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NARRATIVE STATEMENT

PLANNING DEPT.

Rezoning Application for Franciscus Homes, Inc.

Franciscus Homes, Inc., a Virginia corporation ("Franciscus") is the contract purchaser of certain real property (the "Property") located in the City of Hampton, Virginia, as follows:

1. 960 Big Bethel Road, Hampton, Virginia 23666, RPC 4001445, owned by SLL Properties, L.L.C., currently zoned C-2.
2. 1014 Big Bethel Road, Hampton, Virginia 23666, RPC 4001446, owned by SLL Properties, L.L.C., currently zoned R-11.
3. 1020 Big Bethel Road, Hampton, Virginia 23666, RPC 4001447, owned by Pamela Taylor Gregory, currently zoned R-11.
4. 1018 Big Bethel Road, Hampton, Virginia 23666, RPC 4001448, owned by Pamela Taylor Gregory, currently zoned R-11.

With the consent of the current owners of the Property, Franciscus seeks to rezone the Property to Zone MD-1 in order to construct multifamily condominiums. Because the Property currently is zoned R-11 and C-2, a rezoning is required to permit this type of development. The Property consists of approximately 7.6 acres.

The proposed use of the Property will be the construction of a neighborhood of condominium homes. The development will contain a maximum of fifteen (15) 5-unit buildings for a total of 75 condominium homes, together with parking, landscaping and other associated improvements.

Parallel visitor parking is proposed throughout the development, 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 walkways will connect the buildings.

Each building will contain four (4) townhome style units (with an upstairs and a downstairs) and one (1) single level flat upstairs. Each unit will be serviced by an individual entry porch and a direct access, rear loading, one-car garage. Entry into the units will be from three different sides of the building, which creates a better sense of privacy between the homeowners. The resulting three-sided architecture, designed in a Craftsman architectural theme, presents an attractive building elevation from a variety of viewing angles, while generally screening the garage doors and driveway parking from public view.

There are five different condominium model types within each building:

- 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.

Each unit is designed with a direct access garage, covered entry porch and an adjacent outdoor patio space. Most of the patio spaces are covered, and will offer the option of screening. Each unit will be provided with two parking spaces, one in the garage and one in the driveway. Ample visitor parking also will be provided, which will be well in excess of the ordinance minimum.

The buildings shall be constructed in substantial conformance with the elevations entitled, "FRONT & LEFT ELEVATIONS, BIG BETHEL ROAD, HAMPTON, VA", "REAR & RIGHT ELEVATIONS, BIG BETHEL ROAD, HAMPTON, VA", and "4 CORNER ELEVATIONS, BIG BETHEL ROAD, HAMPTON, VA", dated October 20, 2015, 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.

It is projected that individual units will be available for sale in the winter of 2016 or the spring of 2017. At this time, it is anticipated that sales prices will open in the range of \$219,000 to \$259,000 and that 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 this development will add nearly \$18,000,000 to the Hampton tax base.

Only one single family residence adjoins the Property to the North and it is owned by one of the applicants. The Northampton residential subdivision adjoins the Property to the East and it will be separated by a buffer and privacy fence on the Property and a ten to twenty foot wide drainage facility along the boundary between the Property and the subdivision. The Property is bounded on the South by a commercially zoned shopping center and on the West by Big Bethel Road. Across Big Bethel Road is a small shopping center and Liberty Baptist Church.

Due to the nature of the proposed use, there will be limited traffic generated compared to the commercial and religious uses along this segment of Big Bethel Road. In addition, there will be minimal noise. The design, layout and quality of the proposed use of this Property will complement and enhance the adjoining residential properties and the Big Bethel corridor generally. 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 polices 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 and transition for the residential neighborhood to the East.)

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.”