

York-Hampton Townhomes

RZ23-00011

31, 39, 41, and 49 Semple Farm Road

City of Hampton Planning Commission Meeting
August 22, 2024

Project Team

- JB Holdings, LLC – Property Owner
- D.R. Horton, Inc. – Project Developer & Builder
- Koontz Bryant Johnson Williams – Engineers
- Wade Architecture – Architect
- Kaufman & Canoles, P.C. – Legal

About D.R. Horton, Inc.

- Founded in 1978 and has built and sold over 1 million homes in the intervening 45 years
- Currently building homes in 33 states across the country
- Focused on using its scale and broad experience to deliver unique quality and value to its homeowners
- Local team with extensive experience in Hampton Roads

Project Vicinity



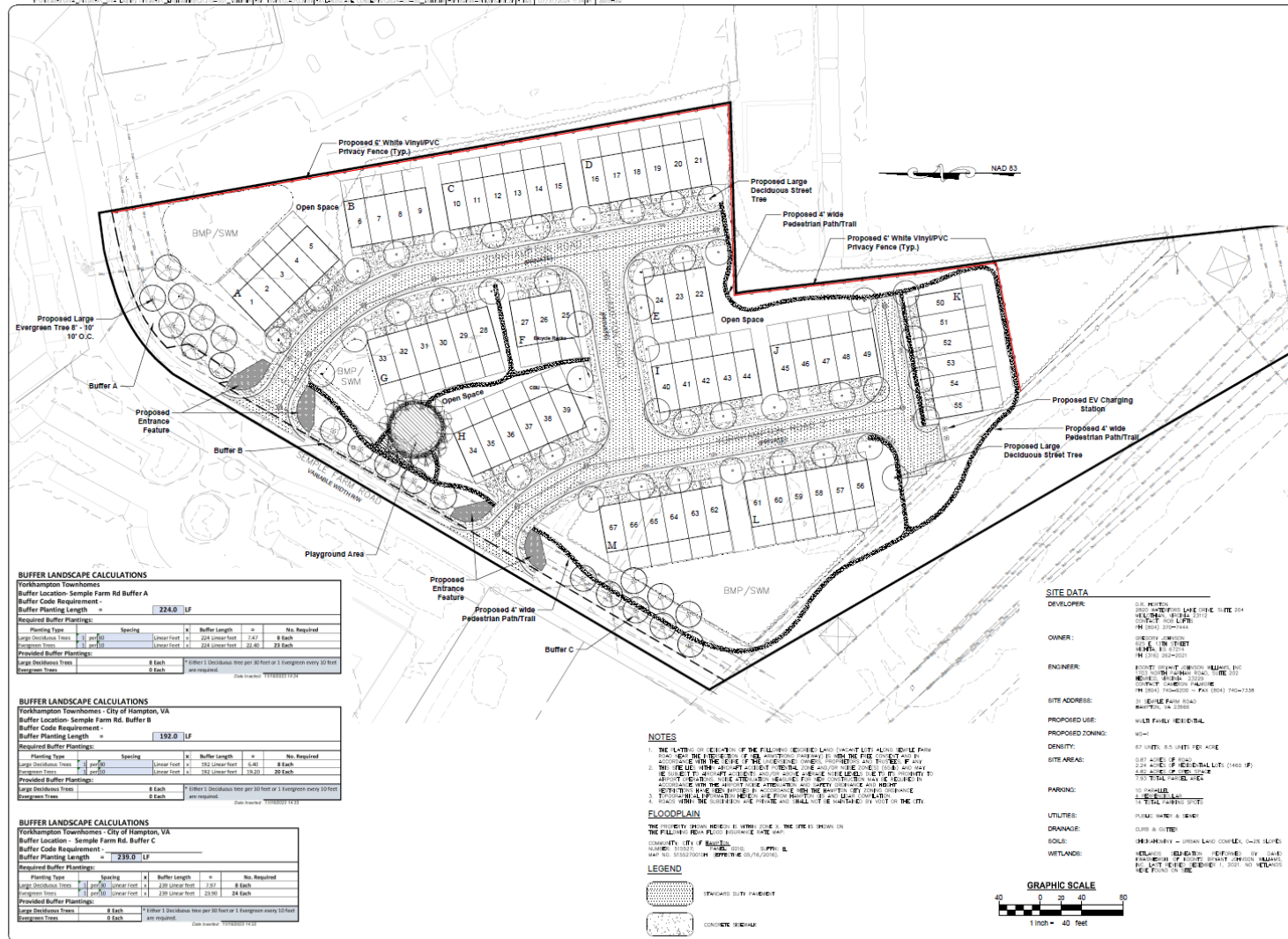
Project Location



Project Description

- High quality townhome community containing 67 townhomes
- Attractive entrance features and landscaping along Semple Farm Road
- Children's playground, community gazebo, bike racks, and community benches
- Walking Trail
- Energy Star appliances

Conceptual Plan



BUFFER LANDSCAPE CALCULATIONS
 Forkhampton Townhomes
 Buffer Location - Simple Farm Rd Buffer A
 Buffer Code Requirement
 Buffer Planting Length = 224.0 LF

Planting Type	Spacing	Linear Foot	Buffer Length	=	No. Required
Large Deciduous Trees	1 per 50'	Linear Foot	224 Linear Foot	7.47	8 Each
Evergreen Trees	1 per 100'	Linear Foot	224 Linear Foot	2.24	23 Each
Provided Buffer Plantings:					
Large Deciduous Trees	8 Each	Either 1 Deciduous tree per 30 feet or 1 Evergreen every 30 feet			
Evergreen Trees	8 Each	As required.			

BUFFER LANDSCAPE CALCULATIONS
 Forkhampton Townhomes - City of Hampton, VA
 Buffer Location - Simple Farm Rd. Buffer B
 Buffer Code Requirement
 Buffer Planting Length = 192.0 LF

Planting Type	Spacing	Linear Foot	Buffer Length	=	No. Required
Large Deciduous Trees	1 per 50'	Linear Foot	192 Linear Foot	4.40	8 Each
Evergreen Trees	1 per 100'	Linear Foot	192 Linear Foot	1.92	20 Each
Provided Buffer Plantings:					
Large Deciduous Trees	8 Each	Either 1 Deciduous tree per 30 feet or 1 Evergreen every 30 feet			
Evergreen Trees	8 Each	As required.			

BUFFER LANDSCAPE CALCULATIONS
 Forkhampton Townhomes - City of Hampton, VA
 Buffer Location - Simple Farm Rd. Buffer C
 Buffer Code Requirement
 Buffer Planting Length = 239.0 LF

Planting Type	Spacing	Linear Foot	Buffer Length	=	No. Required
Large Deciduous Trees	1 per 50'	Linear Foot	239 Linear Foot	4.78	8 Each
Evergreen Trees	1 per 100'	Linear Foot	239 Linear Foot	2.39	34 Each
Provided Buffer Plantings:					
Large Deciduous Trees	8 Each	Either 1 Deciduous tree per 30 feet or 1 Evergreen every 30 feet			
Evergreen Trees	8 Each	As required.			

NOTES

- THE LOT OR PORTION OF THE FOLLOWING DESCRIBED LAND (SHOWN IN RED) SHALL BE MAINTAINED AS OPEN SPACE AND SHALL BE MAINTAINED AS SUCH PERMANENTLY.
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FLOODPLAIN

THE PROPERTY WITHIN RED LINES IS WITHIN THE FLOODPLAIN OF THE CITY OF HAMPTON, VA. THE FLOODPLAIN IS SHOWN ON THE FOLLOWING MAP: FLOODPLAIN MAP, CITY OF HAMPTON, VA.

DATE: 11/11/2021
 DRAWN BY: J. BRYANT
 CHECKED BY: J. BRYANT

LEGEND

- STANDARD CITY PAVEMENT
- CONCRETE SIDEWALK

SITE DATA

DEVELOPER: D.R. HORTON
 1700 N. PARKWAY, SUITE 200
 HAMPTON, VA 23062
 PHONE: 757.737.1234
 FAX: 757.737.1235

OWNER: D.R. HORTON
 1700 N. PARKWAY, SUITE 200
 HAMPTON, VA 23062
 PHONE: 757.737.1234
 FAX: 757.737.1235

ENGINEER: KOONTZ BRYANT JOHNSON WILLIAMS, INC.
 1700 N. PARKWAY, SUITE 200
 HAMPTON, VA 23062
 PHONE: 757.737.1234
 FAX: 757.737.1235

SITE ADDRESS: 2010 SIMPLE FARM ROAD
 HAMPTON, VA 23062

PROPOSED USE: WALK-FAMILY RESIDENTIAL

PROPOSED ZONING: W-4

DENSITY: 67 UNITS PER ACRE

SITE AREA: 3.87 ACRES OF RESIDENTIAL LOTS (1440 SF) + 2.24 ACRES OF OPEN SPACE (97,000 SF) = 6.11 ACRES

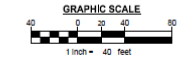
PARKING: 10 UNPAVED
 4 UNPAVED
 14 TOTAL PARKING SPOTS

UTILITIES: PUBLIC WATER & SEWER
 GAS & ELECTRIC

DRAINAGE: 14.5 ACRES OF OPEN SPACE (5,970,000 SF) + 2.24 ACRES OF RESIDENTIAL LOTS (1440 SF) = 16.74 ACRES

SOILS: UNDESIGNATED

WETLANDS: UNDESIGNATED



**KOONTZ BRYANT
JOHNSON WILLIAMS**
 1700 N. PARKWAY, SUITE 200
 HAMPTON, VA 23062
 PHONE: 757.737.1234
 FAX: 757.737.1235
 www.kbjllp.com

NO. DATE	REVISIONS

YORKHAMPTON TOWNS
 HAMPTON, VIRGINIA
 UNDESIGNED AREA, DISTRICT 2
CONCEPTUAL LANDSCAPE PLAN

SCALE: 1"=40'
 DATE: 11/11/2021
 PROJECT: 21210-001
PP1

Conceptual Rendering – 3 Unit



Conceptual Rendering – 5 Unit



Project Benefits

- Quality new housing stock in the immediate vicinity of employment centers (NASA/Langley AFB, Hampton Roads Center Business Park, Langley Research & Development Park, and the Wythe Creek Commerce Park)
- Efficient utilization of an infill property which serves as nice transition between the multifamily and commercial uses along Magruder Blvd and the single-family homes to the southwest
- High quality aesthetic with the entrance features and landscaping along Semple Farm Road which will contribute to the character of the corridor