Rezoning Application No. 26-0095

North Mallory Quay

City Council

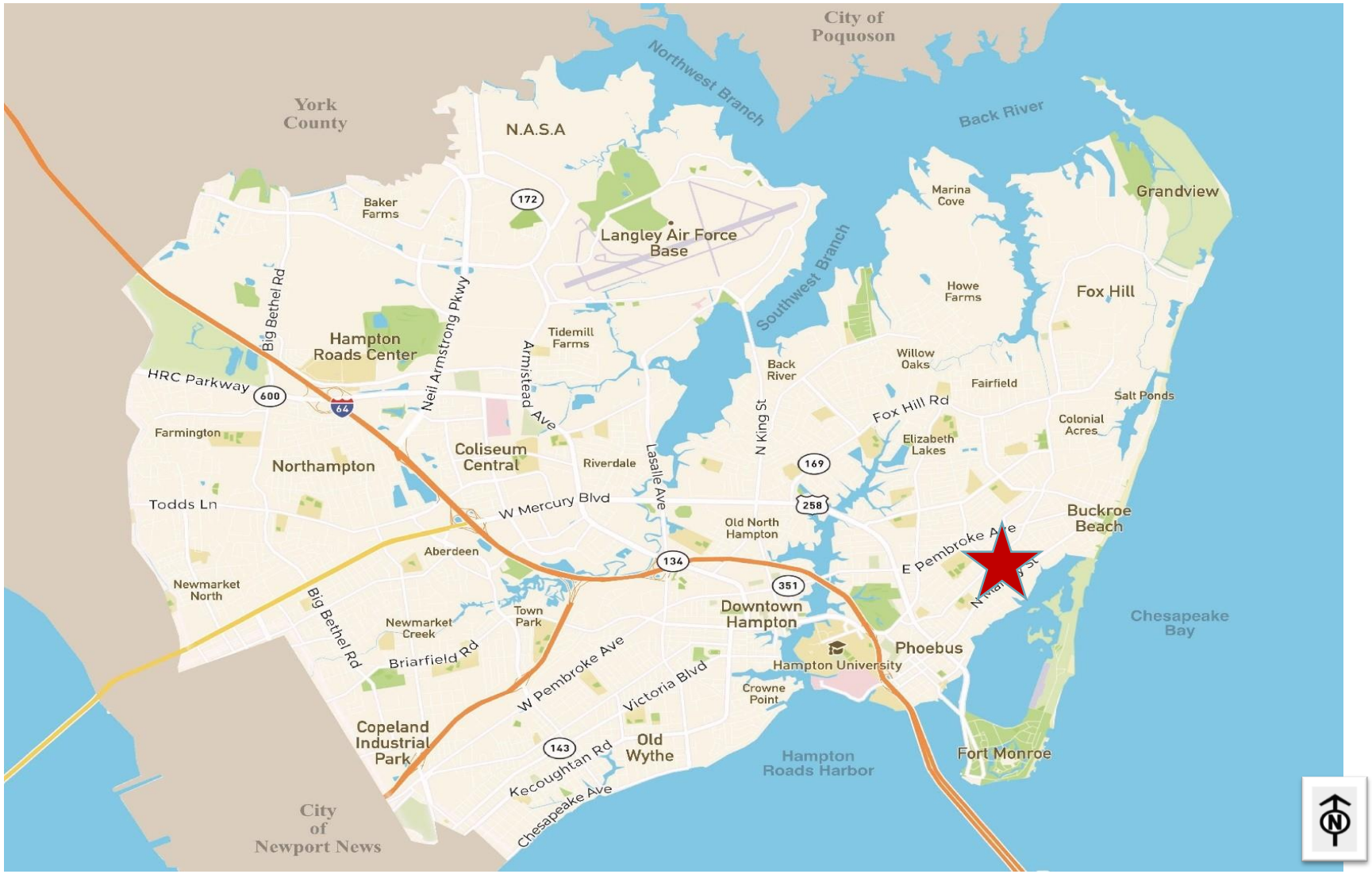
August 12, 2026

Donald Whipple, Chief Planner

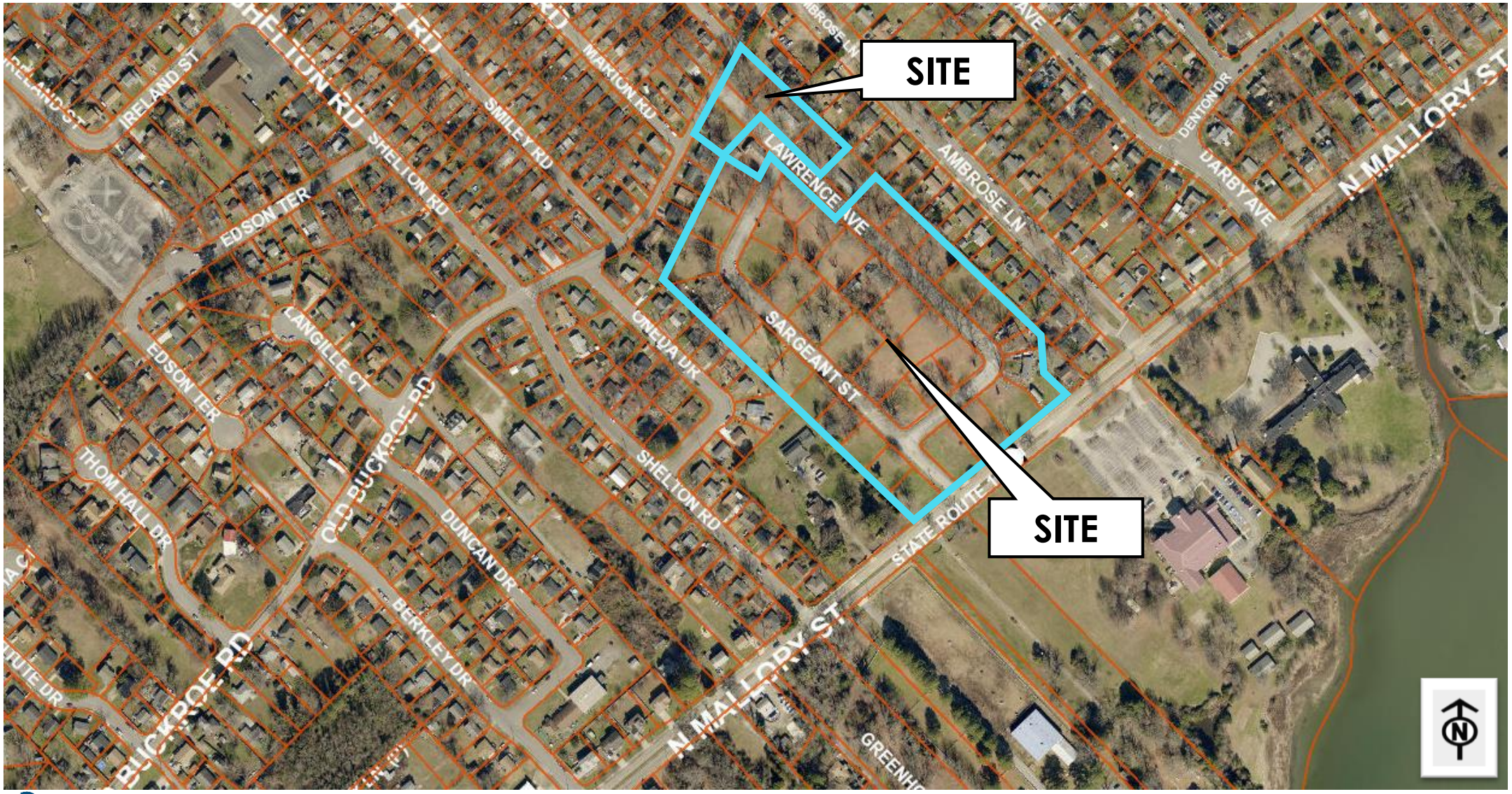
Application

Rezone 14+/- acres at Sargeant Street and Lawrence Avenue, from One-Family Residential (R-11) District to One-Family Residential (R-4) and Multiple Dwelling (MD-4) Districts with proffered conditions for one-family residences and townhouse units

Location Map



Location Map



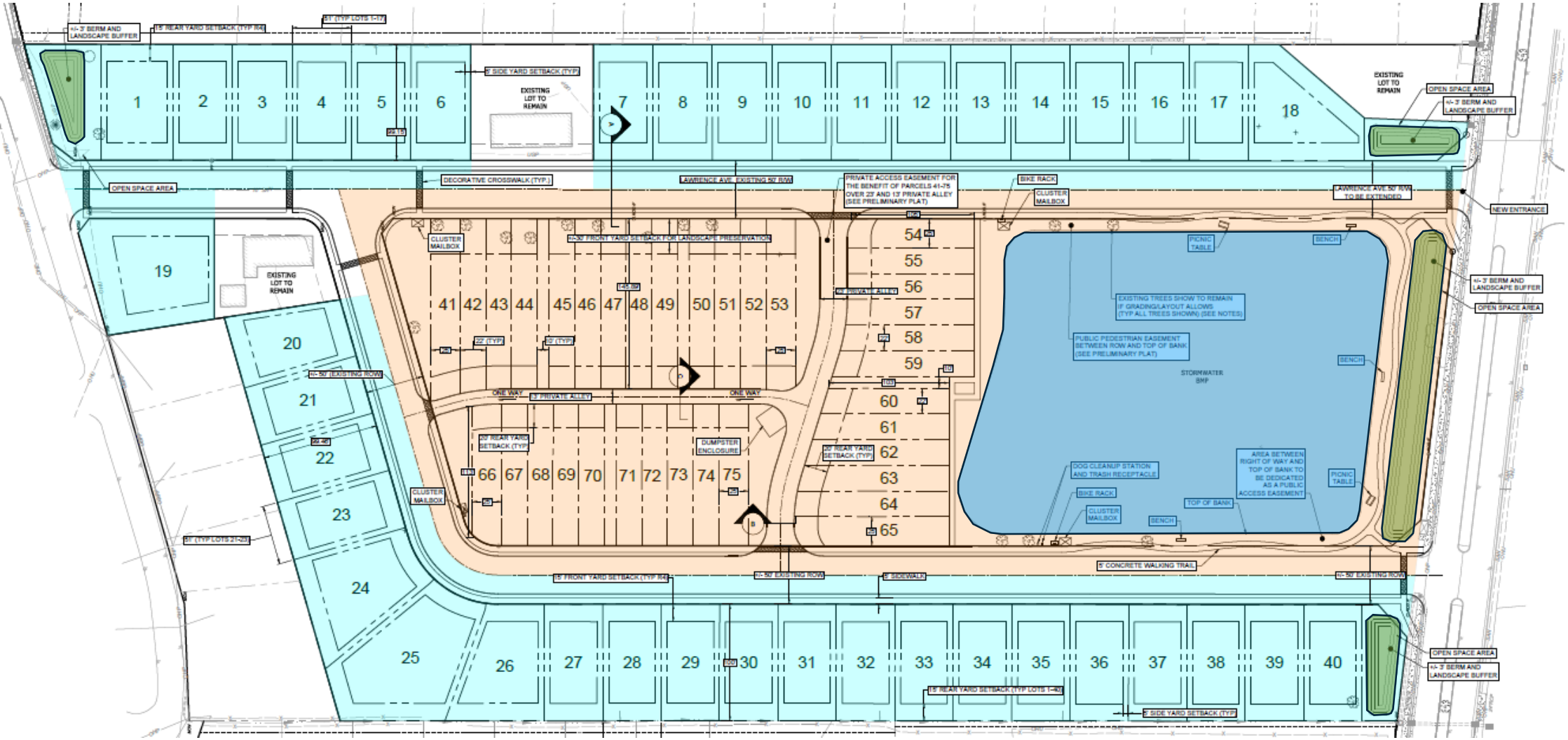
Proposal

- 40 One-family detached homes:
  - Attached garages
  - Decorative paved sidewalks
- 35 Townhomes:
  - 2-story units with detached garages
  - 3-story units with attached garages
  - Front-facing units; rear access off private alleys
- Architectural Character:
  - Buckroe Pattern Book
  - Architectural grade materials

Proposal

- Landscaping:
  - Street trees – tree save & new trees
  - Enhance landscaping at entries & along Mallory Street
  - Native species plantings
- Community Lake:
  - Paved pedestrian path
  - Benches, picnic tables, trash receptacles, pet waste stations
- Resilience:
  - Energy Star HVAC & appliances
  - Pre-wired for generators & level 2 EV charging
  - 115 mph wind load building materials & gutter systems

Concept Plan



Proposed One-Family Elevations

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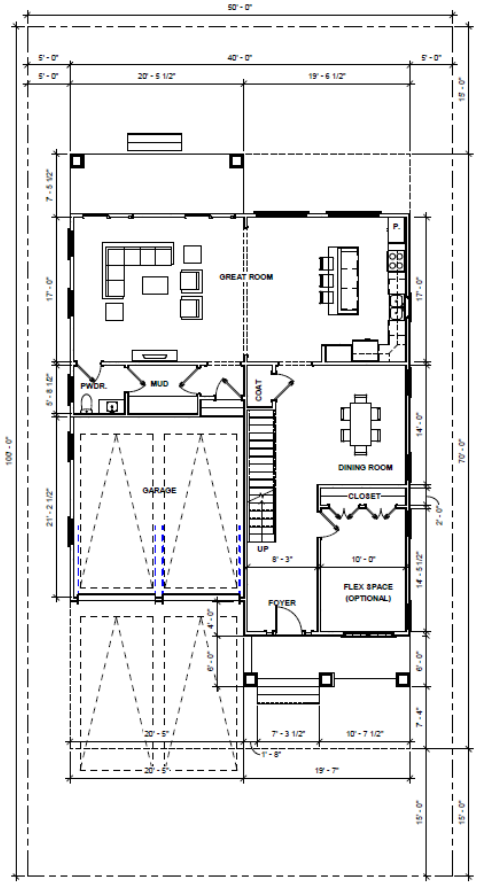
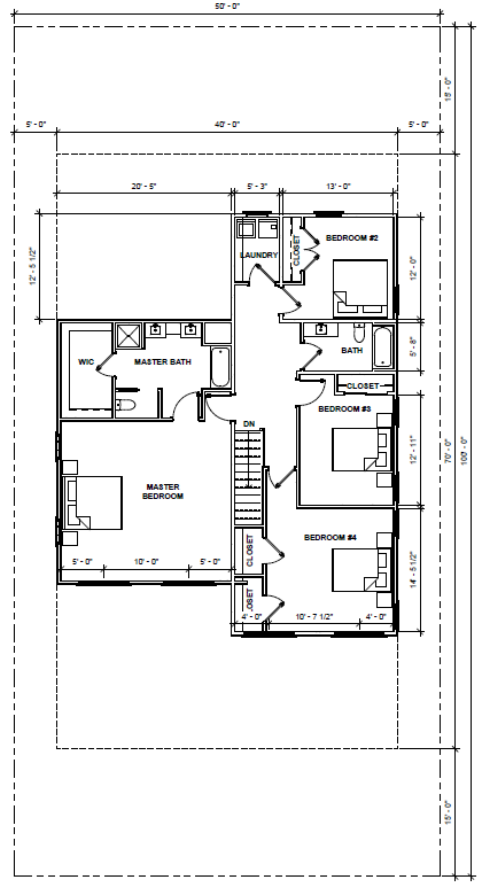
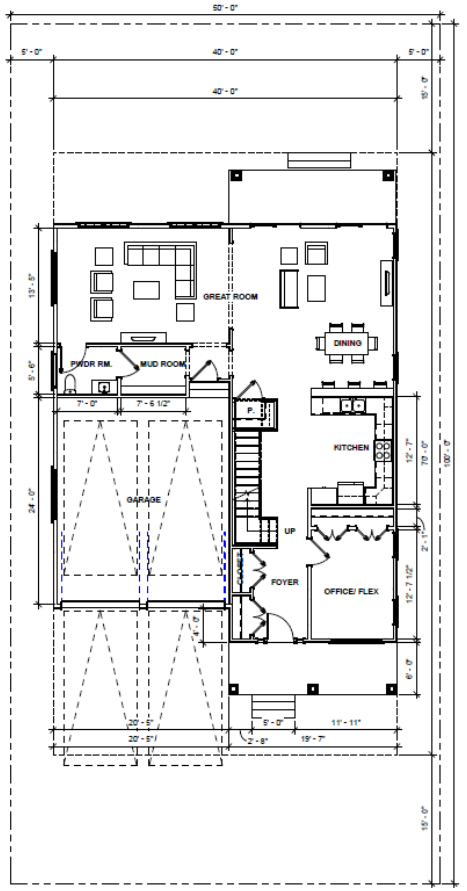
Proposed Single Family Floor Plans



1 FIRST FLOOR PLAN
3/16" = 1'-0"



2 SECOND FLOOR PLAN
3/16" = 1'-0"



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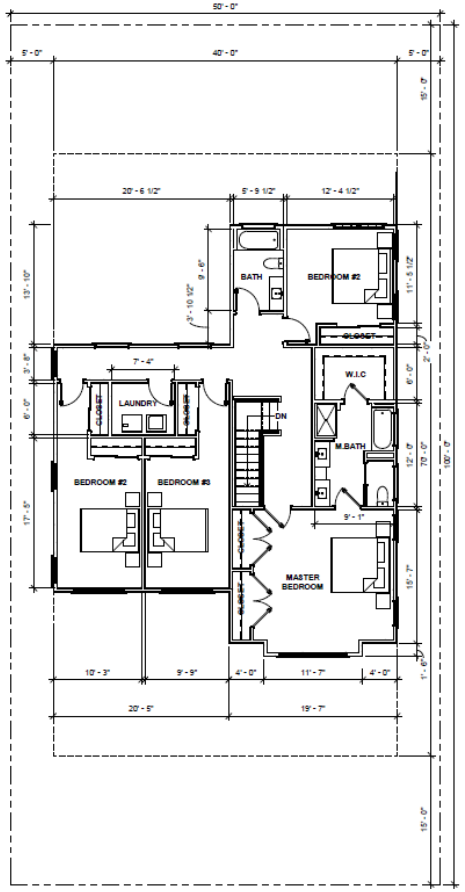


2 SECOND FLOOR PLAN
3/16" = 1'-0"

Proposed Townhome Elevations

SIDE ELEVATION

SIDE ELEVATION

FRONT ELEVATION

REAR ELEVATION

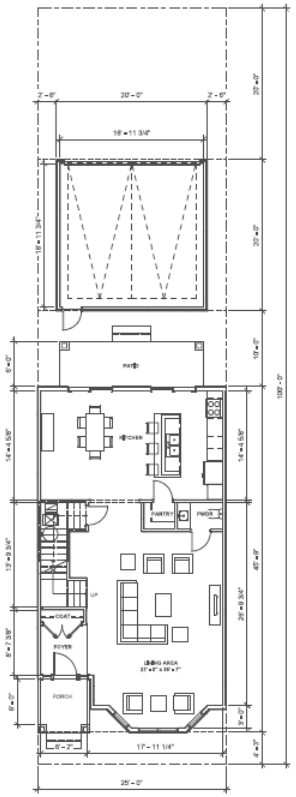
SIDE ELEVATION

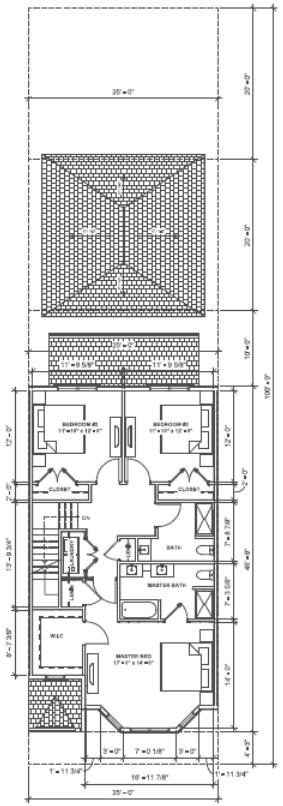
SIDE ELEVATION

FRONT ELEVATION

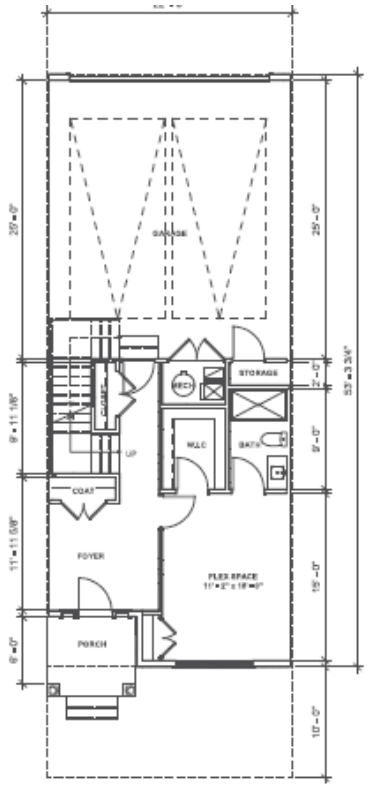
REAR ELEVATION

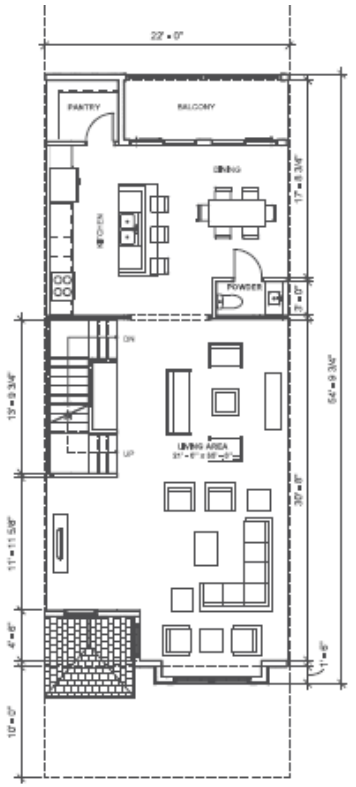
Proposed Townhome Floor Plans

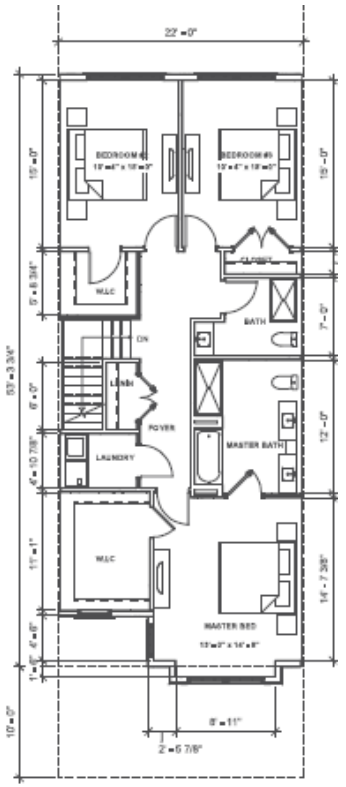




TYPICAL 2-STORY

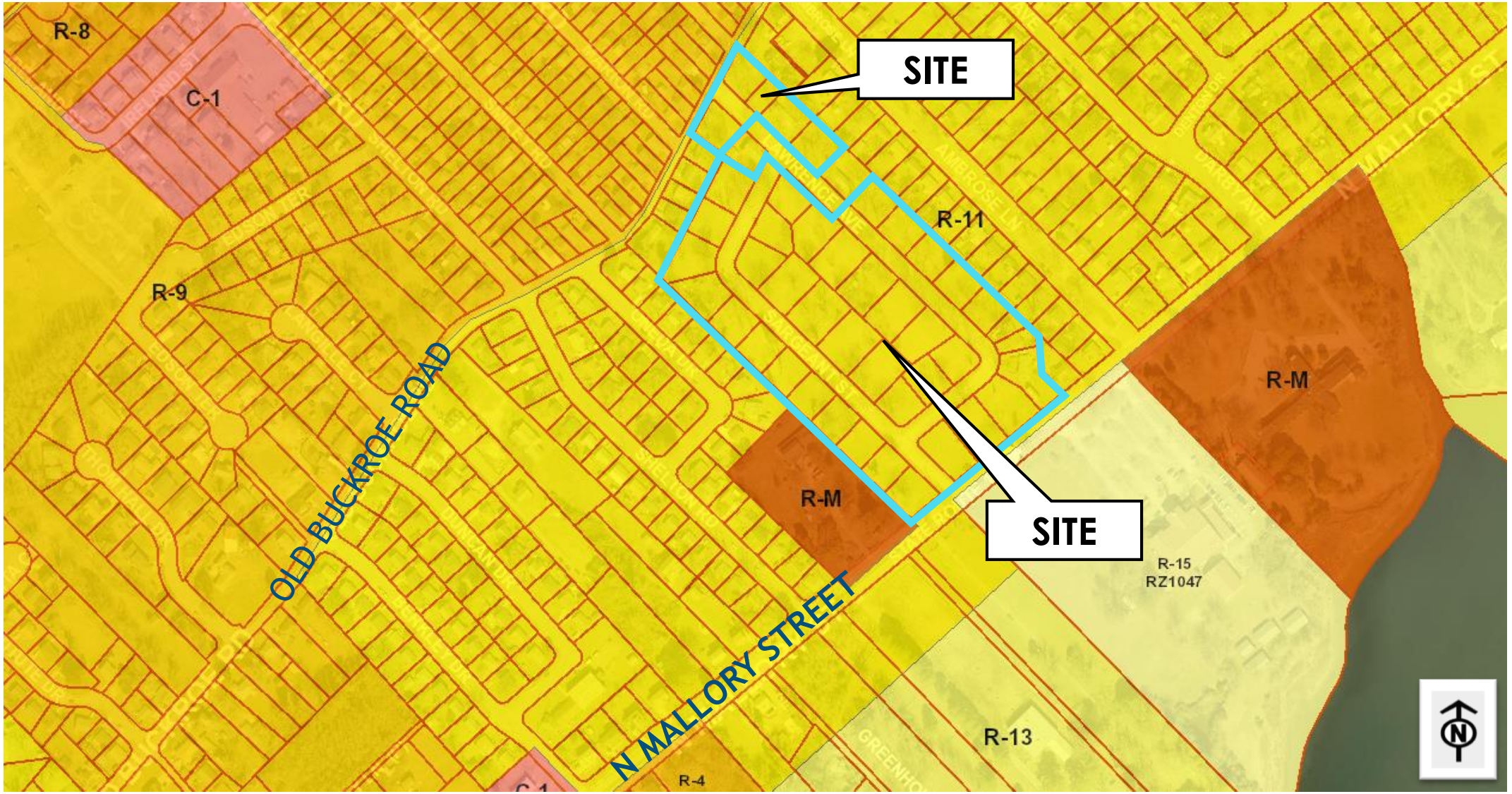






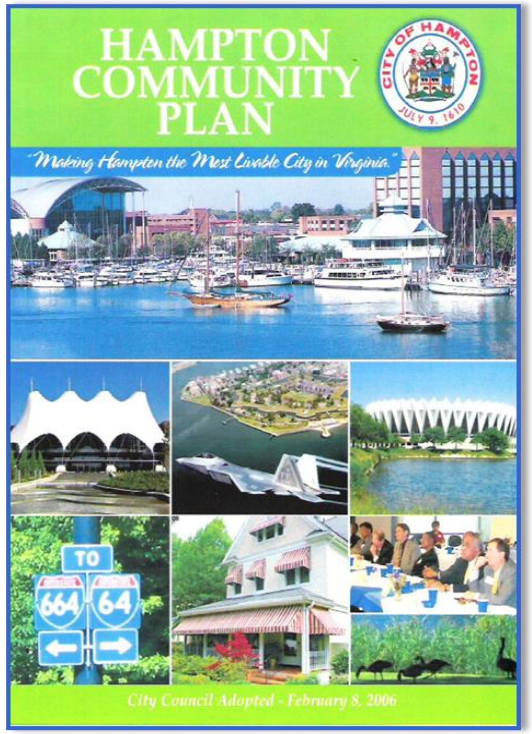
TYPICAL 3-STORY

Zoning Map


R-8
C-1
R-9
SITE
R-11
R-M
R-M
SITE
OLD BUCKROE ROAD
N MALLORY STREET
R-15
RZ1047
R-13
R-4
N

Future Land Use Map

Public Policy



Hampton Community Plan (2006, as amended)

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

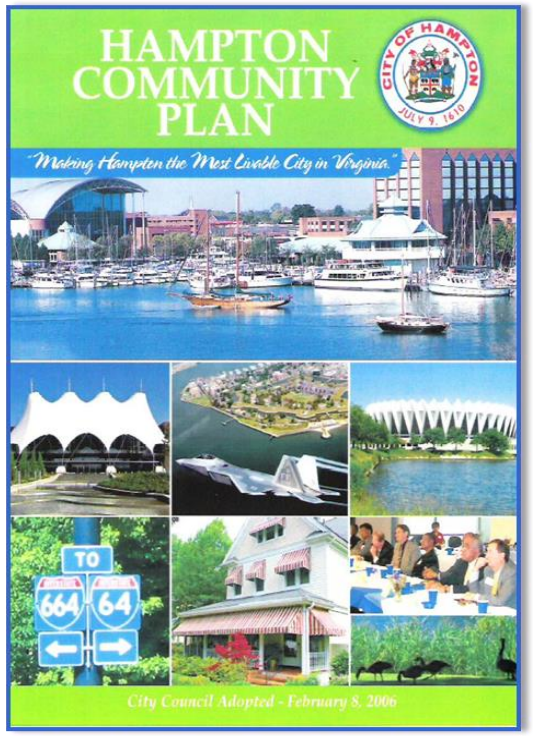
LU-CD Policy 7: Safeguard the integrity of existing residential neighborhoods

LU-CD Policy 11: Promote high quality design and site planning that is compatible with surrounding development

LU-CD Policy 28: Treat residential streets as both public rights-of-way & neighborhood amenities. Provide sidewalks, street trees, & other amenities that favor pedestrians

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)

HN Policy 1: Support targeted community redevelopment as part of a comprehensive approach to promote healthy neighborhoods & housing quality

HN Policy 4: Support zoning requirements and other strategies that allow for increased housing mix & density in appropriate locations

HN Policy 7: Encourage the development of higher value housing. Focus higher value housing strategies within the City's strategic investment areas and on waterfront and water view sites that are appropriate for single & multi-family residential uses.

Public Policy

Buckroe Master Plan

- Diversify the housing by developing high-quality condominiums and single-family houses
- Develop new low-scaled beach-oriented housing on underutilized, vacant, or derelict properties
- Improve the street infrastructure, sidewalks, & drainage
- New housing units
- Preserve the existing mature and healthy trees
- Neighborhood park

Proffered Conditions

- Concept Plan
- Design Requirements:
  - Building elevations
  - Design & color palette
  - Building elements
  - Building materials
- Open Space Amenity
  - Walking trail
  - Site furnishings
  - Tree preservation
- Landscape design
- Infrastructure improvements
  - Curb & gutter; sidewalks
  - New utility lines and connections
  - Ungrounding electrical lines

*Complete proffers found in package

Community Meeting

- Meeting held on January 15, 2026
- Well attended by the public
- Questions regarding:
  - Housing units sizes, price points
  - Potential impact on existing housing values
  - Infrastructure improvements
  - Homeowner's Association

Analysis

- Furthers the adopted policies of:
  - Hampton Community Plan
  - Buckroe Master Plan
- Key redevelopment of vacant and underutilized land
- Diverse mix of housing types and values
- High quality design & site planning
- Quality building materials

Conclusion

- Applicant opportunity to present
- Public hearing
- Action:
  - Staff and Planning Commission recommend **APPROVAL** of Rezoning No. 26-0095 with eleven (11) proffered conditions