRYVIEW, LLC
 AUBRA STEVENSON
 10/31/2024
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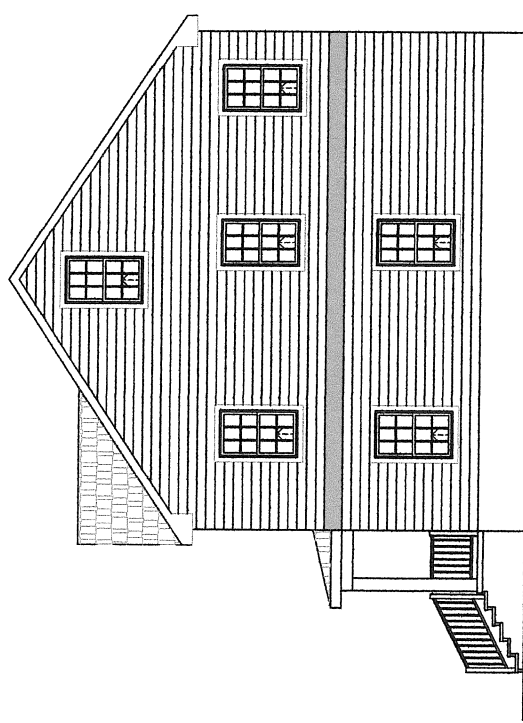
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HARDIE PLANK SIDING

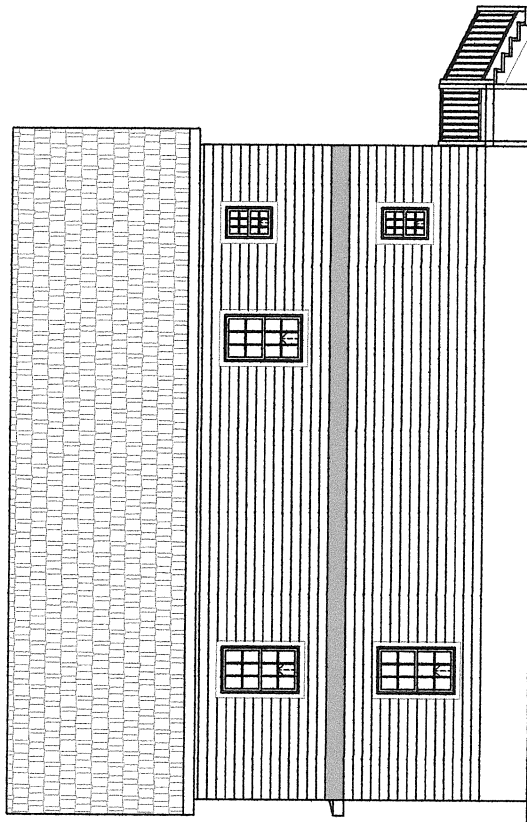


ARCHITECTURAL SHINGLES



Right Side Elevation

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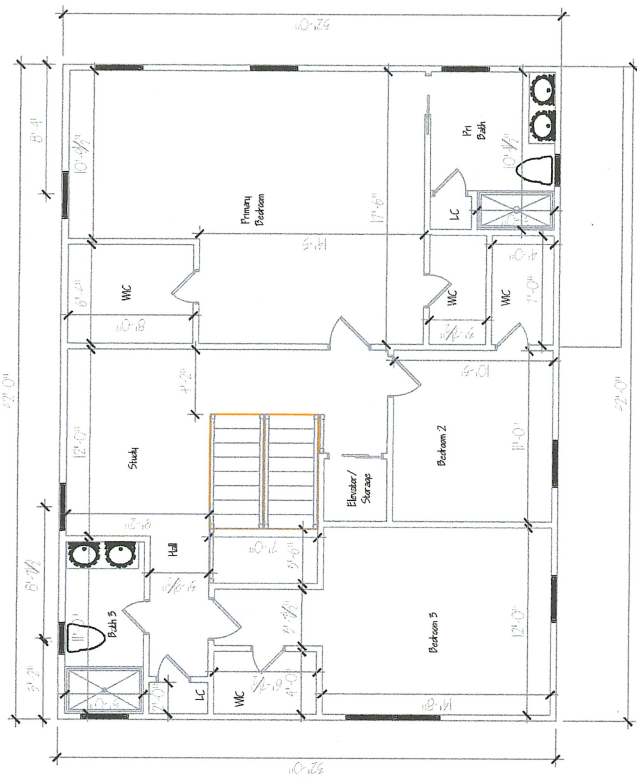


Rear Elevation

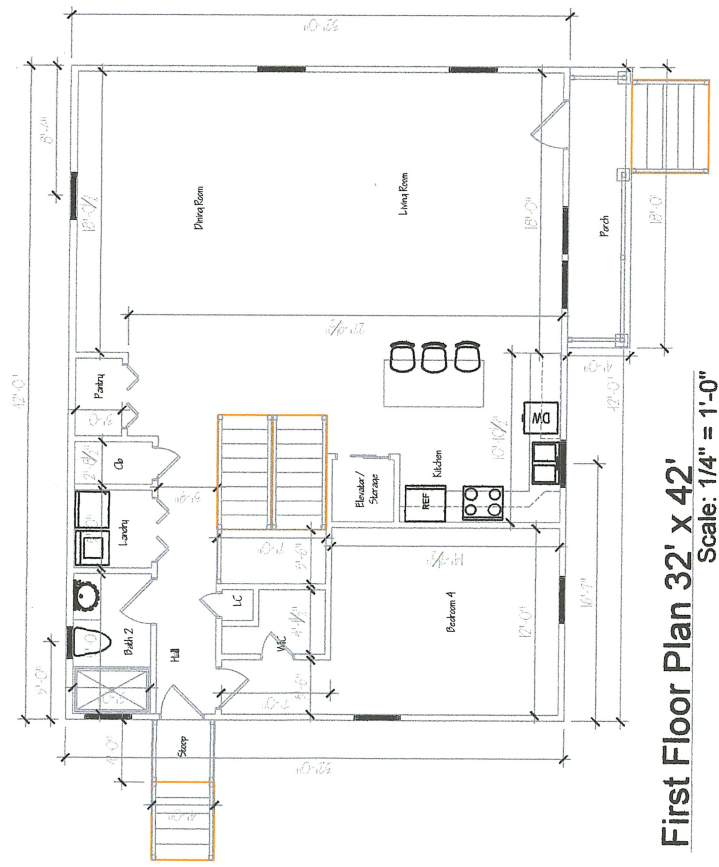
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REVISIONS 1.				ELEVATIONS	32' X 42' SINGLE FAMILY LOT #1 1772 BUCKROE STREET HAMPTON, VA	DATE 10/31/2005 SCALE 1/4"=1'-0"	GOLDEN KEYES LLC AUBRA STEVENSON 2/12/17/2004	SHEET 4 OF 5
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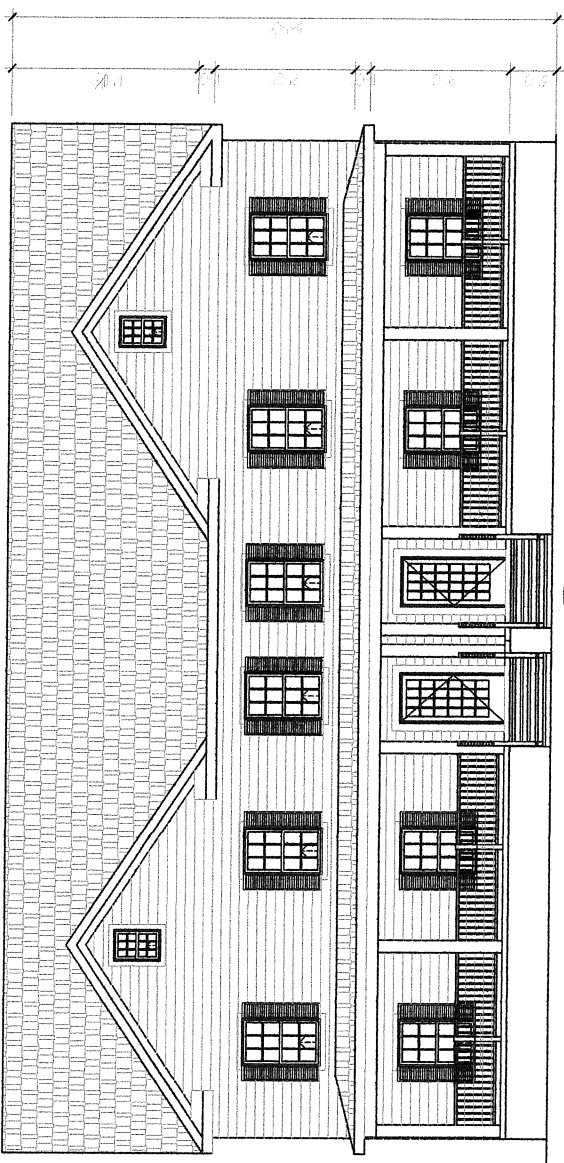
REVISIONS		1		FLOOR PLAN		1772 BUCKROE STREET		HAMPTON, VA		DATE 10/31/2025		SCALE 1/4"=1'-0"		GOLDEN KEYES, LLC		ALBINA STEVENSON		707.577.0004		SHEET 5	
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Second Floor Plan 32' x 42'
Scale: 1/4" = 1'-0"



First Floor Plan 32' x 42'
Scale: 1/4" = 1'-0"

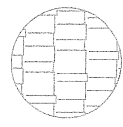


Front Elevation
Scale: 1/4" = 1'-0"

FINISH KEY



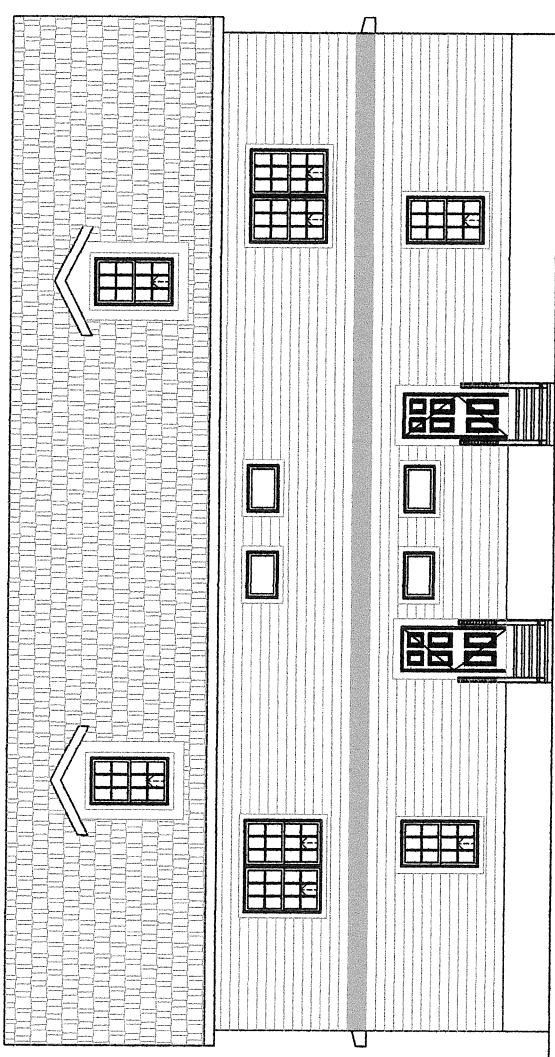
HARDIE PLANK SIDING



ARCHITECTURAL SHINGLES

32' X 38' DUPLEX LOTS # 2 & 3		1772 BUCKROE STREET		HAMPTON, VA	
FLOOR PLAN					
DATE - 10/30/2025		SCALE - 1/4" = 1'-0"			
GOLDEN KEYES, LLC		ALBINA STEVENSON			
757/377-0004		SHEET 4			
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32' X 38' DUPLEX LOTS # 2 & 3		DATE 10/30/2025	
1772 BUCKROE STREET		SCALE 1/4"=1'-0"	
HAMPTON, VA		GOLDEN KEYES LLC	
FLOOR PLAN		ALBHA STEVENSON	
		757377.0004	
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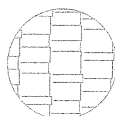


Rear Elevation
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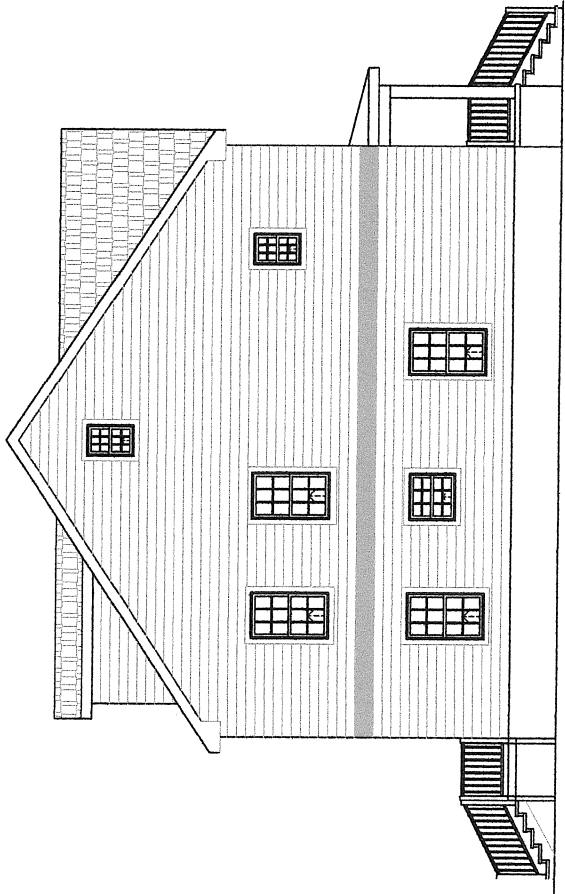
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HARDIE PLANK SIDING

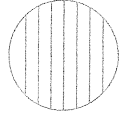


ARCHITECTURAL SHINGLES

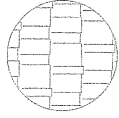


Left Side Elevation
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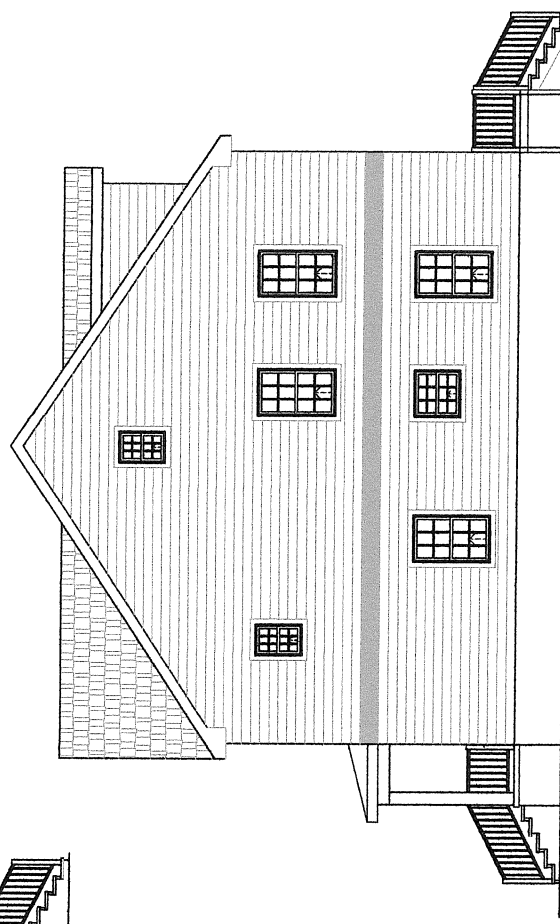
FINISH KEY



HARDIE PLANK SIDING



ARCHITECTURAL SHINGLES



Right Side Elevation
Scale: 1/4" = 1'-0"

REVISIONS	1																																

FLOOR PLAN

32' X 38' DUPLEX LOTS # 2 & 3

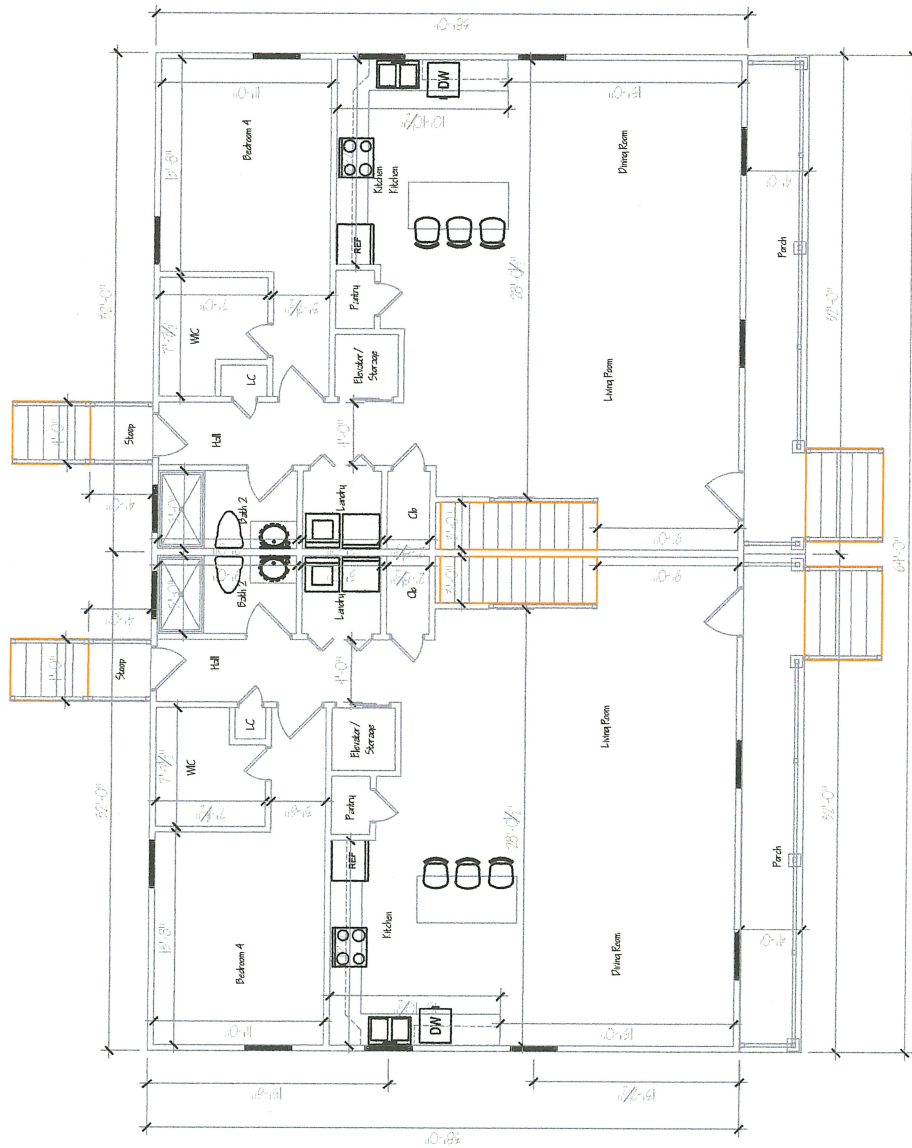
1772 BUCKROE STREET

HAMPTON, VA

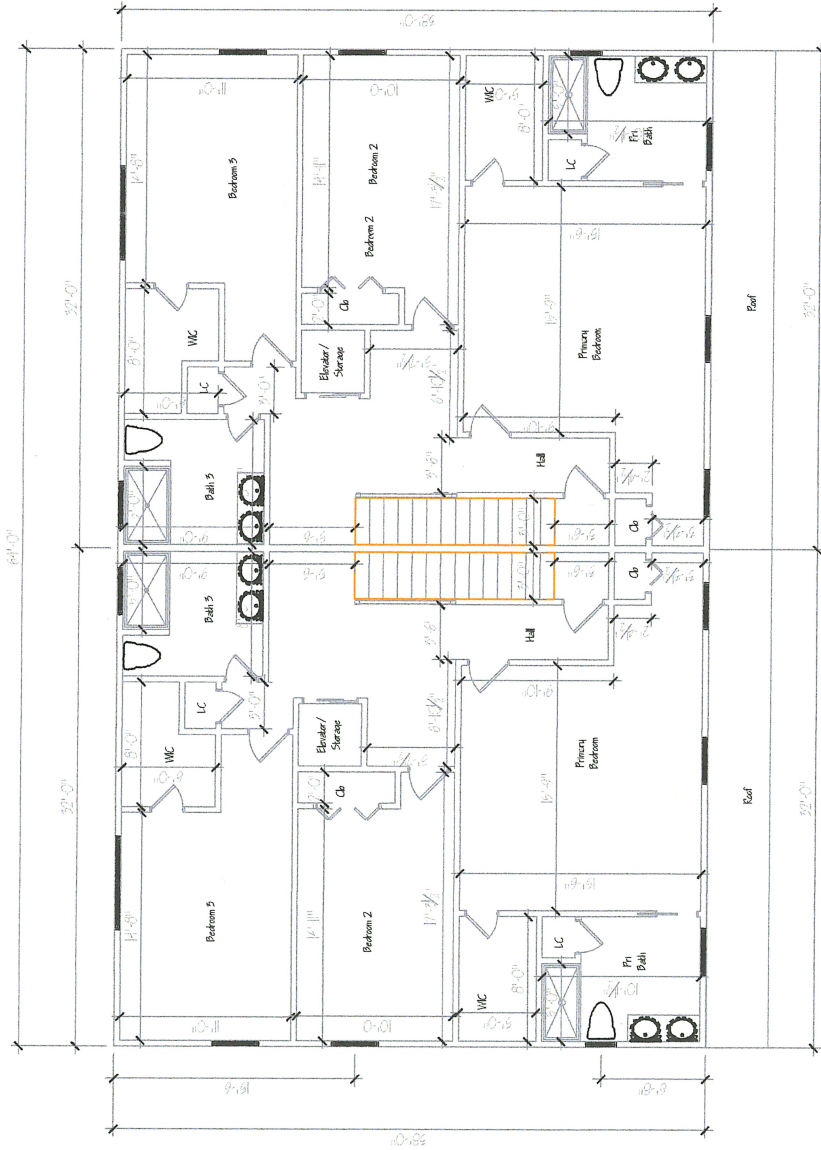
DATE 10/02/2025
SCALE 1/4"=1'-0"
GOLDER KETTES, LLC
ALPHA STEVENSON
703/377-0094

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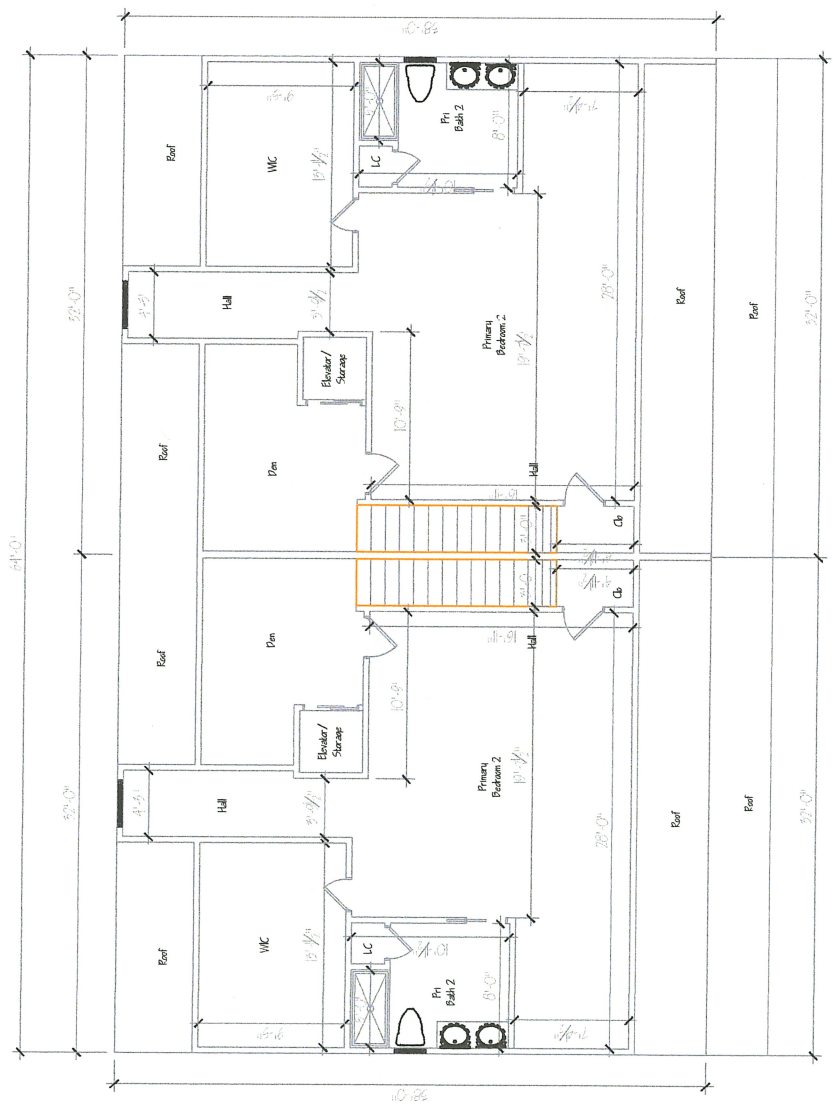
REVISIONS		FLOOR PLAN	32' X 38' DUPLEX LOTS # 2 & 3 1772 BUCKROE STREET HAMPTON, VA	DATE	10/30/2005
				SCALE	1/4" = 1'-0"
				GOLDEN KEYES LLC	
				ALPHA STEVENSON	10/27/2004
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First Floor Plan 32' x 38'
Scale: 1/4" = 1'-0"



Second Floor Plan 32' x 38'
Scale: 1/4" = 1'-0"



Attic Floor Plan 32' x 38'
 Scale: 1/4" = 1'-0"