Rezoning Application No. 26-0218 and Use Permit Application No. 26-0219

Old Town Development LLC

1534, 1538, and 1540 W. Queen Street

Planning Commission

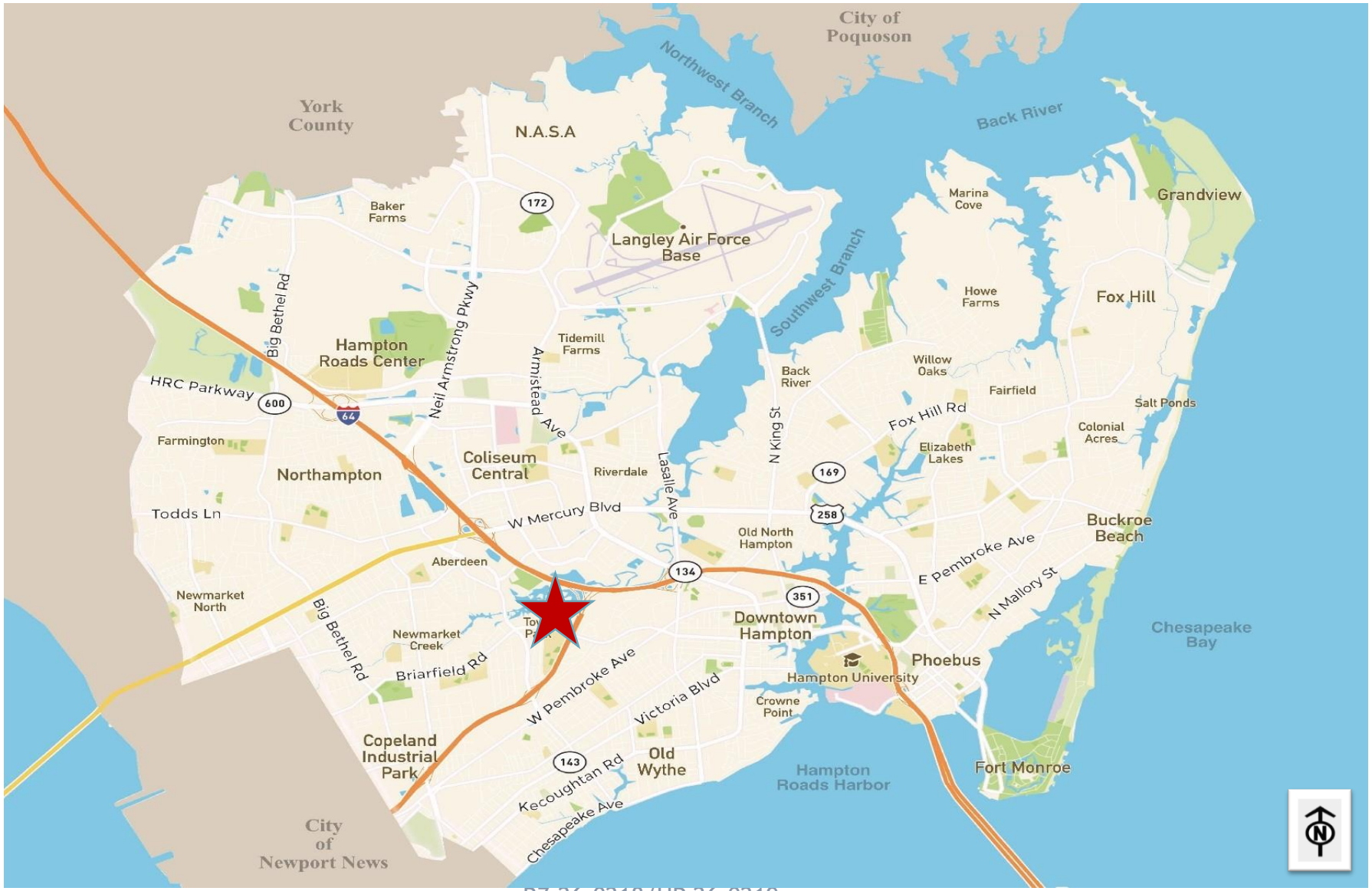
July 16, 2026

Donald Whipple, Chief Planner

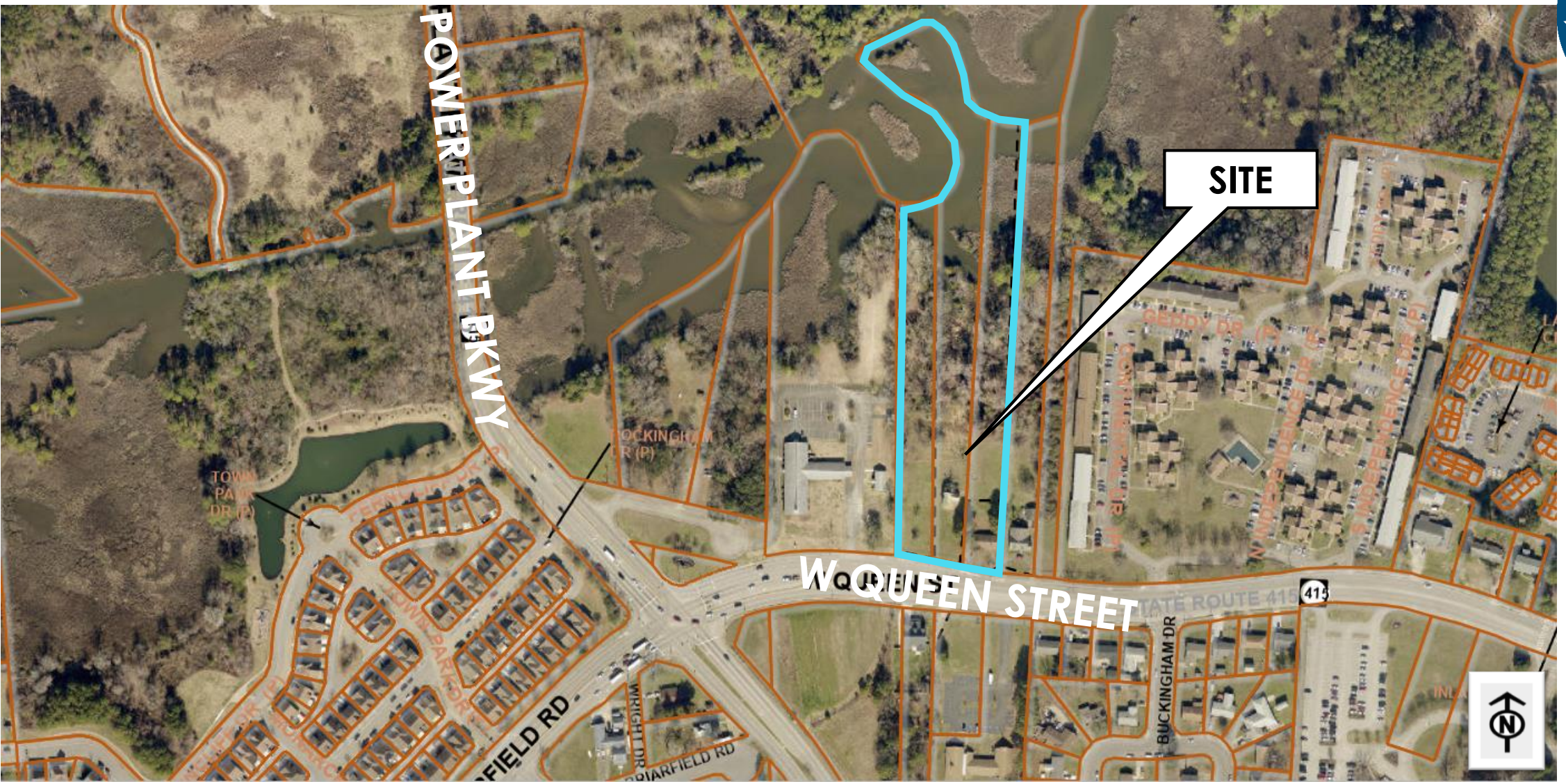
Application

- Rezone +/- 5.5 acres from Multifamily Residential (MD-4) District with conditions and One Family Residential (R-13) District to Multifamily Residential (MD-4) District with conditions for a multifamily development.
- An approved Use Permit is required for multifamily use.

Location Map



Location Map



Site History

- RZ 20-00005 (2020):
  - Rezoned 1540 and 1538 from R-13 and R-M to MD-4, to develop multifamily (38 units)
  - 12 proffered conditions: unit count, property line vacation, concept plan, elevations, community amenities, building materials, landscaping, & dumpster enclosure
  - A use permit was not required in 2020

Proposal

- 68 units
  - 36 one-bedroom units
  - 32 two-bedroom units
- One (1) 4-story building
- Vehicular access – W. Queen Street
- Pedestrian connections throughout site
- Enhanced landscaping along eastern and western site boundaries
- 99 parking spaces

Proposal

- Community amenities:
  - Mulched walking path to Newmarket Creek
  - Conference room
  - Fitness facility
  - Activity room
  - Mail center
- Resiliency Elements
  - Building materials – 115 mph wind load design
  - Underground stormwater detention
  - 2 level II EV charging stations

Concept Plan

PROPERTY INFORMATION

PIN: 2000006
ADDRESS:
1540 W QUEEN STREET
HAMPTON, VIRGINIA 23669
ZONING MD-4 (Multifamily Residential)

PIN: 2000007
ADDRESS:
1538 W QUEEN STREET
HAMPTON, VIRGINIA 23669
ZONING MD-4 (Multifamily Residential)

PIN: 2000008

Building Elevations

Front Elevation

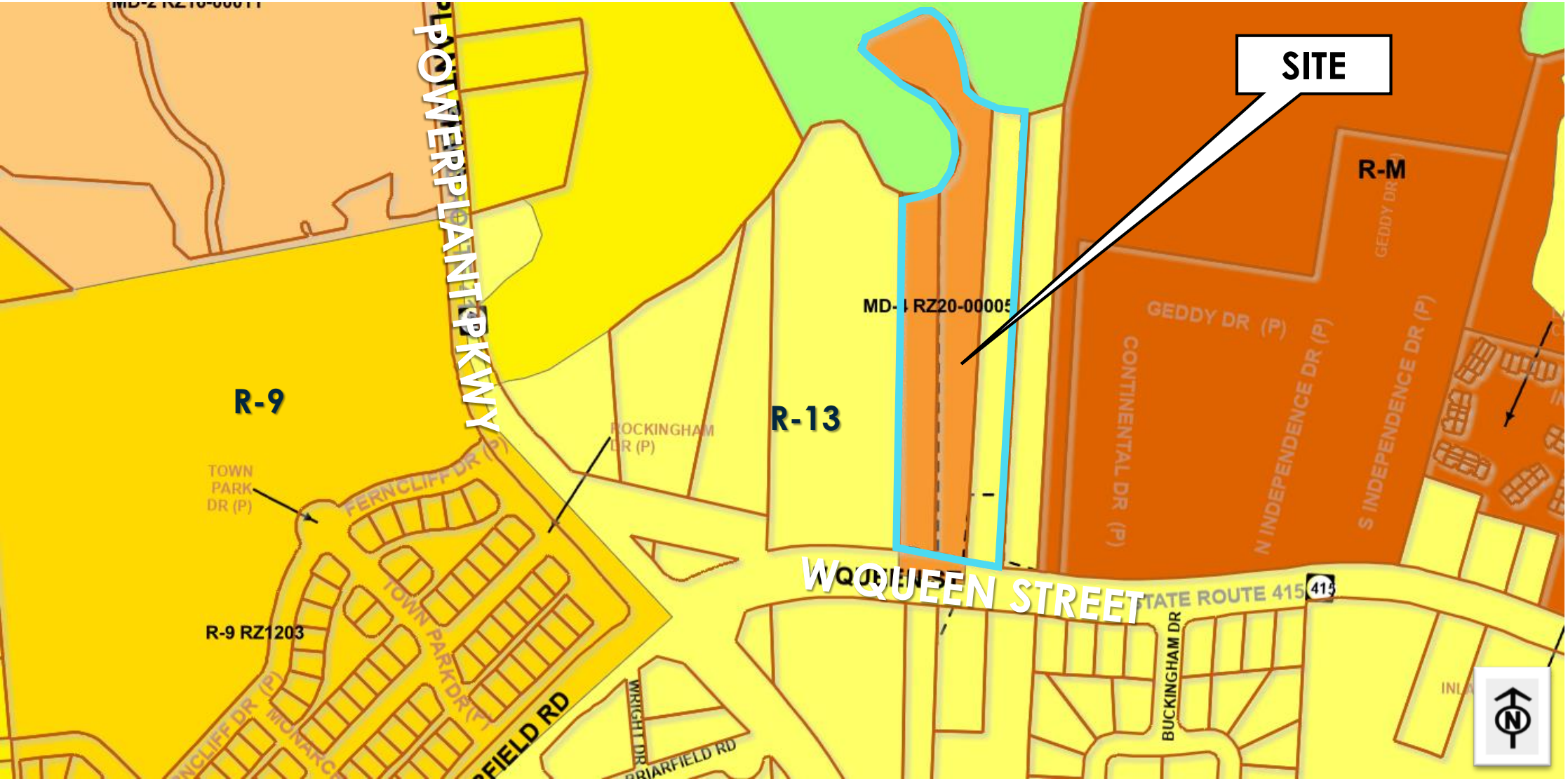
Rear Elevation

Building Elevations

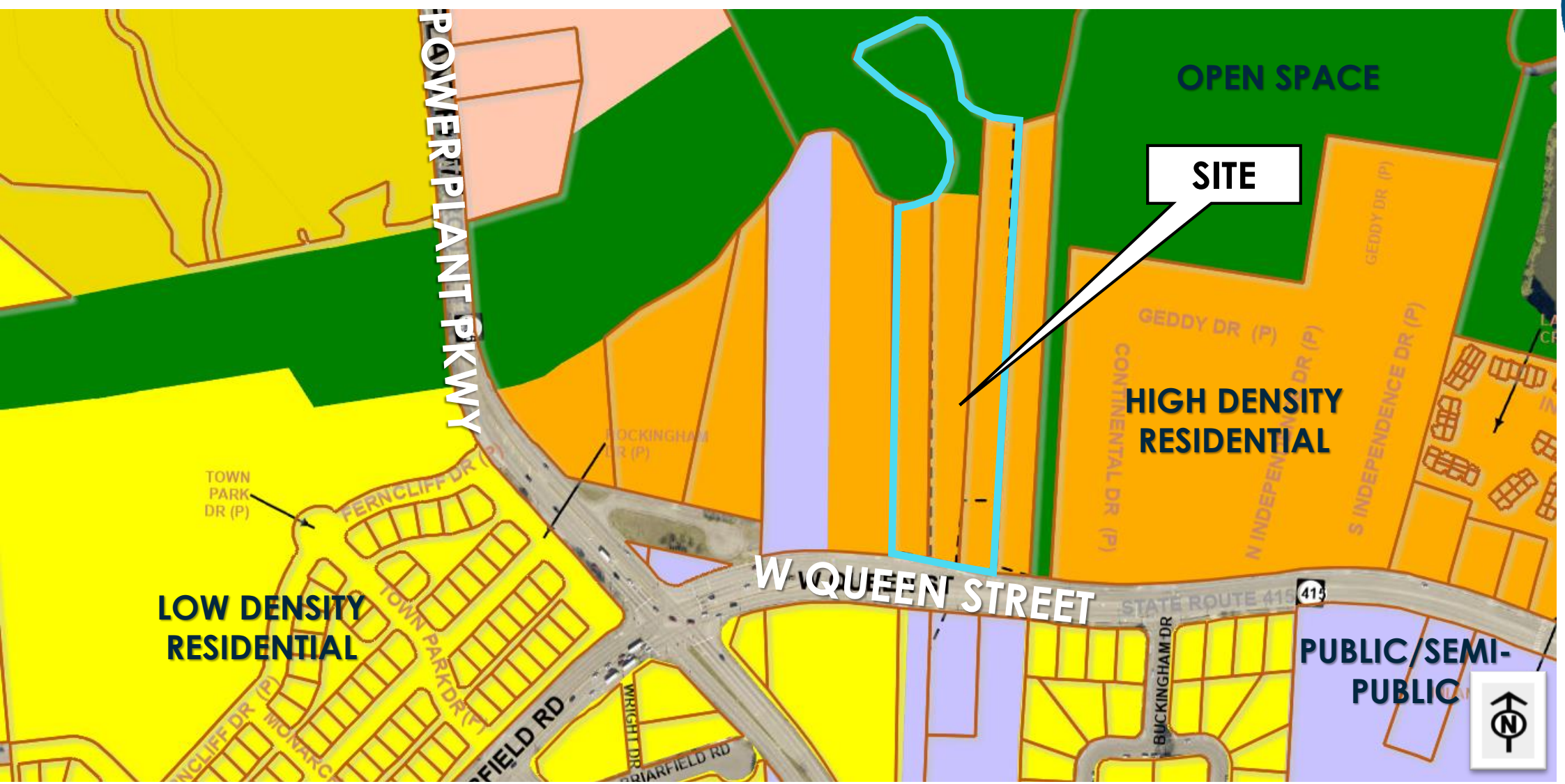
Left Elevation

Right Elevation

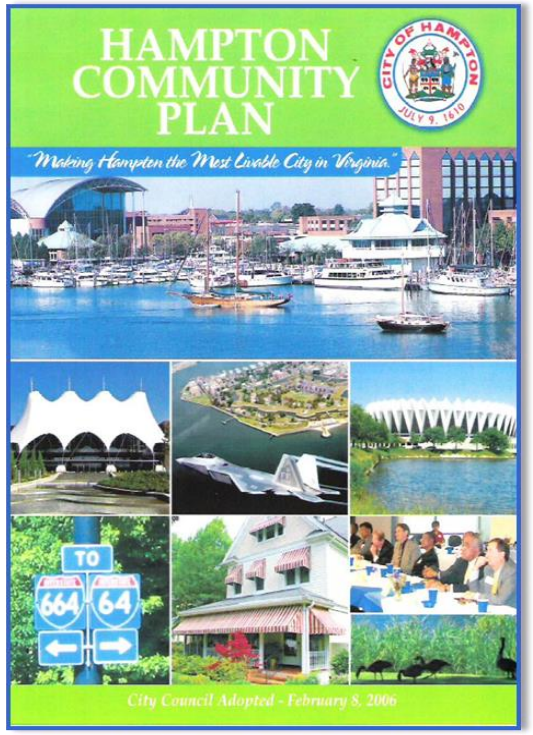
Zoning Map


SITE
POWERPLANT PKWY
R-9
R-13
R-M
R-9 RZ1203
MD-1 RZ20-00005
QUEEN STREET
GEDDY DR (P)
CONTINENTAL DR (P)
N INDEPENDENCE DR (P)
S INDEPENDENCE DR (P)
ROCKINGHAM DR (P)
TOWN PARK DR (P)
FERNCLIFF DR (P)
TOWN PARK DR (P)
BUCKINGHAM DR
WRIGHT DR
BRIARFIELD RD
STATE ROUTE 415
415
N

Future Land Use Map



Public Policy



Hampton Community Plan (2006, as amended)

Land Use and Community Design Objectives and Policies

Objective 1: Promote the efficient use of land. Recognize land as a limited resource.

Objective 5: Protect community appearance, character, and design.

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

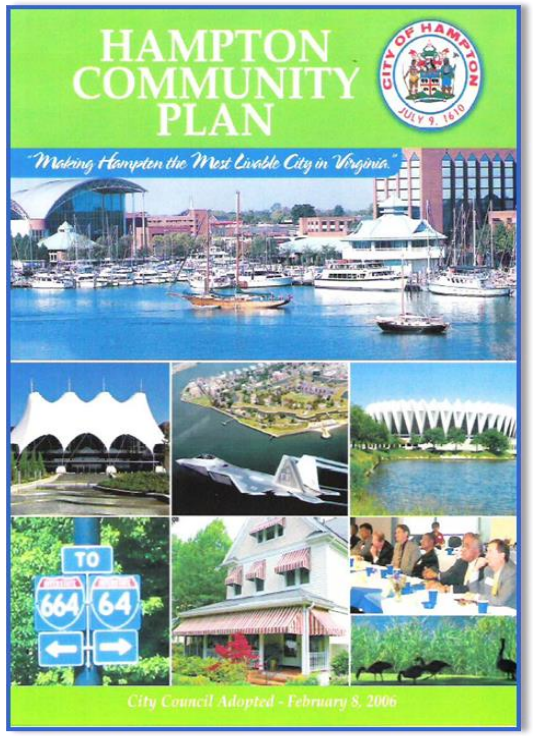
LU-CD Policy 4: Evaluate land use proposals from a regional, city-wide, and neighborhood perspective.

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 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)

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.

Resilience Policies

LU-CD Policy 39: Prioritize protecting natural systems and restore or recreate natural systems where they have been compromised.

LU-CD Policy 42: Appreciate Hampton's culture of water and promote access to the water.

Proffered Conditions

- Limited to 68 units
- Parcel line vacation
- Concept plan
- Mulched walking path
- Landscape guidance
- HVAC screening
- Building elevations
- Building materials
- Fencing materials
- Parking lot screening
- Dumpster enclosure
- EV charging
- Lighting
- Compliance with all ordinances

*Complete proffer language found in package

Use Permit Conditions

- Compliance with proffered conditions
- Management
- Security
- Certificate of occupancy
- Compliance with laws

*Complete conditions found in package

Community Meeting

- Meeting held on May 20, 2026
- Questions:
  - Number of units, stories, parking
  - Traffic
  - Low income
  - Landscaping
  - Drainage/flooding

Analysis

- Aligns with City policies
  - Compatible with future land use map
  - Redevelopment of underutilized vacant site
  - Adds needed residential units

- Compatible with residential community:
  - Quality design and building materials
  - Adjacent to other apartment communities
  - Pedestrian connectivity
  - Enhanced landscaping
  - Screening: HVAC, dumpster

Conclusion

- Applicant opportunity to present
- Public hearing
- Action:
  - Staff recommends **APPROVAL** of Rezoning No. 26-0218 with 18 proffered conditions
  - Staff recommends approval of Use Permit No. 26-0219, subject to eight (8) conditions