

STAFF EVALUATION

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727-6066
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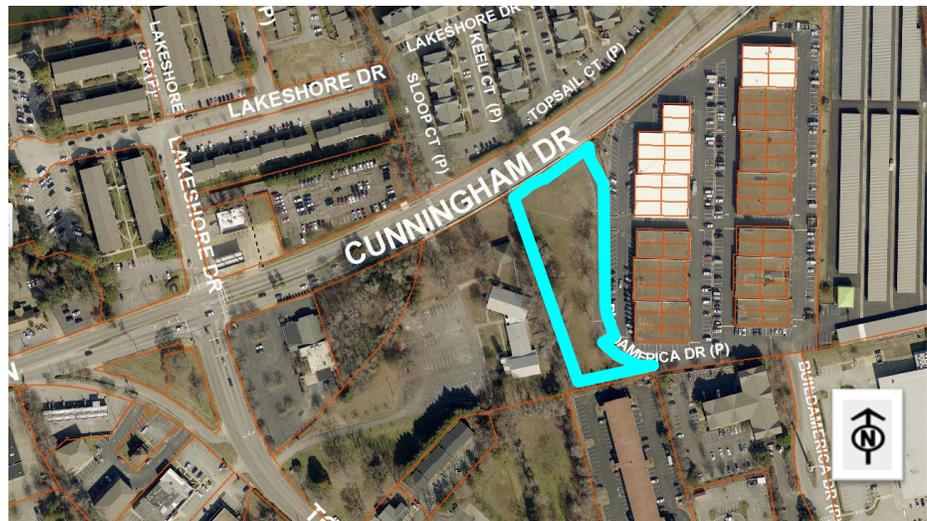
Case No.: Rezoning No. 26-0037 UP26-0038
Planning Commission Date: February 19, 2026

General Information

Applicant(s): Woda
Cooper Company

Property Owner(s):
Metrotec Associates,
INC

Site Location 2601 Cunningham Drive [LRSN 4002376]



Requested Action

This is a rezoning application by Woda Cooper Companies, LLC, to 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. This is a use permit application by Woda Cooper Companies to permit Multifamily Dwellings at **2601 Cunningham Drive, 4002376**. The Hampton Community Plan (2006, as amended) currently recommends mixed-use land use for this site.

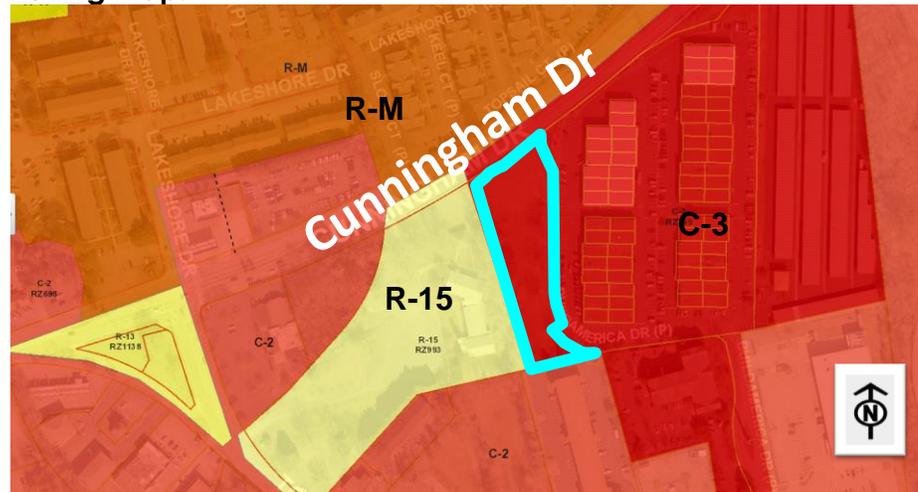
Description of Proposal

The proposed development will consist of one 4-story building, providing 44 apartment units. The units will be rental units, at or below 80% of the market rate for the area. There will be a mix of unit types: 6 one-bedroom, 27 two-bedroom, and 11 three-bedroom. The apartment building will be fronting along

Cunningham Drive, and extending backward parallel to the western border of the site. Project amenities will include a community room, a patio-covered picnic area, a small playground, and a grill, among other community amenities. The rear of the property will consist of a parking lot connecting to Build America Drive, which will be landscaped along each border. A landscape buffer is proposed along the western site boundary, which is adjacent to a religious facility.

<i>Existing Land Use</i>	The parcel is currently vacant land.
<i>Applicable Regulations</i>	Coliseum Central Overlay (O-CC) District, and Coliseum Central Design Guidelines.
<i>Previous Zoning History</i>	In 1983, the parcel was rezoned from Limited Commercial (C-2) to General Commercial (C-3), together with the neighboring parcel addressed to Build America Drive. The purpose of the Rezoning was to develop self-storage warehouses and business condominiums. The rezoning was approved subject to five (5) proffered conditions, including the construction of a fence along the western border of 2601 Cunningham Drive.
<i>Surrounding Land Use and Zoning</i>	<p>North: Multiple Residential (R-M) District; multifamily residences</p> <p>South: Limited Commercial (C-2) District; hotel</p> <p>East: General Commercial (C-3) District; flex office park</p> <p>West: One-Family Residential (R-15) District; religious facility</p>

Zoning Map:



*Public Policy***Hampton Community Plan**

The Hampton Community Plan (2006, as amended) future land use map recommends mixed-use for the subject property.

Listed below are policies related to this request:

Land Use & Community Design Policies

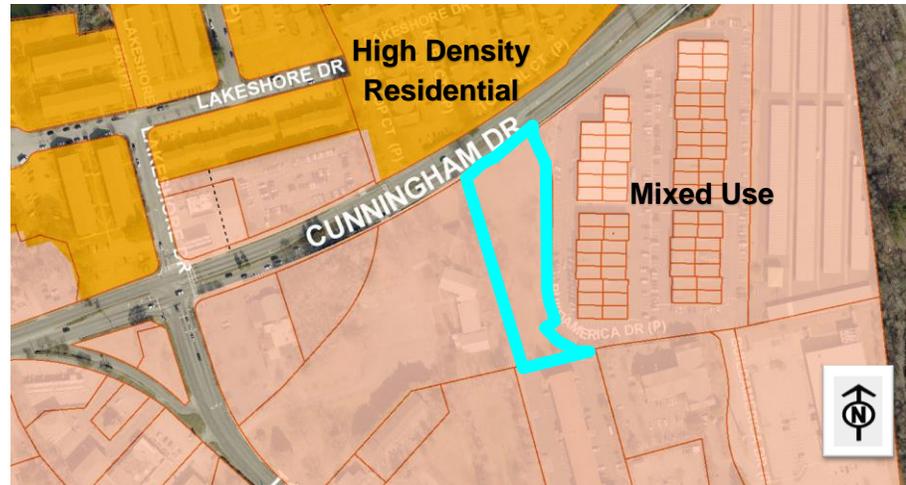
- LU-CD Policy 3: Encourage and maintain a diverse mix of housing types and values.
- LU-CD Policy 4: Evaluate land use proposals from a regional, city-wide, and neighborhood perspective.
- LU-CD Policy 10: Encourage compact, high density/mixed-use development where appropriate to create walkable communities and promote increase 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.

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.

Land Use Plan:**Coliseum Central Master Plan:**

The subject site is within the Coliseum Central Master Plan, (2015, as amended) ("CCMP"). The Master Plan calls primarily for commercial uses to the west of I-64, though it has no specific recommendations for this parcel. Though the Master Plan does not address the site specifically, it states that land uses should be organized in terms of the scale of development and compatible uses should be clustered. "Land uses should not be zoned into single-use, homogenous areas; but instead, character and scale of development should be coordinated to create orderly patterns and places of value for residents and visitors, as well as areas attractive to potential investors and developers" (pg 22).

General recommendations of the Master Plan call 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 Parkway Initiative Area include: continuing reinvestment in exiting 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. New retail and hotel redevelopment are recommended for the south end of Build America Drive.

Parking/ Traffic

The site will provide 57 parking spaces, located to the rear of the building; seven (7) of these spaces will be ADA accessible. All parking will be accessed through Build America Drive, which is a private street that connects to Cunningham Drive and Mercury Boulevard. In addition, the applicant will provide 12 bicycle racks. The site is very close to a bus station served by three (3) Hampton Roads Transit routes (102, 105 and 114); therefore, it is anticipated that some residents will utilize public transportation.

Environment

The site will proffer the following resiliency elements:

- Building materials—115 mph wind load design
- EnergyStar certified appliances
- EnergyStar Multifamily New Construction Guidelines
- Two (2) level II electric vehicle charging stations

Stormwater will be directed to a proposed BMP facility, located underneath the proposed parking lot.

Community Meeting

A community meeting was held in the Northampton Community Center on January 22, 2026, with 11 community members in attendance, in addition to city staff and the applicant. At the community meeting, residents fielded a wide range of questions, with the most common topics being parking, stormwater, and safety.

Analysis

This project is in close alignment with City land use policies. It is compatible with the City's land use map, which recommends mixed use development in the area. The proposal adds needed residential units to the city, that are affordable for working residents and in close proximity to the amenities of Coliseum Central. It will also develop a currently underutilized site, thus making more efficient use of the City's land. Lastly, while the Coliseum Central Master Plan does not have a specific recommendation for the subject parcel, it does call for the addition of residential units throughout the Coliseum Central District, adhering to the Design Guidelines, standards which the applicant has proffered to meet.

In addition to adhering to the City land use policies, the project is also considered to be highly compatible with the surrounding neighborhood. Although it was previously zoned for commercial uses, the parcel borders residentially-zoned properties on its northern and western boundaries. A large cluster of apartments to the north of the site means that an additional apartment complex would not be out of character for the mixed-use community. The project is well-designed and features high-quality building materials, which will make it an aesthetically appealing addition to the neighborhood. The traffic that could be created by a new apartment complex may be mitigated by the strong pedestrian and bus infrastructure in the area, along with the relatively small scale of the project.

Staff recommends **APPROVAL** of Rezoning Application No. 26-0037 subject to 20 proffered conditions and Use Permit Application No. 26-0038 with 8 conditions.