



Application for

Use Permit

Community Development Department
Planning Division

22 Lincoln Street, 5th Floor | Hampton, Virginia 23669
Phone 757-727-6140 | Fax 757-728-2449 | www.hampton.gov/planning

FILING PROCEDURES

WHAT IS A USE PERMIT?

The Use Permit process is governed by Chapter 14 of the City Zoning Ordinance. Important provisions of that chapter are summarized below.

The Use Permit application process provides a means for City Council, after review and recommendation by the Planning Commission, to authorize certain uses which, although generally appropriate for the district, may have greater impacts on surrounding properties than uses which are permitted by right. Site-specific factors and localized impacts from the use as well as the proposed mitigation measures must be evaluated.

City Council reviews each application and decides whether to deny, approve, or approve with conditions. Such conditions are necessary to ensure the use's compatibility with the surrounding area and consistency with the purpose and intent of the Zoning Ordinance.

SUBMITTAL PROCEDURE

It is recommended that the applicant schedule a pre-application conference with staff of the Community Development Department's Planning Division prior to submission of an application to review plans, ordinances, and other land use issues that may be involved. Submittal of the application occurs at the Planning Division's office listed below:

City of Hampton
Community Development Department, Planning Division
City Hall
22 Lincoln Street, 5th Floor
Hampton, VA 23669
Phone 757-727-6140, Fax 757-728-2449

SCHEDULING & REVIEW PROCESS

Scheduling and procedure for application review is governed by section 14-4 of the Zoning Ordinance.

The amount of time necessary to complete the staff review is variable depending on the complexity of the Use Permit application and the accuracy of the submitted material. Incomplete submissions or major changes to the plans during the review process may cause delays in this schedule.

Once an application is submitted, staff review will begin.

- Staff will work with other city departments and outside agencies, as necessary, to determine possible impacts of the proposed use (as set forth in section 14-4(1)).
- Staff will notify the applicant of any deficiencies in the application. The director of the Department of Community Development or his designee may determine that additional information or review is necessary prior to being scheduled for public hearing.
- Staff will work with the applicant on issues that arise during internal review and on proposed conditions to be included in the Planning Division's staff report to Planning Commission and City Council.
- Subject to meeting all advertising and notification deadlines and upon receipt of information addressing deficiencies in the application or a written statement by the applicant stating that deficiencies will not be addressed and/or no further information will be submitted, the director of the Department of Community Development or his designee shall forward the application to the Planning Commission.

REQUIRED MATERIALS

A Use Permit application consists of four parts:

1) Application form

- Included in this packet

- Must be signed by all current property owners
- If signed by a legal representative, a copy of the executed power of attorney must be submitted; churches (unless incorporated or part of the Catholic or Episcopal diocese) must submit appropriate court order

2) Application fee

- Use permit application fee of \$650
 - Checks payable to the "City of Hampton"
 - Visa, MasterCard, Discover or Cash are also accepted
- Fee is non-refundable

3) Narrative statement

- This written statement should include a detailed description of the proposal. At a minimum, it must include (if applicable):
 - Square footage
 - Number of dwelling units
 - Number of employees
 - Operational details including hours of operation and number of clients/customers
 - Number of existing and proposed parking spaces
 - Circulation of vehicular traffic on site and to and from site
 - Detailed description of business to be conducted
 - Description of ownership/management

4) The following information—unless waived by the director of the Department of Community Development or his designee—as set forth in Section 14-3 of the Zoning Ordinance

- A recent certified survey plat of the property
 - Survey plat on no larger than 11" x 17" paper
- A legal description of the property for which the use permit is requested, including the actual dimensions and shape of the property, as well as the current zoning classification
- A site plan of the subject property as described in Section 14-3(3)(d). Typical features shown include:
 - Legal boundaries of the property in consideration
 - Existing buildings and accessory structures
 - Proposed buildings and accessory structures
 - Parking areas, open space, and landscaping
 - All applicable base zoning districts and overlay districts
- Elevation drawings and general floor plans of all buildings
- Information regarding the impact and/or demand the proposed use will place on the city's public services and facilities, including but not limited to traffic, public safety services, water, sewer and utility services, education, and other community facilities and services

Supplements to this application (depending on the type of request) and additional materials may be required at the discretion of the Director of the Community Development Department, or designee.

Note: *It is important that the required application materials be as clear as possible in the description and presentation of the proposal, as the materials will be forwarded to Planning Commission and City Council for their review and will become part of the record of the hearing on the use permit application.*

NOTICE & POSTING

Notices of Planning Commission and City Council public hearings are advertised in the *Daily Press*. Notices are also mailed to nearby property owners.

Note: *Applicants are strongly encouraged to organize a community meeting to discuss the proposal with area civic associations, property owners and residents prior to the Planning Commission's public hearing.*

PLANNING COMMISSION PUBLIC HEARING & RECOMMENDATION

Section 14-4 of the Zoning Ordinance governs the procedure for Planning Commission review.

Planning staff will make a presentation to Planning Commission summarizing the application and staff's recommendation. The Planning Commission will hold a public hearing and the applicant and any citizens interested in the application will be given time to speak. Planning Commission will evaluate the merits of the application based on the standards set forth in Section 14-6 of the Zoning Ordinance, including but not limited to the purpose of the zoning district affected, the potential impacts of the proposal on the neighboring properties, and any relevant recommendations or policies in the adopted Comprehensive and Master Plan. Planning Commission may recommend approval, denial or that additional or different conditions be imposed before its recommendation is forwarded to City Council.

CITY COUNCIL PUBLIC HEARING

Within 45 days after the Planning Commission's public hearing, the Planning Commission will forward the application to City Council for a public hearing. Planning staff may make a presentation to City Council summarizing the application and the recommendations. The City Council will hold a public hearing and the applicant and any citizens interested in the application will be given time to speak. City Council may approve or deny the application and may impose additional or different conditions. The City Council may also refer the application back to the Planning Commission for further consideration or advice. Four affirmative votes of City Council are required for approval.

***Note:** City Council shall not approve any permit until all delinquent real estate taxes owed to the City of Hampton on the subject property are duly paid and up to date.*

PUBLIC HEARING TIMES & LOCATIONS

Planning Commission

- First Thursday of every month at 3:30 PM
- Held in City Hall, Council Chambers, 22 Lincoln Street, 8th Floor

City Council

- Second Wednesday of every month at 7:00 PM
- Held in City Hall, Council Chambers, 22 Lincoln Street, 8th Floor

DEFERRAL OF APPLICATIONS

Applicants may request deferral of an application in writing if more time is needed to prepare for the scheduled public hearing. If the deferral request is made prior to the advertisement for public hearing for either Planning Commission or City Council, such request may be granted administratively, for a period not exceeding 180 days. If the request for deferral is made after advertisement for a public hearing, the deferral shall only be granted with the consent of either the Planning Commission or City Council, whichever body advertised the hearing. Applications deferred after advertisement for public hearing will be assessed an additional fee of three hundred dollars (\$300), paid by the applicant, for re-advertisement.

***Note:** Deferral of consideration of any application filed may also be requested by Planning Commission or City Council upon finding that there is a public benefit to be gained by deferral. Applications deferred by Planning Commission or City Council will not be subject to the additional re-advertisement fee.*

WITHDRAWAL OF APPLICATIONS

An application may be withdrawn from consideration at any time, in writing by the applicant, provided that if the request for the withdrawal is made after advertisement of public hearing either before the Planning Commission or City Council, withdrawal shall be granted only with the consent of either the Planning Commission or City Council, whichever body advertised the hearing.



Application for Use Permit

OFFICE USE ONLY
Date Received:

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

Case Number: UP 26-00004

1. PROPERTY INFORMATION

Address or Location 1044 Von Schilling Drive

LRSN APN #7001564 & apn #7001565

Zoning District O-CC (Coliseum Cetral) Overlay; c-2

Current Land Use Demolished Movie Theater

Proposed Land Use Multi-Family Dwelling Units (up to 255 units)

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 KB Riverdale II, LLC

Address 2743 Perimeter Parkway, Bldg 100 Ste 370 City Augusta State GA Zip 30909

Phone (706) 854-6733 Email john.mills@southeastern.company

3. APPLICANT INFORMATION (if different from owner)

Applicant's Name Canopy CY LLC

Address 208 E Plume St, Ste 310 City Norfolk State VA Zip 23501

Phone (757) 450-4790 Email hyuill@canopydevelopment.com

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 KB Riverdale II, LLC

Signed by:

Name (printed) Victor Mills, Its (title) Authorized Signatory

Signature [Signature] Date 05/04/2026

Name (printed) _____, Its (title) _____

Signature _____ Date _____

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

☐ Supplemental Form (If required)

☐ Application Fee

☐ Survey Plat

☐ Additional materials (If required)

Your payment was successful.

Order Status	Successful
Account	Canopy CY LLC
Process Date	5/4/2026 2:54 PM

Payment	Chlp Transaction
Amount	\$650.00

Related To	Type	Total	Outstanding
UP26-00004	Application Fee	\$650.00	\$0.00

Thank you for your transaction with the Community Development Department today. We appreciate your business and look forward to serving you in the future.

CONSENT AND AUTHORITY BY THE MANAGER OF

KB RIVERDALE II, LLC

The undersigned, being the Manager of KB Riverdale II, LLC, a Virginia limited liability company (the "Company" and/or "Owner"), hereby certifies that, as of the date hereof, the following statements are true, correct, and complete:

RESOLVED, that KB Riverdale, LLC is the Manager of the Company and is authorized to act on behalf of the Company.

FURTHER RESOLVED, that the Company is the Owner of the property located at 1044 Von Schilling Drive, Hampton, Virginia.

FURTHER RESOLVED, that the Company is authorized to enter into that certain Application for Use Permit, with the City of Hampton, Virginia, for the property located at 1044 Von Schilling Drive, Hampton, Virginia (the "Application").

FURTHER RESOLVED, that Victor J. Mills is hereby designated as an Authorized Signatory of the Company and is authorized and directed, for and on behalf of the Company, to execute and deliver the Application and any related or ancillary documents necessary or appropriate to consummate the transaction contemplated by the Application.

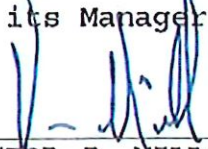
FURTHER RESOLVED, that all actions previously taken by the Manager or the Authorized Signatory in connection with the Application are hereby ratified and approved.

[signature on following page]

IN WITNESS WHEREOF, the undersigned has executed this
Certificate on or as of April 27th, 2026.

KB Riverdale, LLC, a Virginia
limited liability company

By: MPR Consultants, Inc.,
as its Manager



VICTOR J. MILLS, PRESIDENT [Seal]



Application for Use Permit: Narrative

Property Address: 1044 Von Schilling Drive, Hampton VA

Current Zoning: C-2 located in the O-CC Coliseum Central Overlay

April 27, 2026

Canopy CY LLC (Canopy) currently has 1044 Von Schilling Drive under a binding Agreement of Purchase and Sale with the current owner, KB Riverdale II, LLC based out of Augusta Georgia. Canopy proposes a class A multifamily community for the site located at 1044 Von Schilling Drive. We have completed significant due diligence of the market and are confident in the site's success as a 4-story conditioned corridor elevator served project with a suburban contemporary design and a robust amenity package. The site was formerly known as the Cinema Ale House. All previous improvements have been demolished, and the site is currently vacant of any vertical improvements. The property is currently zone C-2 within the O-CC Coliseum Central Overlay that permits multi-family use with a Conditional Use Permit. The proposed 255-unit development is across two contiguous parcels, with the eastern parcel currently designated as multi-family in the current Coliseum Central Master Plan that was adopted by City Council on November 12, 2015. The current subdivision will be consolidated into a single parcel. The Conditional Use Permit and development of this site would provide the opportunity for residents to live near their workplace and daily services such as grocery stores, banks, and childcare.

Architectural firm Cox Kliever & Company has been retained by Canopy to design this development. Timmons has been retained for the civil design of the project. Both teams have worked together to prepare the attached land plan. The land plan yields up to 255 units with approximately 375 parking spaces. 13 spaces have been designed along Von Schilling Drive to create an urban appearance for the Project. A 255-unit development requires 367 parking spaces. The parking plan has been revised with larger tree islands throughout the site to reduce impervious surface and increase green space. The buildings are immediately adjacent to Von Schilling Drive, majority of the surface parking spaces are behind 4-story buildings, also enhancing the urban aesthetic of the project. Our vision of amenities includes a resort style pool, club room with approximately 6,300 SF of space that will include a state-of-the-art gym, yoga studio and business center. There will also be a dog park, grilling stations, bike racks, park benches and other areas for residents to gather and socialize. The landscaping and courtyard surrounding the pool area will be ornate and an amenity to both residents of the apartment community and the surrounding properties in Coliseum Central. The project exterior will be comprised of fiber cement materials, cast stone accents and brick veneer. The balconies will have black anodized aluminum railings and the windows will be vinyl or composite.

Elevations of all four sides of each building accompany this application. Please recognize that the interior of these buildings have not been designed and some design features may need to practically change to

accommodate items like cabinet and shower locations, but the final design will be in substantial conformance with these renderings and material specifications.

The site plan has proposed locations for electrical transformers noted and will be screened with landscaping in compliance with Dominion Virginia Power setbacks. All unit power meters will be installed inside the respective buildings in a secured closet out of view. The trash compactor rooms in buildings 1, 2 & 3 will be in the interior of the building. The compactor bins will be stored in covered and screened areas adjacent to each building on scheduled pick-up days. Recycling bins available for tenant use will also be stored in these fenced areas. These fenced areas will be built with anodized aluminum decorative fencing. There will be no permanent dumpsters on site.

The landscaping will include native and resilient plantings with 75% of the plantings native to southeast Virginia and the remaining 25% native to USDA Hardiness Zones 8a or 8b. The eastern parcel of this plan is approximately 6.84 acres and fully developed with an existing stormwater pond. The proposed site plan will likely have underground storm water retention increasing both the capacity and quality of the storm water management. To comply with VADEQ stormwater requirements we would need to install 596 chambers of underground stormwater, however to better accommodate the site's future resiliency we have increased our design by 33% to 795 chambers. Buildings 1, 2 & 3 will have white rubber membrane cool roofs with internal roof drains that will be directly connected to the stormwater system. The proposed buildings and parking are not located in a special flood hazard area. The buildings will be built on grade in order to meet strict ADA requirements. The units will feature water saving fixtures and energy star or equivalent appliances. The site, if permitted, could include solar panels. The project will include a minimum of 4 level II electric vehicle charging stations (8 EV hookups) and conduit will be installed for future expansion as needed. Recycling containers will be provided at buildings 1, 2 & 3. There will be bike racks throughout the property and interior bike storage will be available for resident use. The project will include sidewalks and crosswalks providing walkability to residents and neighbors. The parking will include oversized tree islands increasing the impervious surface compared to the current improvements.

A third-party professional management company will manage the community. There will be a total of 6 full-time employees at the property during normal operations. There will be additional leasing staff also employed at the site during the lease-up phase of the development. During the approximate 28-month construction period there will be approximately 50 – 75 construction personnel working on site.

The property will provide 24/7 access to all residents. The leasing and management office will be open during normal business hours, 8:30 – 5:00 Monday through Saturday during normal operations. These hours will vary during the lease-up phase of the development.

The project is designed with 4 means of ingress and egress along Von Schilling Drive.

The project will be owned by a single purpose entity that will be owned and managed by the principals of Canopy with the intention of a long term hold based on proposed financing and tax benefits from the existing opportunity zone designation. The property will be managed by a licensed and insured third-party professional management company that has deep experience in class A multi-family projects and very active in the local market.

The approximately 255 units will represent an investment of over \$67,000,000 by Canopy in the city of Hampton. We have developed a unit mix of studios, one, two and three bedroom units that will total approximately 304,860 square feet of space. This unit mix will provide an array of apartment sizes and various price points for future Hampton residents.

The project will consist of no more than 255 Class A market rate multi-family dwelling units.

Approximate Unit Mix:

- Studio Units: 38
- 1 Bedroom: 110
- 2 Bedroom: 99
- 3 Bedroom: 8

Project Size

- Building 1 totals approximately 113,000 square feet
- Building 2 totals approximately 72,560 square feet
- Building 3 totals approximately 113,000 square feet.
- Amenity Building totals approximately 6,300 square feet.

The combined site totals approximately 8.15 acres and the current site plan has 1.75 acres of total green space (21.45%).

All fencing will be anodized aluminum and there will be no chain link, electrified, barbed wire or razor wire fencing in the project.

All HVAC units on buildings 1, 2 and 3 will be mounted on the rooftops and the ground view shielded with parapet walls. The clubhouse HVAC equipment will be shielded from pedestrian view by either landscaping or aluminum anodized fencing.

No building height will be in excess of 150 feet from ground.

Project Lighting:

- a. Parking areas/streets:
 - i. All lighting shall be directed downward and inward to the site.
 - ii. All lighting fixtures shall be "cut-off" fixtures as defined by IESNA.

- iii. The light source of all light fixtures shall be shielded so that direct illumination is focused exclusively on the site to minimize spillover to adjacent properties and road rights-of-way. Recessed light fixtures may be use as an alternative.
 - iv. Lighting poles and fixtures shall be no more than forty (40) feet above grade and provide a minimum light level of one-half (0.5) foot-candles and the uniformity ratio (ratio of average to minimum illuminance) shall be no greater than 4:1.
 - v. Developer will use best efforts to match existing lighting in the surrounding area along Von Schilling and interior parking areas.
- b. Building lighting:
- i. Lighting fixtures shall be located, aimed, and shielded so that light is directed only onto the building facade. Lighting fixtures shall not be directed toward adjacent properties or road rights-of-way.
 - ii. Illumination levels on any vertical surface or angular roof shall not exceed five (5.0) foot-candles.

A Community Meeting will be held at least 28 calendar days before the intended Planning Commission Meeting. Once the Developer receives a permit application number notices will be sent out to the list provided by the Planning Department. The tentative location for the Community Meeting is Cooper Elementary School and will be held during the prescribed day and hours listed in Sec. 14-31.

School Capacity information has been provided by the City of Hampton:

- Aberdeen Elementary - Design Capacity, 575; Fall 2025 Enrollment, 439; Utilization Score, 76.35%
- Lindsay Middle - Design Capacity, 1199; Fall 2025 Enrollment, 523; Utilization Score, 43.62%
- Hampton High - Design Capacity, 1685; Fall 2025 Enrollment, 1238; Utilization Score, 73.47%

According to the National Association of Homebuilders the projected student generation factor for multifamily developments of 20 units or greater is .14 students per unit. Based on this statistic our proposed development could add 35.7 students which is well within current capacity.

Projected Student Generation Factor

Pupil Impact per Multihousing Unit (20+ Units)	0.14
Cinema Ale House Units	255
Pupil Impact	35.7

One Public School Child for Every Three Homes

Special Studies May 1, 2020

By Na Zhao, Ph.D

NAHB Economics and Housing Policy Group

Public education accounts for almost 40% of local government direct expenditures per housing unit, based on [data](#) from the Census of Government. School impact fees on new construction are typically determined in part by assumptions about the number of children in public schools per housing unit. The most recent 2018 American Community Survey (ACS) data show that, on average, there is approximately one public school child for every three housing units in the U.S. This special study looks at these data in more detail, showing the number of public school children in different types of homes, with separate statistics for recent movers and new construction, and a complete set of results for each state.

Under One Public School Child for all Structure Types

The 2018 ACS data indicate that there is far less than one school age child attending public school per housing unit, on average. The average across all housing units in the U.S. (including both occupied and vacant ones) is 0.34 per housing unit. That is a little over one public school child for every three homes. Among all structure types, single-family detached housing has the highest average number per unit (0.39), followed by manufactured housing (0.33), single-family attached (0.31), and multifamily (0.22). Larger multifamily properties have fewer public school children per unit. **This number is only 0.14 per unit for multifamily buildings with 20 or more units**, compared to 0.25 per unit for buildings with 5-19 units, and 0.30 for 2 - 4 unit buildings (Figure 1).

RE: School Capacity No



Lynch, Steven <steve
To: Hal Yuill

You replied to this message on 4/22
This message was sent with High Pri

Hal:

Good afternoon, see the informat

- Aberdeen Elementary - D
- Lindsay Middle - Design C
- Hampton High - Design C

Let me know if I can provide addi

Steve

STEVEN L. LYNCH

Interim Deputy Director
City of Hampton | Community De
City Hall, 22 Lincoln Street, 3rd flo
Office: (757) 728-5168
Cell: (757) 419-8482



CONFIDENTIALITY NOTICE: This e
applicable law. If you are not an



7053 Celebration Park Ave
Suite 300
Richmond, VA 23225

P 804.200.6500
F 804.560.1016
www.timmons.com

To: McCord Newsome, PE (City of Hampton)
From: Steve Schmidt, PE, PTOE, AICP
RE: Cinema Ale House Trip Generation Comparison
Date: May 27, 2026
Copy: Brandon Musick, PE (TG)

As requested by the City, Timmons Group has prepared this trip generation comparison for the proposed Cinema Ale House Apartment development located along Von Schilling Drive in the City of Hampton, Virginia.

The site is currently developed with a 39,316 sf movie theatre with 12 screens. Access to the site is provided via 10 existing entrances along Von Schilling Drive. The movie theatre was in operation from approximately 1998 until closing in 2023.

The Applicant is seeking to redevelop the site with 255 multifamily dwelling units (apartments). Access to the redeveloped site will be provided via 4 of the existing entrances with the remaining 6 entrances closed.

The City of Hampton Design and Construction Standards requires a Traffic Impact Study when a proposed development generates more than 100 peak hour trips (Chapter V.B.2).

As shown in Table 1, the proposed development will generate ***less than 100 peak hour*** trips in both the AM and PM peak hours. A Traffic Impact Study is not required.

Further, the proposed development will generate less traffic than the existing movie theatre use. As shown in Table 1, on a typical weekday (Monday thru Thursday), the proposed multifamily development will generate ***424 fewer*** average daily trips when compared to the movie theatre. On a typical weekend (Friday thru Sunday), the proposed multifamily development will generate ***2,405 fewer*** average daily trips than the movie theatre.

On a weekday peak hour basis, the proposed multifamily dwelling unit will generate ***61 fewer*** PM peak hour trips than the movie theatre. Since the movie theatre is not open during the AM peak hour, the proposed multifamily development will generate more traffic than the movie theatre.

The proposed development generates less than 100 peak hour trips and represents a reduction in traffic over the existing development during PM peak hour, weekday average daily, and weekend average daily traffic conditions. The proposed development will also reduce the number of entrances on Von Schilling Drive from 10 to 4. Based on these factors, a full traffic impact analysis is not be required for the site.

Table 1: Site-Generated Traffic

Buildout											Weekend
Land Use	Size	Units	Land Use Code	AM Peak Hour			Weekday PM Peak Hour			Average Daily Trips	Weekend Average Daily Trips
				In	Out	Total	In	Out	Total		
<u>Existing Use</u>											
Movie Theater	12	Screens	445	0	0	0	80	77	157	1,570	3,510
<u>Proposed Development</u>											
Multifamily Housing (Mid-Rise)	255	Units	221	23	76	99	61	34	95	1,137	1,097
Comparison (Proposed - Existing)				99			(62)			(433)	(2,413)

Notes: (1) Based on the Institute of Transportation Engineers Trip Generation, 12th Edition. Assumes General Urban/Suburban land use category.

Please contact me at steve.schmidt@timmons.com or 804-200-6502 should you have any questions.

Thank you,

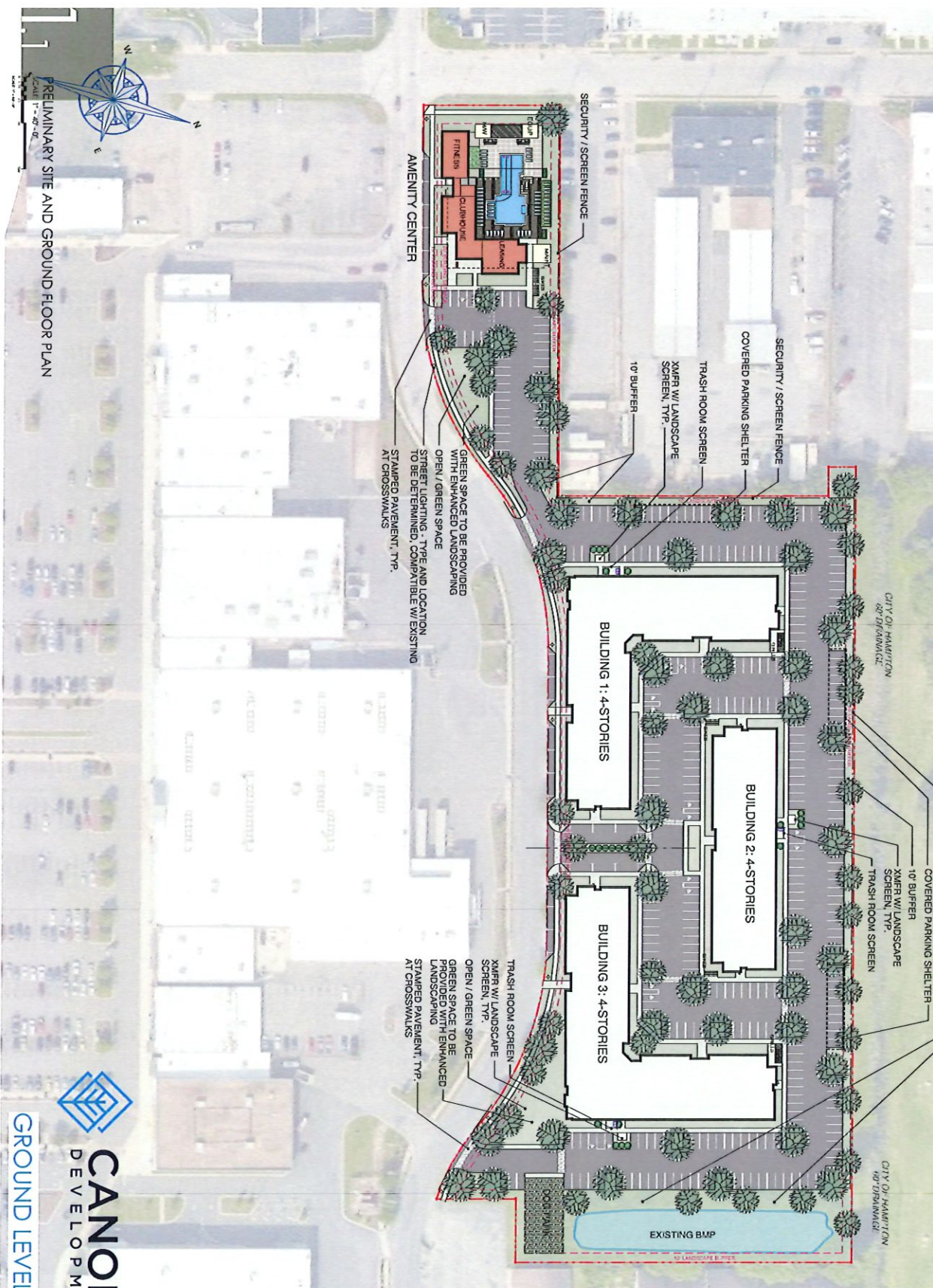


Steve Schmidt, PE, PTOE, AICP

4 STORIES ON GRADE (ALL BUILDINGS)

1. EXISTING, JOINING AN ORIGINALLY PROPERTY AND RIGHT-OF-WAY LINE TO THE PROPERTY LINE OF THE ADJACENT PROPERTY.
2. THIS PLAN IS IN CONJUNCTION WITH AN ADJACENT PROPERTY AND OTHER BUILDING ORIMINATION TO BE CONSIDERED WITH THE PROPERTY LINE.
3. THE CONSIDERATIONS AND FIELD ARE APPROPRIATE AND WILL BE SUBJECT TO THE PROPERTY LINE OF THE ADJACENT PROPERTY.
4. THIS LAND IS THE SOLE PROPERTY OF COX, ALLEN & CO., P.C., A LIMITED LIABILITY COMPANY. IT IS NOT TO BE USED WITHOUT SPECIFIC PERMISSION FROM THE ARCHITECT.

1. EXERCISING OWNING INFORMATION, PROPERTY AND RIGHT-OF-WAY LINE INFORMATION, INCLUDING THE LOCATION, FROM A PUBLIC UTILITY INFORMATION PROVIDED TO THE DEVELOPER, IN THE FUTURE, BOUNDARY LINE AND OTHER SITE INFORMATION TO BE COORDINATED WITH PROPOSED LAYOUT, THE COORDINATIONS AND YIELDS ARE APPROPRIATE, AND MAY BE SUBJECT TO CHANGE.
3. THIS LAYOUT IS THE SOLE PROPERTY OF COX, KLEWER & CO., P.C., DRAINAGE AND UTILITIES CONSTRUCTION, AND MAY NOT BE USED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.



CANOPY DEVELOPMENT

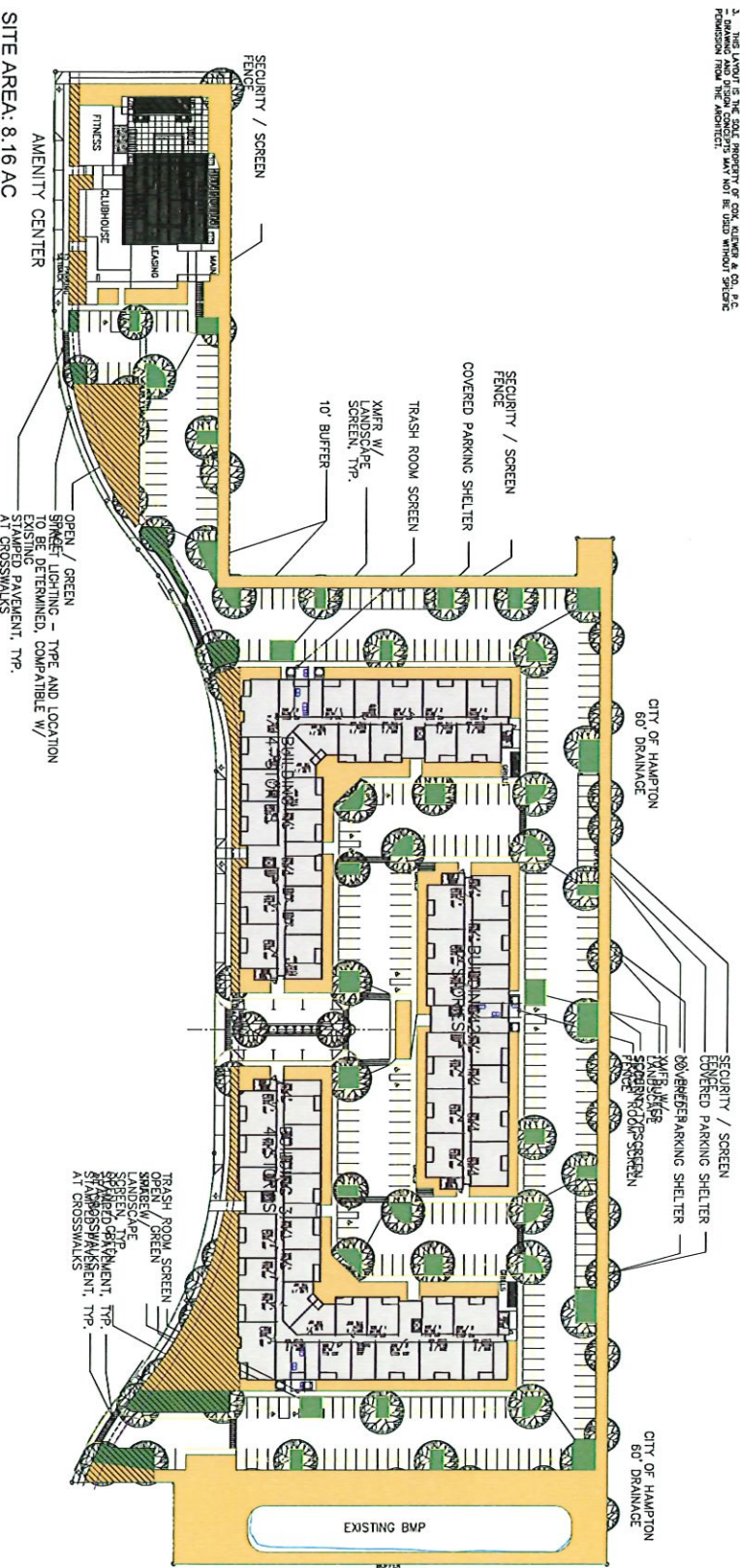
CANOPY DEVELOPMENT GROUP

VON SCHILLING DRIVE
HAMPTON, VIRGINIA

FEBRUARY 11, 2026 (revised 6/16/26)

MULTI-FAMILY COMPLEX

1. EXISTING ZONING INFORMATION, PROPERTY AND RIGHT-OF-WAY LINES, AND ADJACENT PROPERTY LINES ARE SHOWN FOR REFERENCE. THIS PLAN IS CONCEPTUAL IN NATURE. BOUNDARY LINES AND OTHER INFORMATION ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE USED FOR CONVEYANCE OR TITLE AND APPROVANT AND MAY BE SUBJECT TO CHANGE WITHOUT NOTICE.
2. THIS LAND IS THE SOLE PROPERTY OF COX, KLEINER & CO., P.C. AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION FROM THE LANDLORD.



SITE AREA: 8.16 AC

TOTAL GREENSPACE REQUIRED IN O-CC: 0.82 AC (10% OF TOTAL SITE AREA)

TOTAL GREENSPACE PROVIDED: 1.88 AC (23% OF TOTAL SITE AREA)

INTERNAL PARKING GREEN SPACE REQUIRED: 0.4 AC (10% OF PARKING AREA)

INTERNAL PARKING GREENSPACE PROVIDED: .27 AC (7% OF PARKING AREA)

GREENSPACE PROVIDED IN FRONT YARD: .47 AC (57% OF TOTAL SITE GREENSPACE)



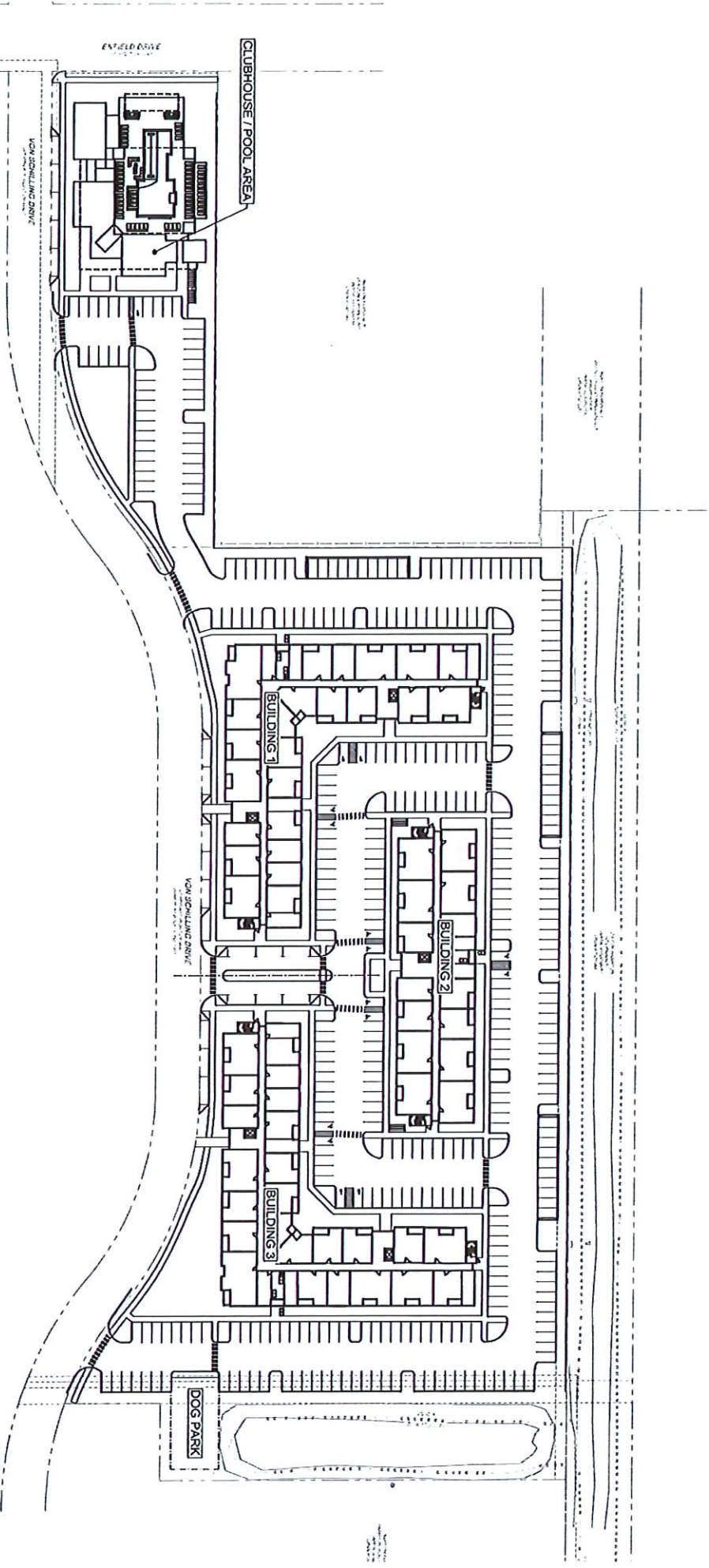
SITE AND PARKING GREENSPACE EXHIBIT
SCALE: 1" = 40' - 0"

GROUND LEVEL PLAN

CINEMA ALE HOUSE APARTMENTS

CANOPY DEVELOPMENT GROUP

VON SCHILLING DRIVE
HAMPTON, VIRGINIA FEBRUARY 11, 2026 (revised 4/22/26)



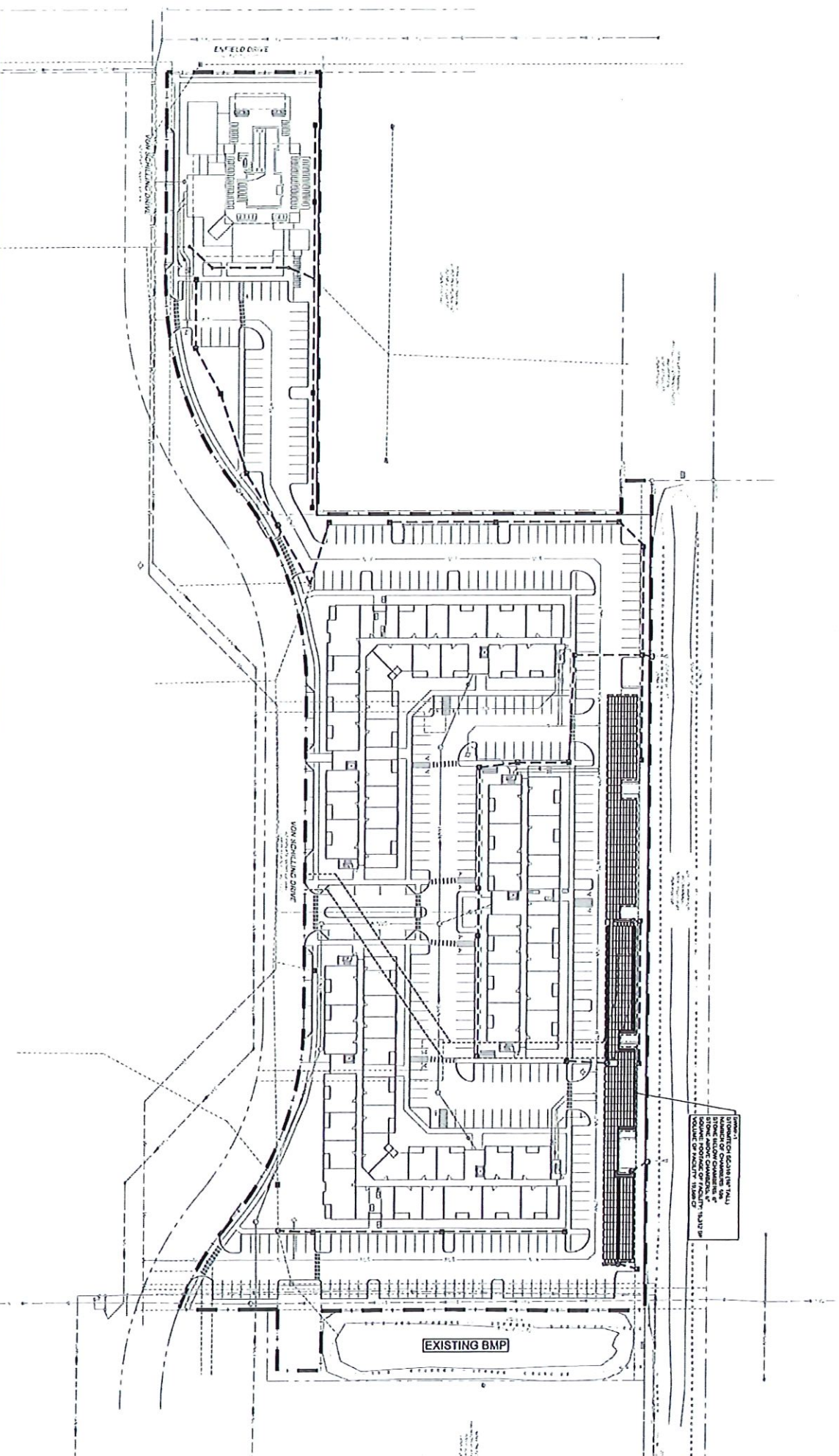
SITE LAYOUT EXHIBIT

Cinema Ale House Hampton - April 13, 2026



STORM LAYOUT EXHIBIT

Cinema Ale House Hampton - April 13, 2026

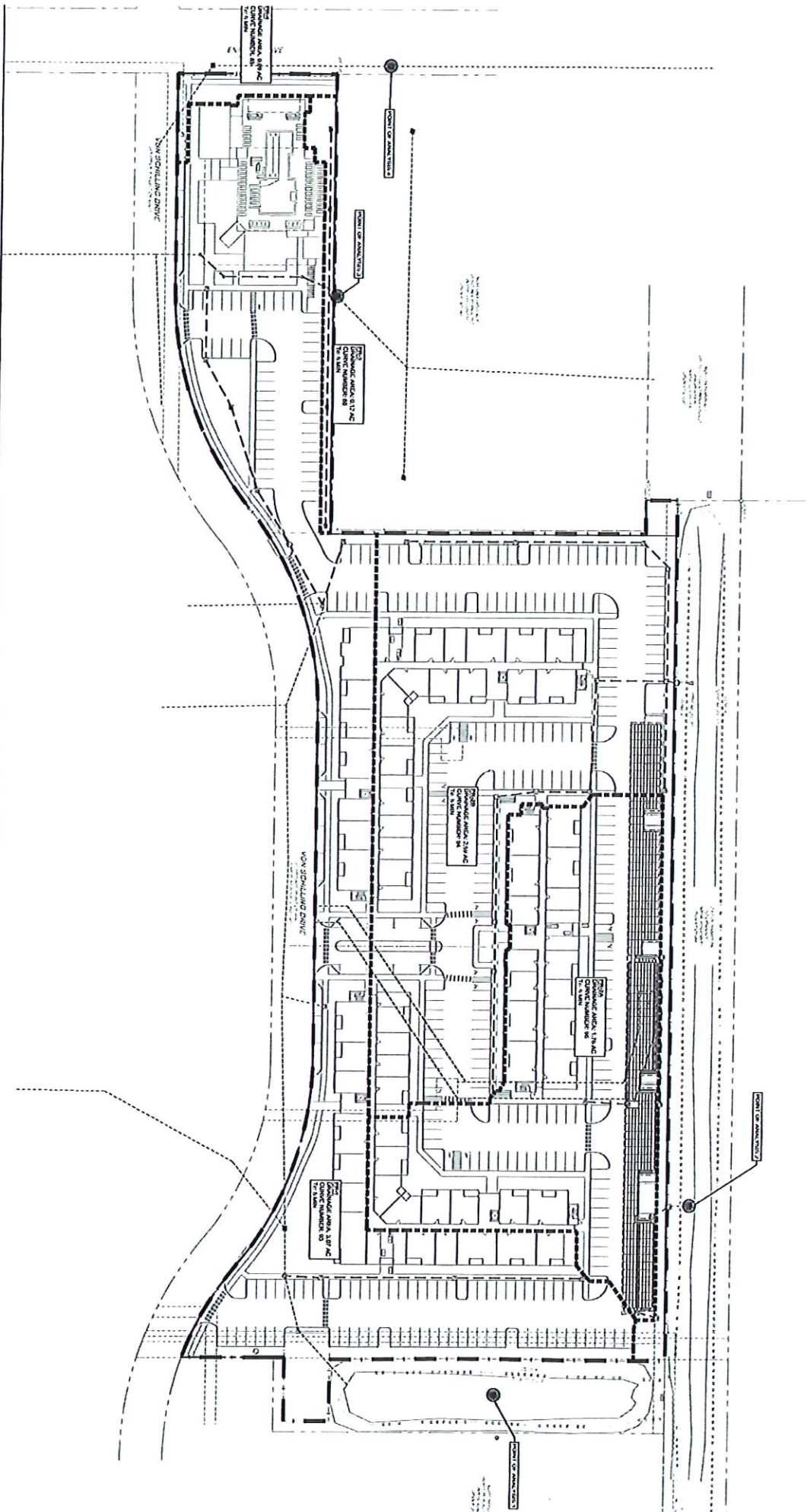


Cinema Ale House Hampton - April 13, 2026



A hand-drawn diagram showing a horizontal line with a point labeled 'a' marked by a vertical tick. The line extends to the left and right of the point.





PROPOSED DRAINAGE AREA MAP

Cinema Ale House Hampton - April 13, 2026





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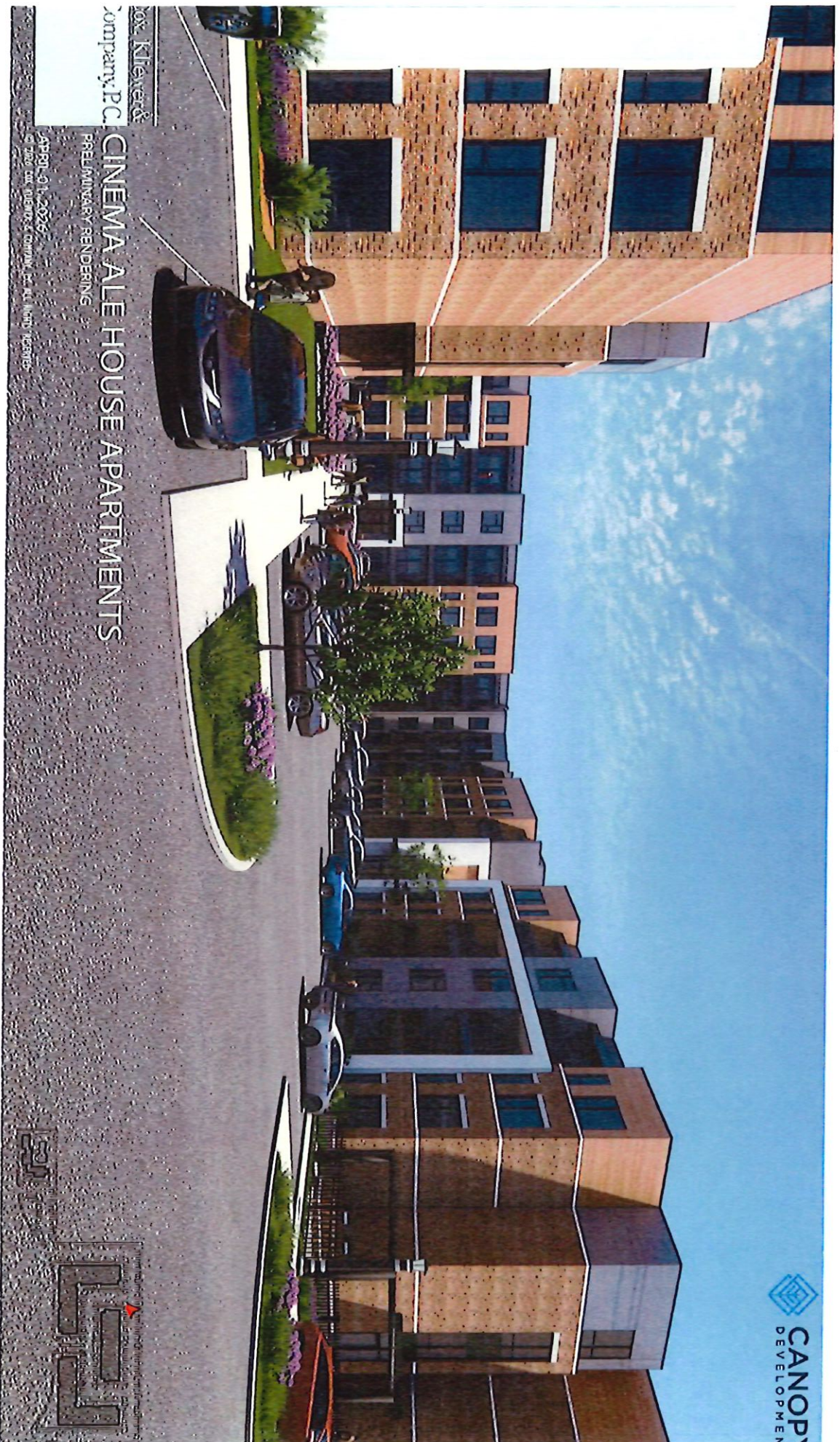


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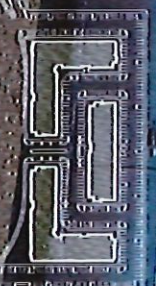
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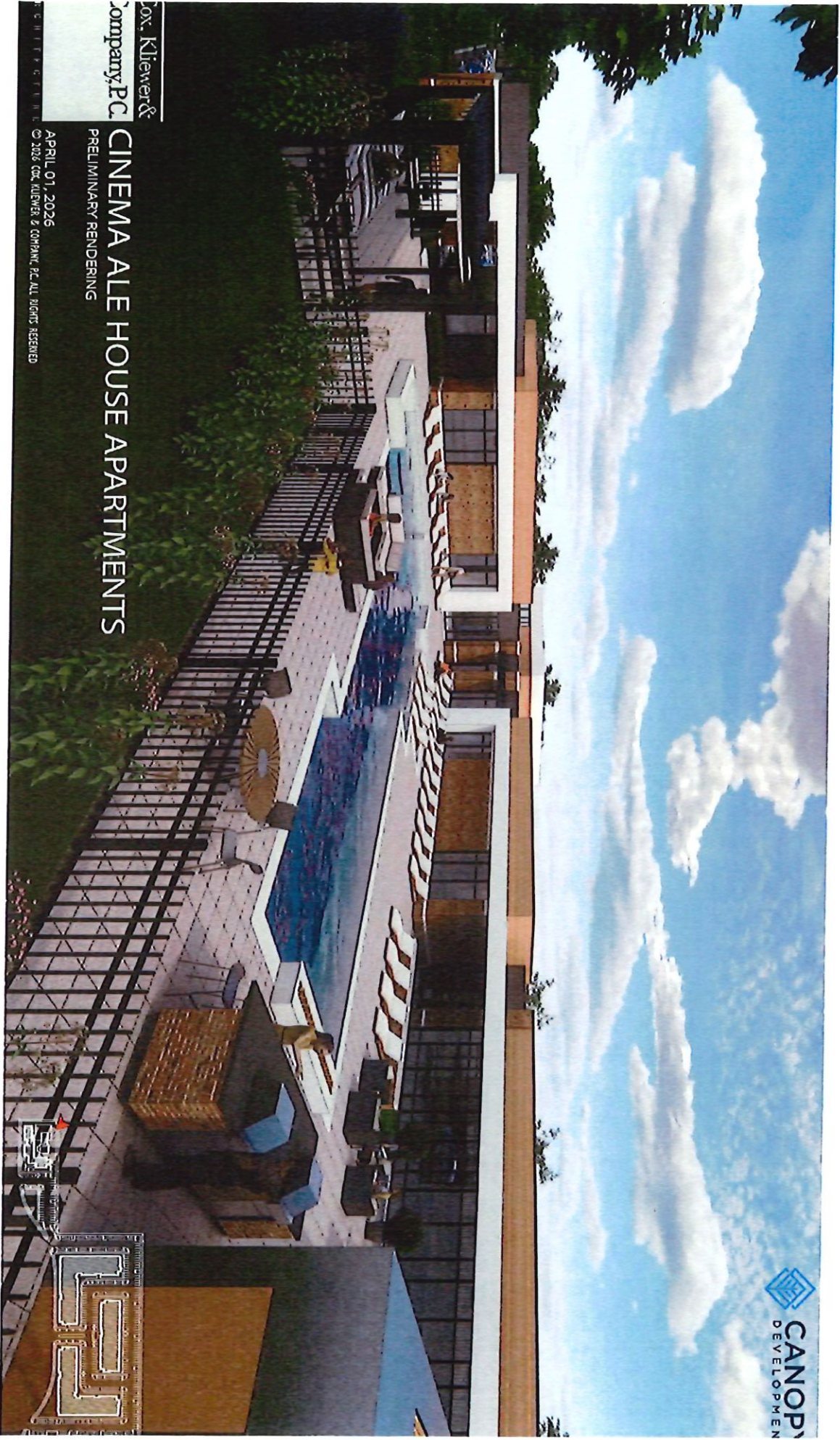




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Cox, Kliever &
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ARCHITECTURE

2533 VIRGINIA BEACH BOULEVARD
VIRGINIA BEACH, VIRGINIA • 23462-7685
Voice 757-461-0053 • Facsimile 757-463-0890
www.coxklier.com • postmaster@coxklier.com

CINEMA ALEHOUSE APARTMENTS DETAIL: TRASH / RECYCLING AREA AND TRANSFORMER

APRIL 1, 2026

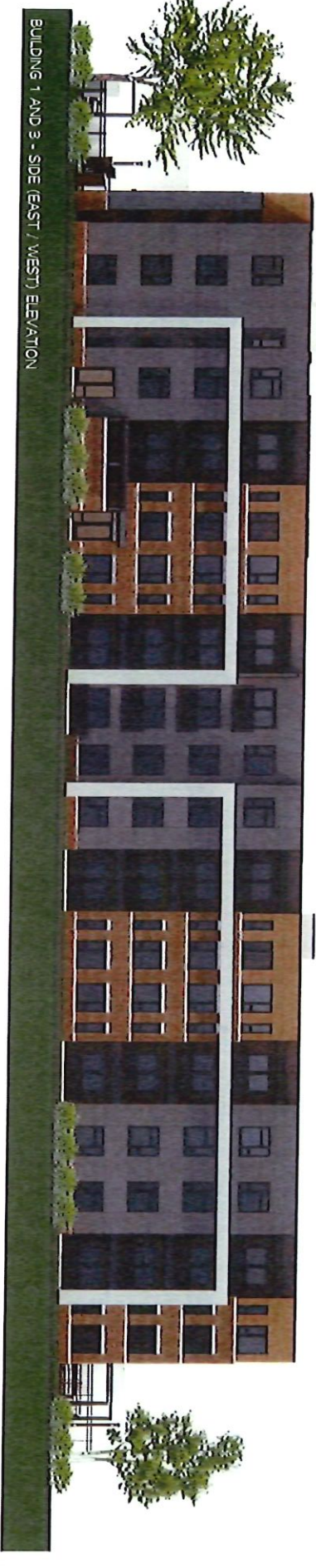
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CANOPY
DEVELOPMENT



BUILDING 1 AND 3 - FRONT (SOUTH) ELEVATION



BUILDING 1 AND 3 - SIDE (EAST / WEST) ELEVATION

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CINEMA ALEHOUSE APARTMENTS
BUILDINGS 1 AND 3 ELEVATIONS

ARCHITECT
2511 VIRGINIA BEACH BOULEVARD
SUITE 200
VIRGINIA BEACH, VIRGINIA 23462
TEL: 757.463.1100
WWW.COXKIEWIT.COM

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BUILDING 1 AND 3 - COURTYARD (NORTH) ELEVATION



BUILDING 1 AND 3 - COURTYARD (EAST / WEST) ELEVATION

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CINEMA ALEHOUSE APARTMENTS

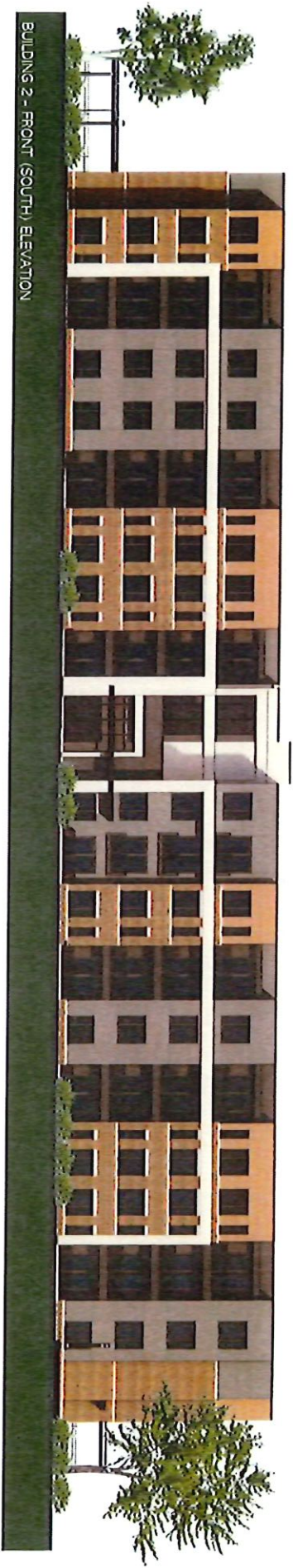
BUILDINGS 1 AND 3 ELEVATIONS

ARCHITECTS
2511 VIRGINIA BLVD
SUITE 200
ALEXANDRIA, VA 22304
703.755.1100
www.coxkiewer.com

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BUILDING 2 - FRONT (SOUTH) ELEVATION



BUILDING 2 - REAR (NORTH) ELEVATION

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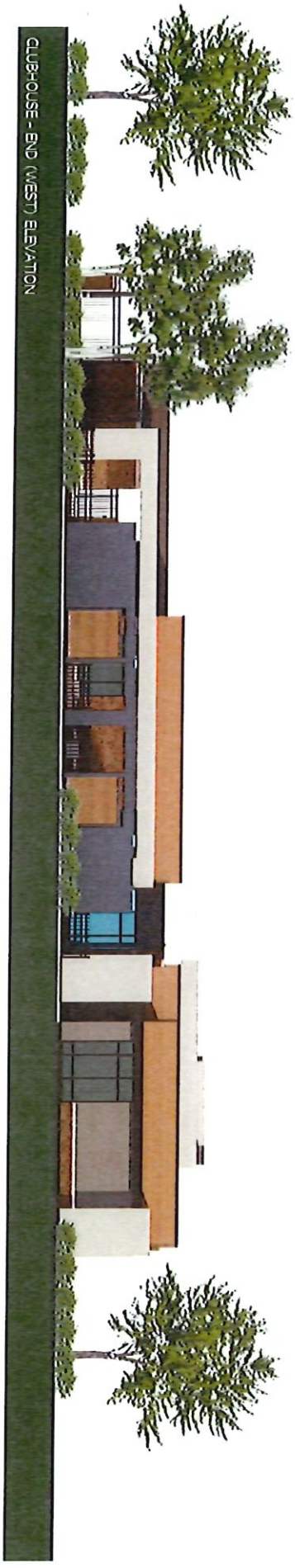
CINEMA ALEHOUSE APARTMENTS
BUILDING 2 ELEVATIONS

ARCHITECT
2551 VIRGINIA BEACH BOULEVARD
VIRGINIA BEACH, VIRGINIA 23462-2605
Phone: 757/465-1100
www.coxkiewit.com

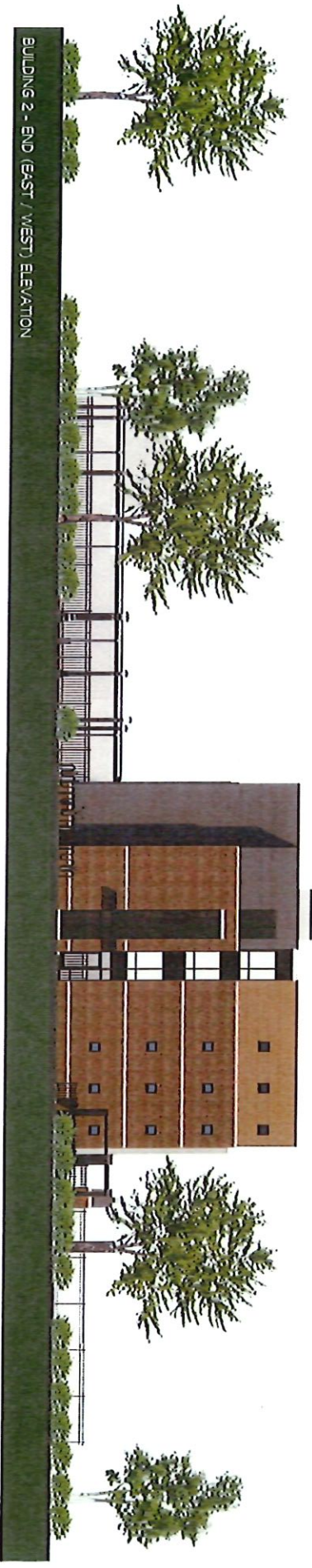
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CLUBHOUSE - END (WEST) ELEVATION



BUILDING 2 - END (EAST / WEST) ELEVATION



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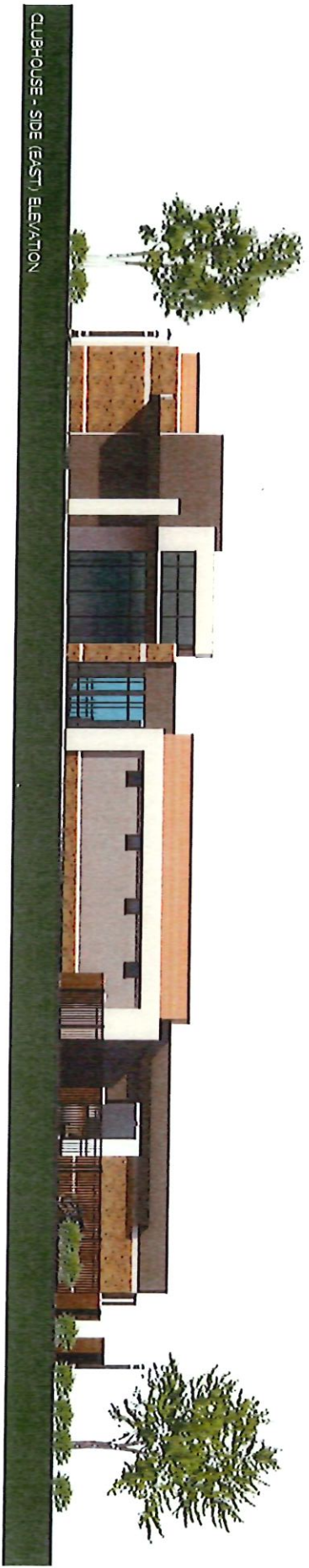
CINEMA ALEHOUSE APARTMENTS BUILDING 2 AND CLUBHOUSE ELEVATIONS

ARCHITECT
2511 VIRGINIA BEACH BOULEVARD
VIRGINIA BEACH, VIRGINIA • 23462-2002
757.434.1100 • COXKIEWER.COM

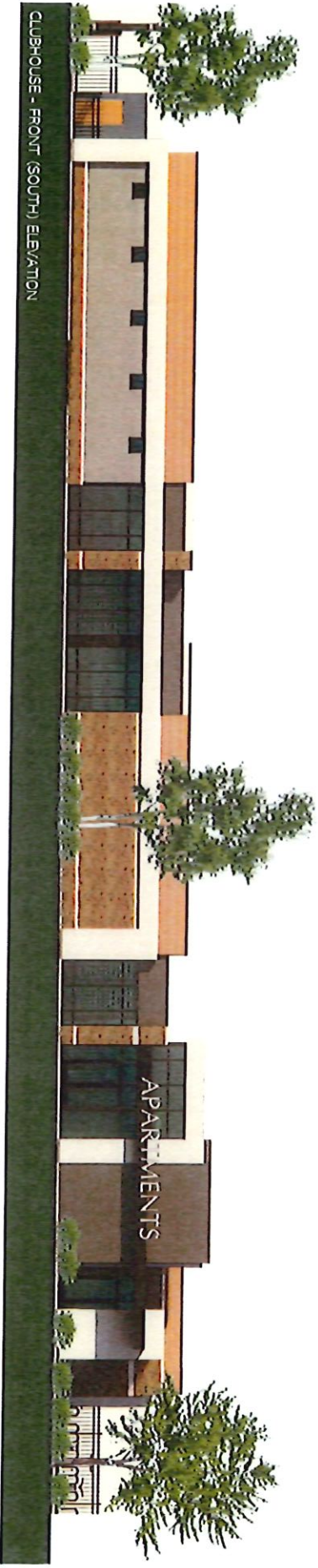
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CLUBHOUSE - SIDE (EAST) ELEVATION



CLUBHOUSE - FRONT (SOUTH) ELEVATION



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CINEMA ALEHOUSE APARTMENTS CLUBHOUSE ELEVATIONS

ARCHITECT
2513 VIRGINIA BLVD, SUITE 200
ARLINGTON, VIRGINIA 22202-4400
TEL: 703.261.1100
WWW.COXKIEWER.COM

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- FIBER CEMENT - VERTICAL SIDING W/
ALUM. REVEALS, COLOR NO. 1
- FIBER CEMENT - VERTICAL SIDING W/
ALUM. REVEALS, COLOR NO. 2
- FIBER CEMENT - VERTICAL SIDING W/
ALUM. REVEALS, COLOR NO. 3
- FIBER CEMENT - VERTICAL SIDING W/
ALUM. REVEALS, COLOR NO. 1
- ALUMINUM RAILINGS, BLACK ANODIZED
- ALUMINUM COPING
- LAP SIDING, SIMULATED WOOD FINISH:
ALUMINUM OR FIBER CEMENT
- VINYL OR COMPOSITE SLIDING
PATIO DOOR, BLACK
- VINYL OR COMPOSITE WINDOWS,
FIXED AND CASEMENT, BLACK

- CAST-STONE ACCENT
- MODULAR BRICK VENEER
- ALUMINUM STOREFRONT, BLACK ANODIZED
- ALUMINUM FASCIA / CANOPY, BLACK



Cox, Kiewit &
Company, P.C.

CINEMA ALEHOUSE APARTMENTS

TYPICAL BUILDING ELEVATION

ARCHITECT
2515 VICTORY BLVD, SUITE 100
FALLS CHURCH, VA 22034
703.272.0101 • FAX 703.272.0102
www.coxkiewit.com • info@coxkiewit.com

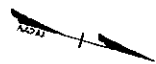
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- PARCELS 7001564 & 7001565**
ALTA/NSPS LAND TITLE SURVEY

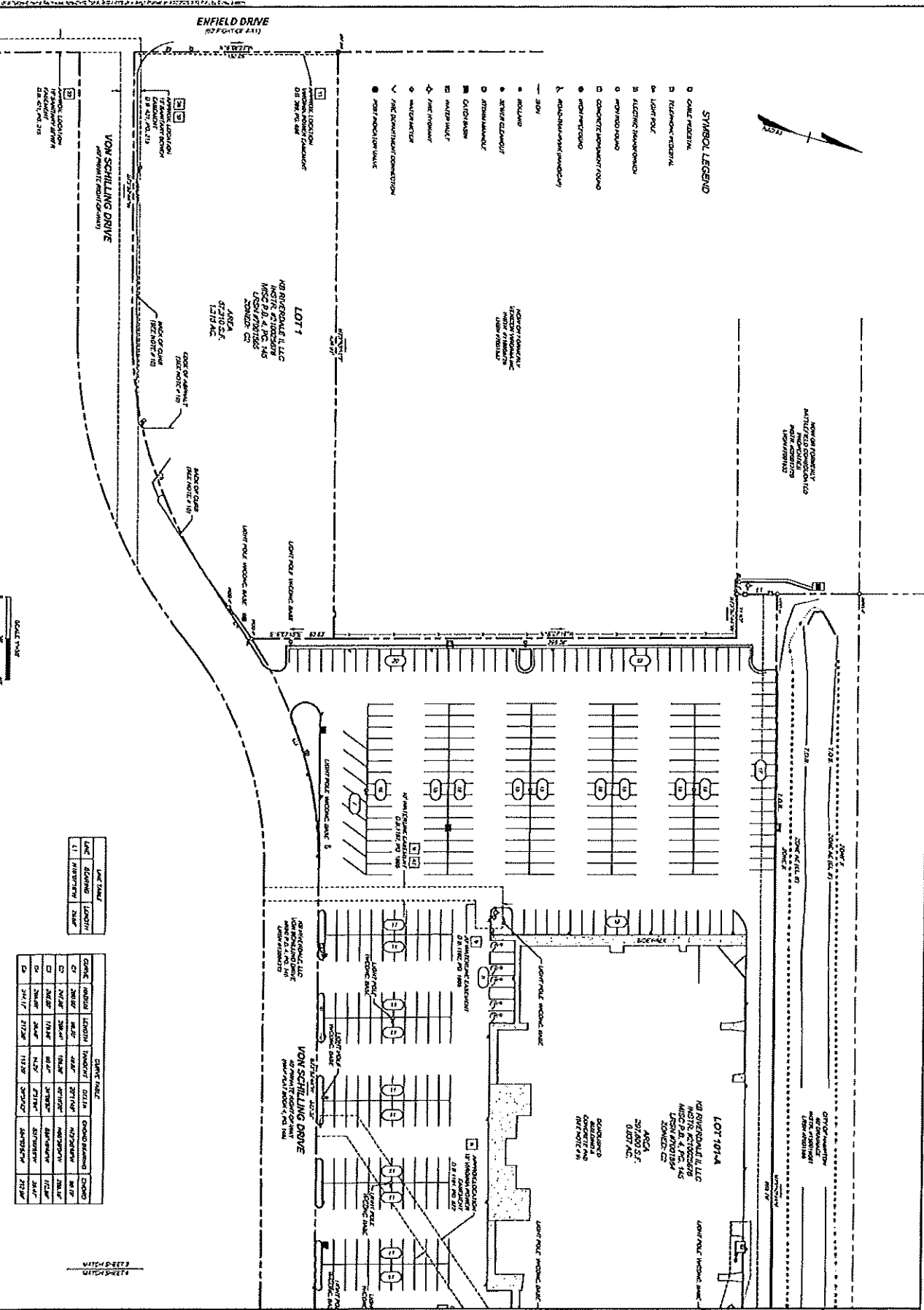
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CITY OF HAMPTON, VIRGINIA										CITY OF HAMPTON, VIRGINIA										CITY OF HAMPTON, VIRGINIA																			



SYMBOL LEGEND

- 1. CABLE TELEVISION
- 2. TELEPHONE CABLE
- 3. LIGHT POLE
- 4. FLOODING
- 5. POWER POLE
- 6. CONCRETE RETAINMENT WALL
- 7. MEDIAN
- 8. ROADWAY
- 9. ROLLING
- 10. SERVICE ELEVATION
- 11. STORM DRAINAGE
- 12. CATCH BASIN
- 13. WATER VALVE
- 14. FIRE HYDRANT
- 15. WATER METER
- 16. FIRE DEPARTMENT CONNECTION
- 17. POWER POLE
- 18. POWER POLE
- 19. POWER POLE
- 20. POWER POLE
- 21. POWER POLE
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- 99. POWER POLE
- 100. POWER POLE



LINE TABLE

LINE	DESCRIPTION	LENGTH
1	ADJUTANT	200'

CHANCE TABLE

CHANCE	ADJUTANT	LENGTH	ADJUTANT	LENGTH	CHANCE
1	ADJUTANT	200'	ADJUTANT	200'	ADJUTANT



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