

## **NARRATIVE STATEMENT**

### **Rezoning Application for Franciscus Homes, Inc.**

Franciscus Homes, Inc., a Virginia corporation (“Franciscus”) is the developer of certain real property, owned by South Moyock Development, LLC, located on Power Plant Parkway in the City of Hampton, Virginia (the “Property”), more particularly described as follows, all of which is currently zoned MD-2.

All that certain tract, piece or parcel of land located in the City of Hampton, Virginia, identified as “PARCEL A1, SOUTH MOYOCK DEVELOPMENT LLC, LAND RECORD SERIAL NUMBERS: 3004765, 3004766, 3004773, 3004774, 3004775, & 3004776, 25.674 ACRES ±” on that certain plat entitled “PROPERTY LINE VACATION PLAT, TIDES AT NEWMARKET, DESIGNATED AS LAND RECORD SERIAL NUMBERS: 3004765, 3004766, 3004773, 3004774, 3004775, & 3004776, HAMPTON, VIRGINIA”, dated May 24, 2016, made by Hayden Frye and Associates, Inc., Land Surveyors, and recorded in the Clerk’s Office of the Circuit Court for the City of Hampton, Virginia, in Plat Book 4, page 159.

The Property consists of approximately 25.674 acres, however, only approximately 9.5 acres of the Property will be developed. With the consent of the Property owner, South Moyock Development, LLC, Franciscus seeks to rezone the Property to permit certain modifications to the previously approved development of the Property.

The proposed use of the Property will be the construction of The Tides at Newmarket, a neighborhood of condominium homes, together with parking, landscaping and other associated improvements. There will be a maximum of five (5) buildings containing ten (10) units per building, and a minimum of fourteen (14) buildings containing five (5) units and five (5) garages per building. In no event will the total number of units constructed exceed one hundred twenty-five (125). The minimum unit size shall be 1,206 square feet.

An East-West boulevard will divide the site into two, nearly equal halves. Parallel visitor parking is proposed on both sides of the boulevard, and generous building set-backs will provide ample space for appropriately scaled ornamental trees and other landscaping. Pedestrian connectivity is a top priority for this community, and meandering walkways will connect the buildings.

There are five different condominium model types within each 5-plex building type:

- Model One has 1,358 square feet of living area, three bedrooms and two and one-half baths.
- Model Two has 1,471 square feet of living area, two bedrooms and two and one-half baths.
- Model Three has 1,665 square feet of living area, three bedrooms and two and one-half baths.
- Model Four has 1,466 square feet of living area, three bedrooms and two and one-half baths.
- Model Five has 1,263 square feet of living area, two bedrooms and two baths.

There are as many as six different condominium model types in the 10-plex building type:

- Model A/AR has 1,265 square feet of living area, two bedrooms, a den and two full baths.
- Model B has 1,206 square feet of living area, one bedroom, a den and two full baths.
- Model C/CR has 1,550 square feet of living area, two bedrooms, a den and two and one-half baths.
- Model D/DR has 1,639 square feet of living area, three bedrooms and two and one-half baths.
- Model E/ER has 1,353 square feet of living area, two bedrooms, a den and two full baths.
- Model F has 1,559 square feet of living area, three bedrooms, a den and three full baths.

Each unit in each building type is designed with a covered entry porch and an adjacent outdoor patio space. Some of the patio spaces are covered, and will offer the option of screening. Each 5-plex unit will be provided with two parking spaces, one in the garage and one in the driveway. Each 10-plex unit will be provided with one reserved parking space and ample visitor parking also will be provided, which will be well in excess of the minimum number of parking spaces per unit required by City ordinance.

The buildings shall be constructed in substantial conformance with the elevations entitled, "FIVEPLEX COASTAL ELEVATIONS @ NEW MARKET AND TENPLEX COASTAL ELEVATIONS", dated July 13, 2016, made by Franciscus Design Group, Inc., copies of which are on file with the Community Development Department. The exteriors of all four (4) sides of the buildings will be constructed primarily of premium vinyl siding, with panel thickness of .044" on the lap siding, .048" on the board and batten siding, and .100" on the shingle siding and with wind ratings from 180 mph to 210 mph. The product used will include 5/8" or greater panel projection to create deep shadow lines. This quality of vinyl siding and trim offer a significant maintenance cost advantage to painted surfaces and create a superior, weather-tight envelope with fewer leaks.

At this time, it is anticipated that sales prices for the 5-plex building units will range from \$219,000 to \$250,000, and that the sales prices for the 10-plex building units will range from \$172,000 to \$240,000. It will take approximately three years from the initial opening to complete all construction and sell all units. After full completion, it is estimated that The Tides at Newmarket will add nearly \$27,000,000 to the tax base for the City of Hampton.

All development will take place in the northeasterly portion of the Property because of wetlands located on other portions of the Property. Accordingly, all development will be located significantly far from the neighboring properties to the West and South. The properties to the West include an undeveloped parcel of approximately 4.76 acres, a parcel owned by Victory Life World Outreach Center, and three residences. The Property is bounded on the South by Newmarket Creek and beyond that, the property of Town Park Condominium Association, Inc. The neighboring properties to the North include undeveloped land owned by Victory Life World Outreach Center and three residences. The Property is bounded on the East by Power Plant Parkway and on the other side of Power Plant Parkway, two residences on large lots and undeveloped property.

Due to the nature of the proposed use, there will be limited traffic generated compared to most commercial uses and minimal noise. The design, layout and quality of the proposed use of this

Property will complement and enhance the adjoining properties. The proposed use will require public services consistent with residential uses.

Finally, the proposed new development is consistent with the Hampton Community Plan, as amended (the "Plan"). The Plan recognizes that land is a limited resource in the City and that its efficient use must be promoted. The development is an example of improving vacant and underutilized land to construct high quality and high value homes for our citizens at an appropriate location for the proposed density. The Community Plan emphasizes the importance of Hampton neighborhoods offering a mixture of different housing types that are attractive to a cross-section of our citizens. Condominiums are an excellent housing option from the perspective of the City, especially because all maintenance is paid for by the residents, and there is a guarantee that the buildings will be well maintained in a consistent and uniform manner. The development will be constructed in an attractive style that will add lots of "curb appeal" to the neighborhood. Furthermore, the development is consistent with the following statements and policies from the Plan:

1. "The ongoing aging of the city's housing stock and the growing demands for alternative housing types will continue to be important trends influencing land use and community design policies."
2. LU-CD Policy 3: "Encourage and maintain a diverse mix of housing type and values."
3. LU-CD Policy 7: "Safeguard the integrity of existing residential neighborhoods." (by acting as a buffer to the residential neighborhood to the far West.)
4. LU-CD Policy 11: "Promote high quality design and site planning that is compatible with surrounding development."
5. LU-CD Policy 29: "Encourage high quality new developments that are compatible with surrounding neighborhoods."
6. Housing and Neighborhoods Objective: "Promote a diverse mix of housing values, types, and choices to meet the needs of different income groups, ages, and household types and sizes."
7. HN Policy 4: "Support zoning requirements and other strategies that allow for increased housing mix and density in appropriate locations."