



Use Permit No. 26-0221

1044 Von Schilling Drive Canopy Development

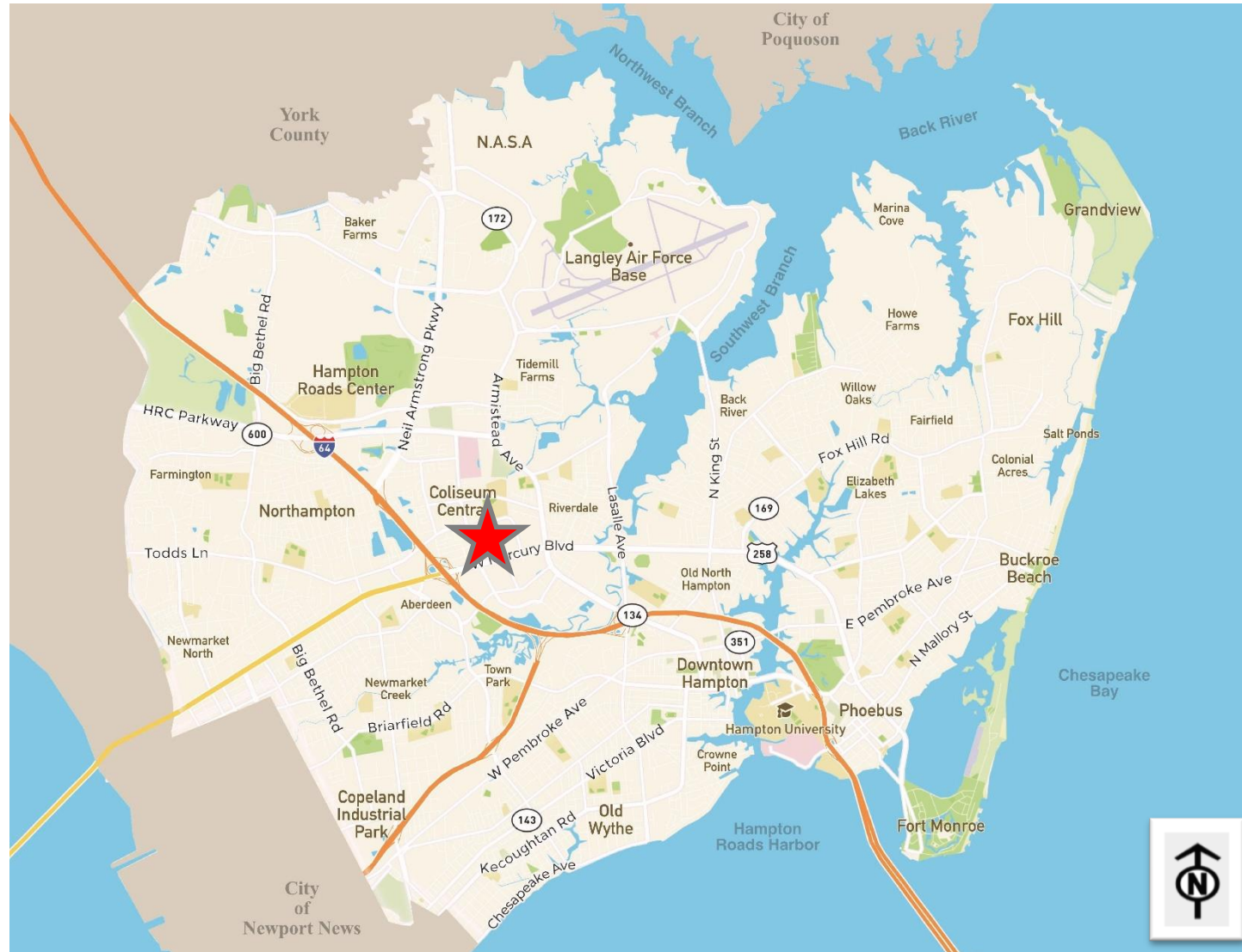
Quinn Heinrich, City Planner
City Council
August 12, 2026



Application

- Use Permit by Canopy Development to allow 255 Multifamily Dwellings at 1044 Von Schilling Drive, in the C-2 District and O-CC Overlay

Location Map



Location Map



Site History



- Previous site of the former Cinema Café, which was demolished in 2025
- Currently vacant land

Proposal



- 255 units
 - 38 studio
 - 110 1-bedroom
 - 99 2-bedroom
 - 8 3-bedroom
- Three 4-story apartment buildings, facing Von Schilling Dr
- Amenities: resort-style pool, gym, yoga studio, business center, grilling stations, park benches, dog park
- Trash compactors at the interior of the building

Proposal

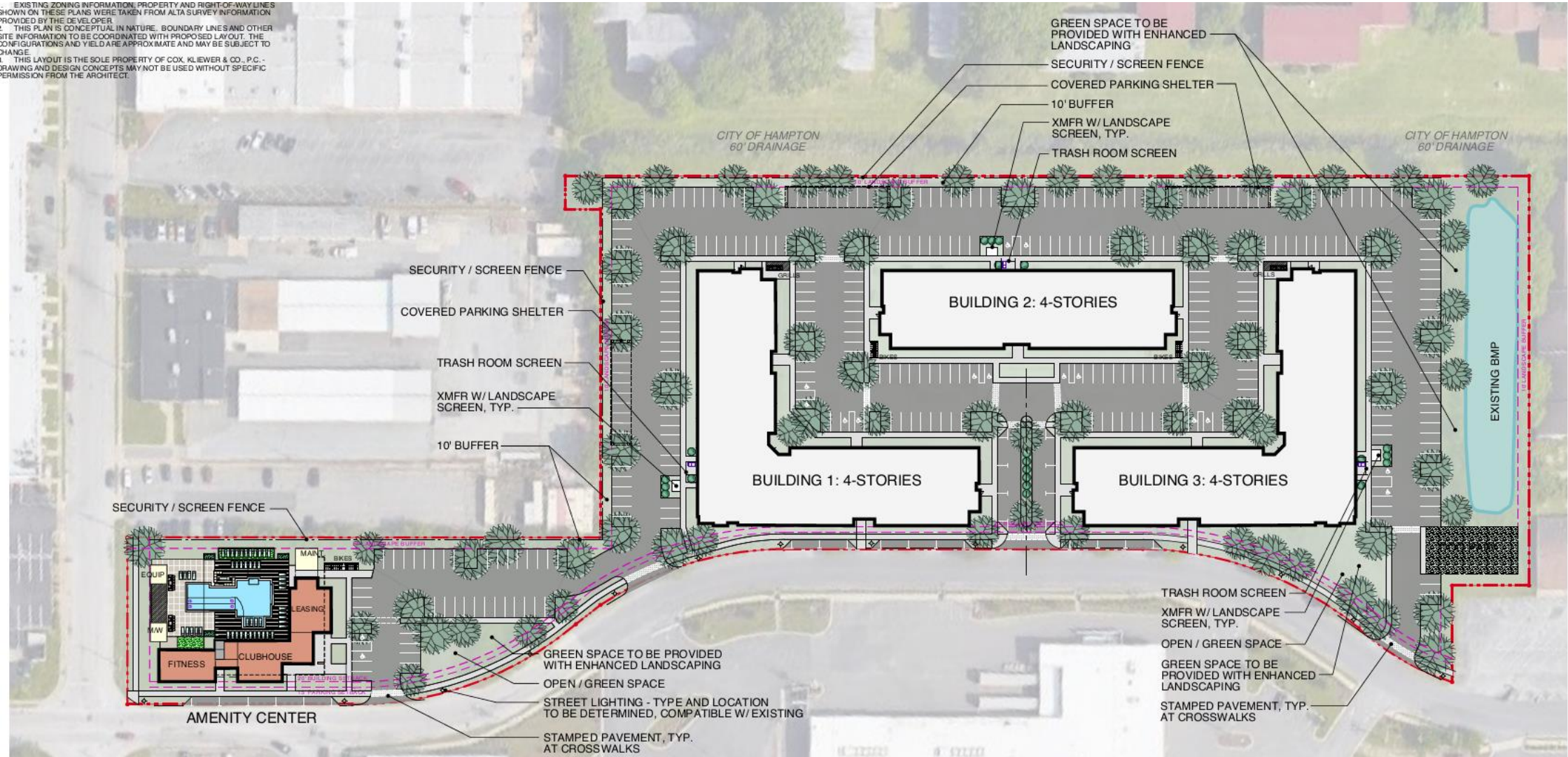


- Resiliency elements: cool roofs connected to the stormwater system, water saving fixtures, energy star or equivalent appliances, 4 level 2 EV charging stations, bicycle racks
- Potential for solar-powered roofs above EV chargers
- 75% of plantings native to Southeast Virginia
- Stormwater managed at a BMP to the east of the site
- 375 parking spaces

Proposal



EXISTING ZONING INFORMATION, PROPERTY AND RIGHT-OF-WAY LINES SHOWN ON THESE PLANS WERE TAKEN FROM ALTA SURVEY INFORMATION PROVIDED BY THE DEVELOPER. THIS PLAN IS CONCEPTUAL IN NATURE. BOUNDARY LINES AND OTHER SITE INFORMATION TO BE COORDINATED WITH PROPOSED LAYOUT. THE CONFIGURATIONS AND YIELD ARE APPROXIMATE AND MAY BE SUBJECT TO CHANGE. THIS LAYOUT IS THE SOLE PROPERTY OF COX, KLEWER & CO., P.C. - DRAWING AND DESIGN CONCEPTS MAY NOT BE USED WITHOUT SPECIFIC PERMISSION FROM THE ARCHITECT.



The seal is circular with a blue outer ring. The top half of the ring contains the text "ALL-AMERICA CITY" in white, and the bottom half contains the years "1972 • 2002 • 2014 • 2023 • 2025" in white. The center of the seal is white and features a blue banner with the word "HAMPTON" in white, with "VIRGINIA" in smaller blue text below it. Above the banner are three blue stars, and below it are five red and white vertical stripes.



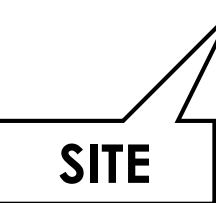
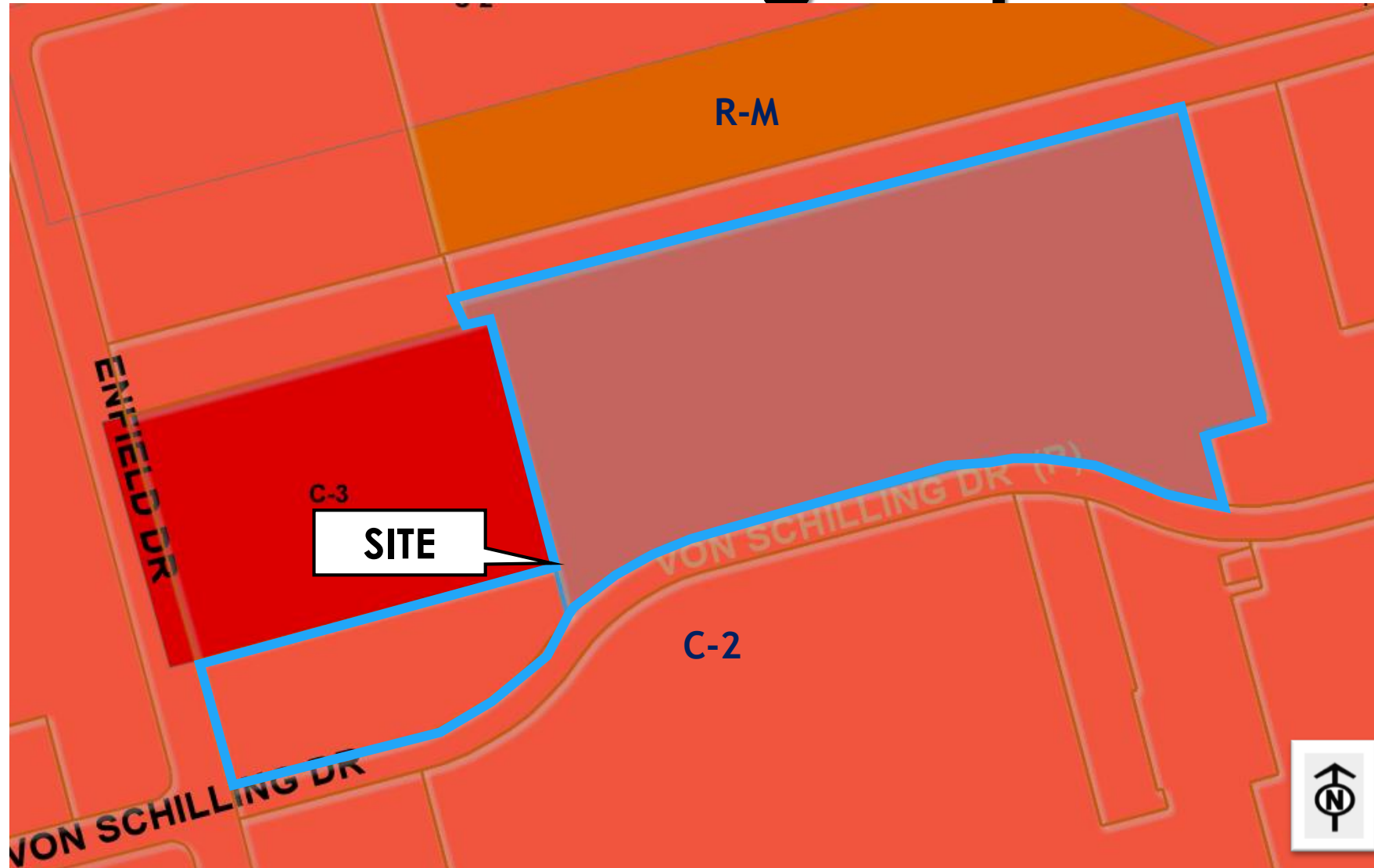
Building Elevations



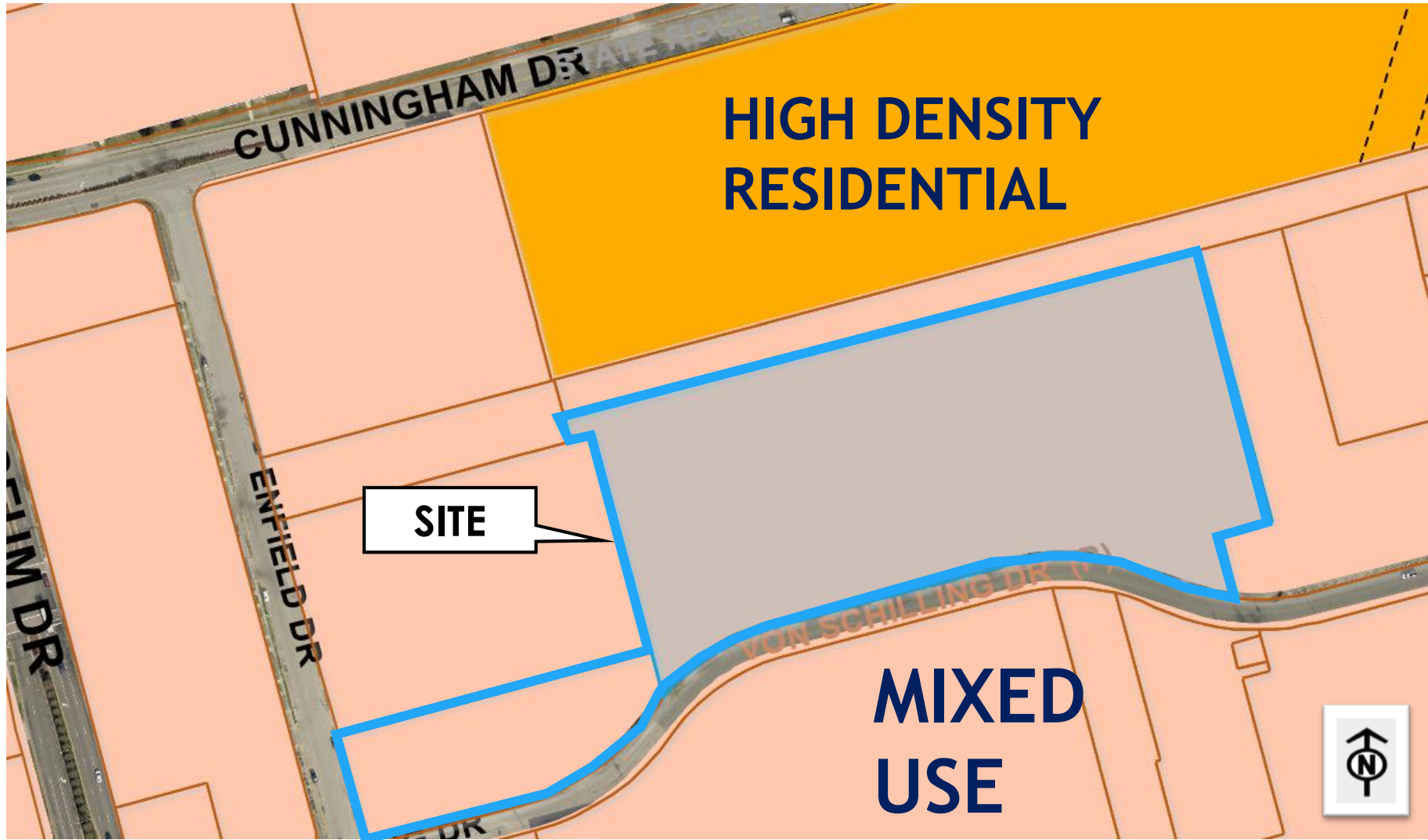
Building Elevations



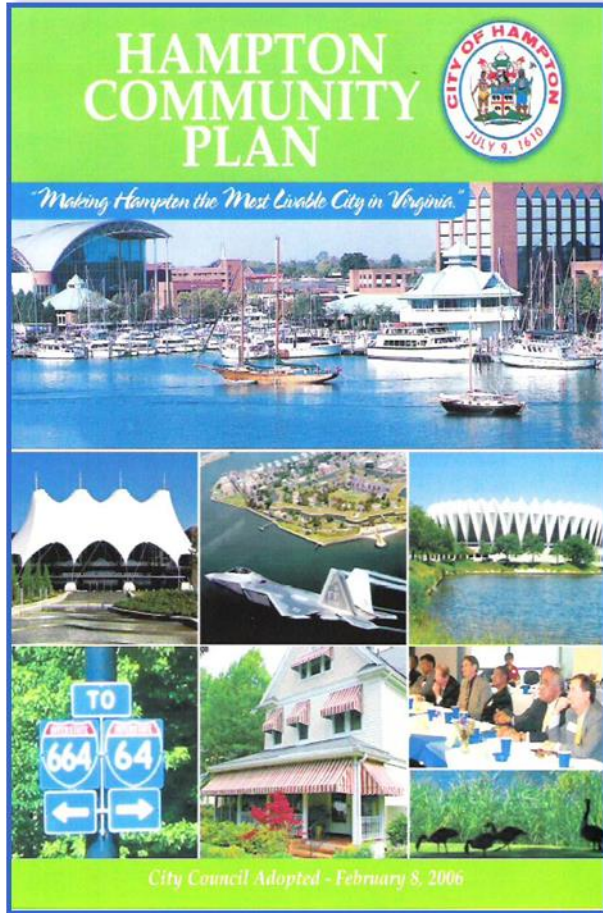
Zoning Map



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 29: Encourage high quality new developments that are compatible with surrounding neighborhoods.

Public Policy



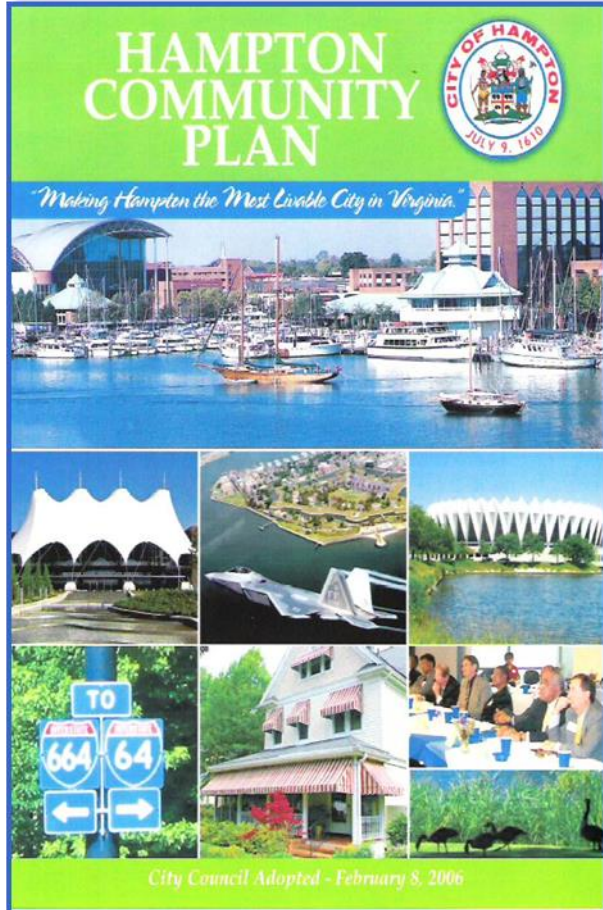
Housing and Neighborhood Policies

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 (2015, as amended) calls for the conversion of the Riverdale Plaza area from retail to mixed-use development.
- Calls for high-density residential uses along the north side of Von Schilling Drive.
- Policies specific to the Riverdale initiative: Extend new streets to strengthen connections; implement street network to accommodate a mix of uses; front streets with multi-story buildings with urban setbacks; place large retail and parking into the street network; cluster pedestrian-oriented business around public spaces; provide a mix of high-quality housing types with urban patterns; tie new development into the existing apartment complexes.

Public Policy



COLISEUM CENTRAL MASTER PLAN:

Hampton, Virginia URBAN DESIGN ASSOCIATES

NOVEMBER 12, 2015



ADOPTED BY CITY COUNCIL ON 12 NOVEMBER 2015

- Throughout Coliseum Central, the Plan calls for residential development at dense scales to support neighboring businesses. The Plan also encourages pedestrian-friendly and transit-friendly development.

Analysis



- Proposal adds high-quality residential development to the Coliseum Central area
- Complies with Coliseum Central Master Plan and Hampton Community Plan
- Makes efficient use of a vacant parcel and orients it towards Coliseum Drive
- Generates less traffic than the former Cinema Café on the same site
- Will help transform Von Schilling Drive into a more urban street with on-street parking, sidewalk, street trees and street lighting

Recommended Conditions



- Issuance of Permit
- Multifamily Dwellings
- Concept Plan
- Elevations
- Building Materials
- Compliance with O-CC Design Guidelines
- Building height
- Fencing
- Lighting
- HVAC and dumpster screening
- Landscape location, plant material, and size requirements
- Community amenities
- Resilience elements

*Complete set of conditions found in Package

Recommended Conditions



- Property Line Vacation
- Management
- Security
- Certificate of Occupancy
- Compliance with Applicable Laws
- Revocation
- Nullification

*Complete Conditions found in Package

Community Meeting



- A community meeting was held on June 15, 2026
- One (1) community member was in attendance
- Community member asked a question about on-site amenities

Conclusion



- Applicant opportunity to present
- Public hearing
- Action
 - Staff and Planning Commission recommend **approval** of Use Permit No. 26-0221, subject to twenty-one (21) conditions