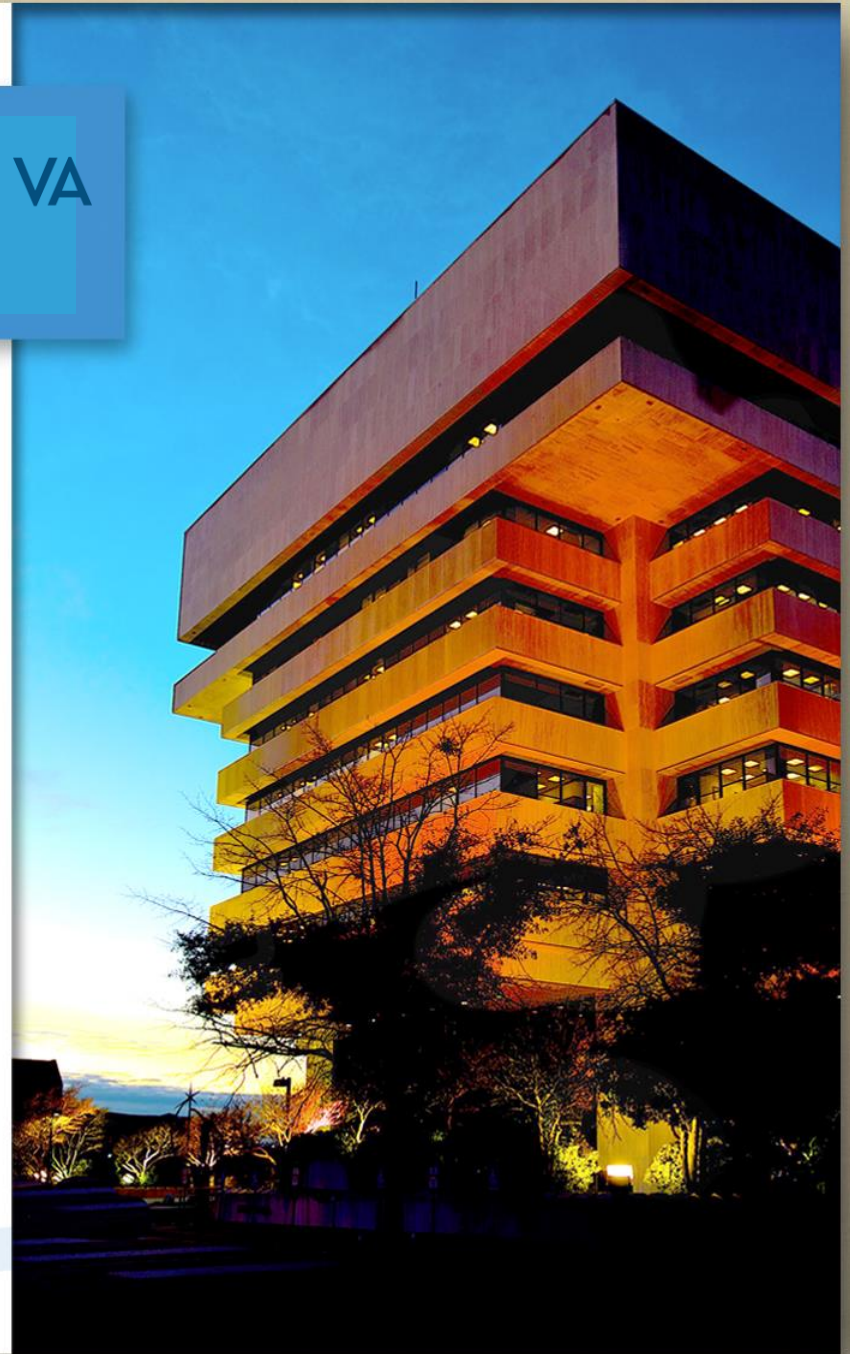




Rezoning Application No. 24-0278

**31, 39, 41, & 49 Semple
Farm Road
*D.R. Horton, Inc.***

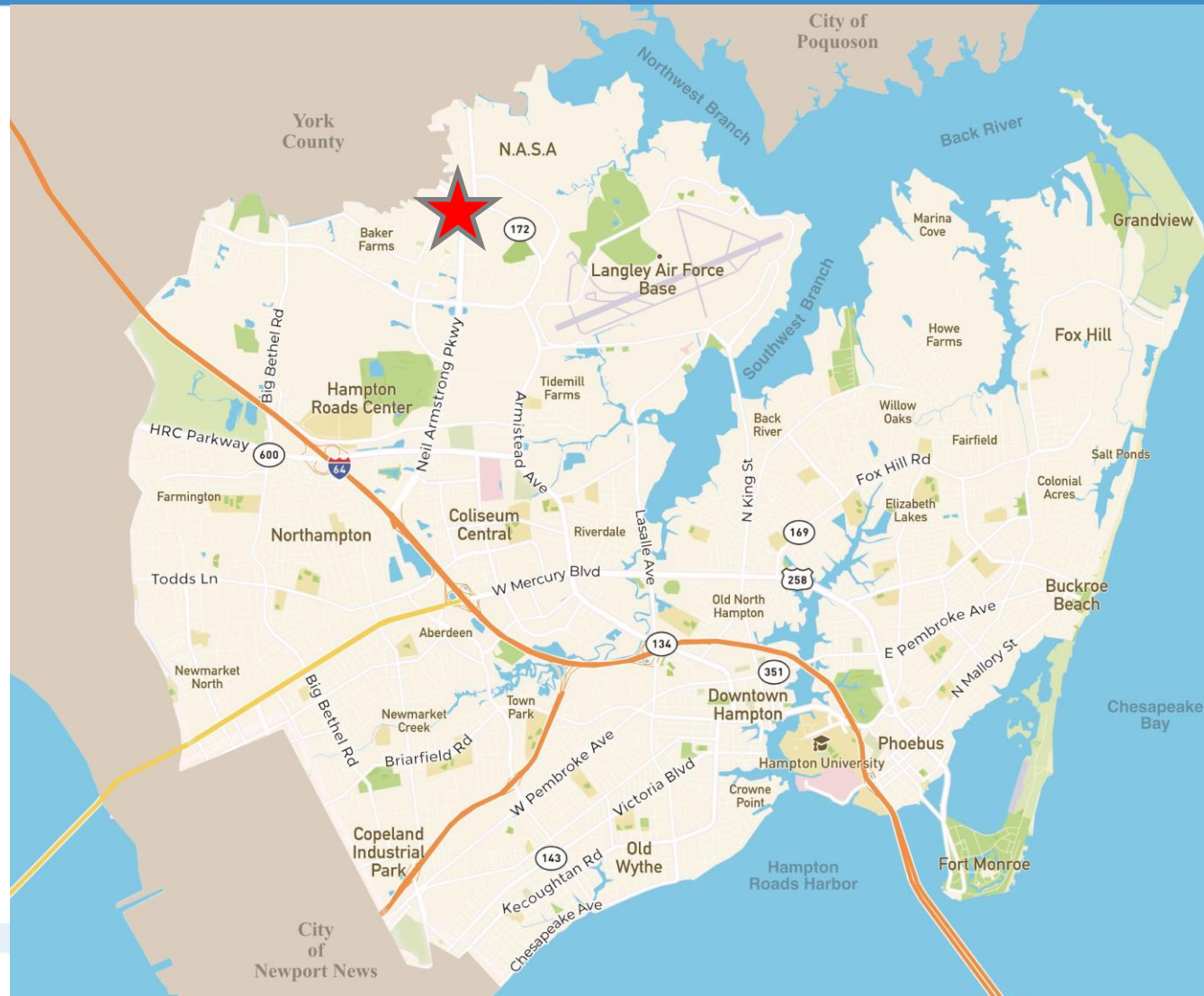
City Council
December 11, 2024



Application

Rezoning four parcels, totaling +/- 7.93 acres, from One Family Residential (R-11) to Townhouse Multifamily Residential (MD-1) District with conditions to construct townhomes

Location Map



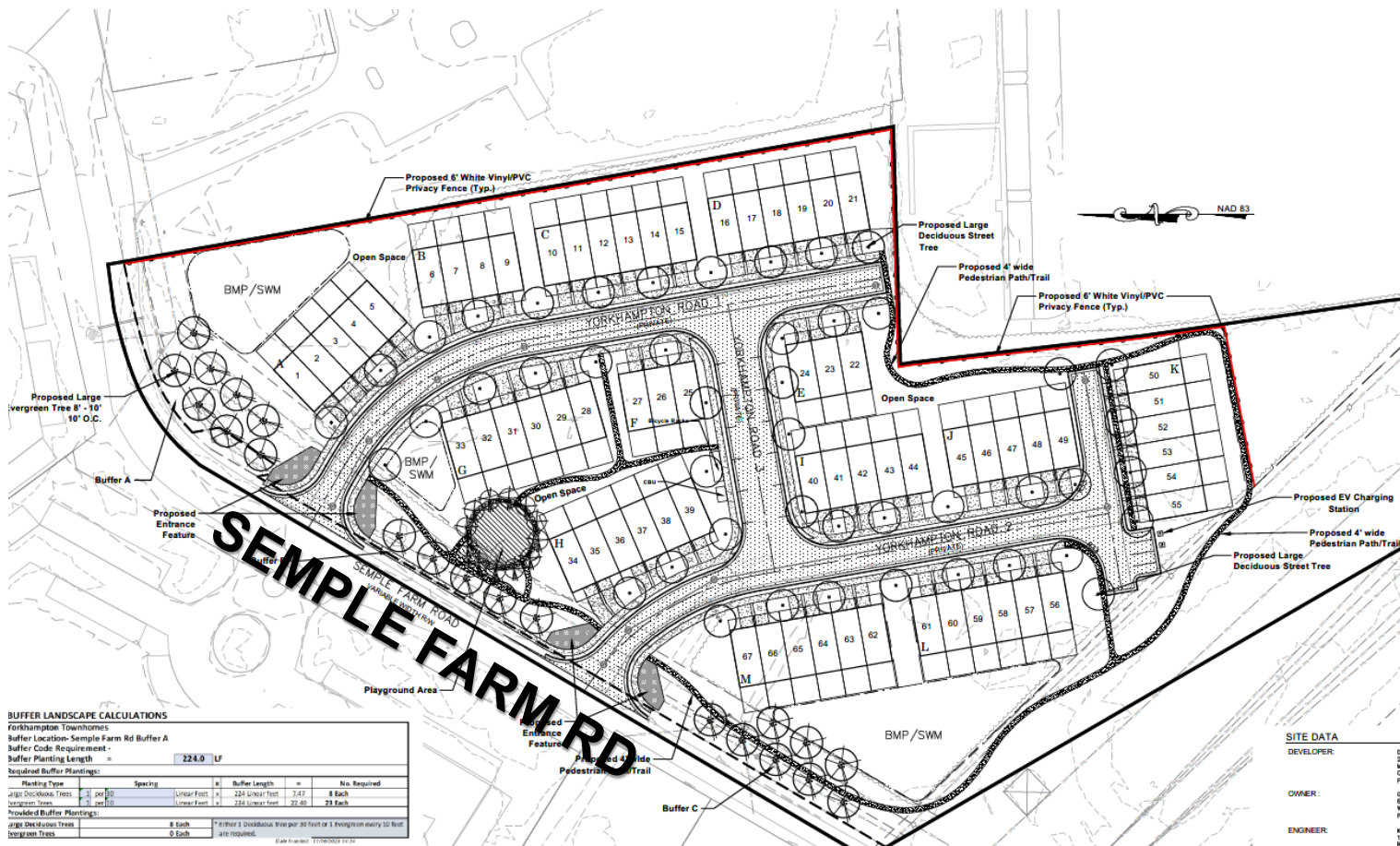
Location Map



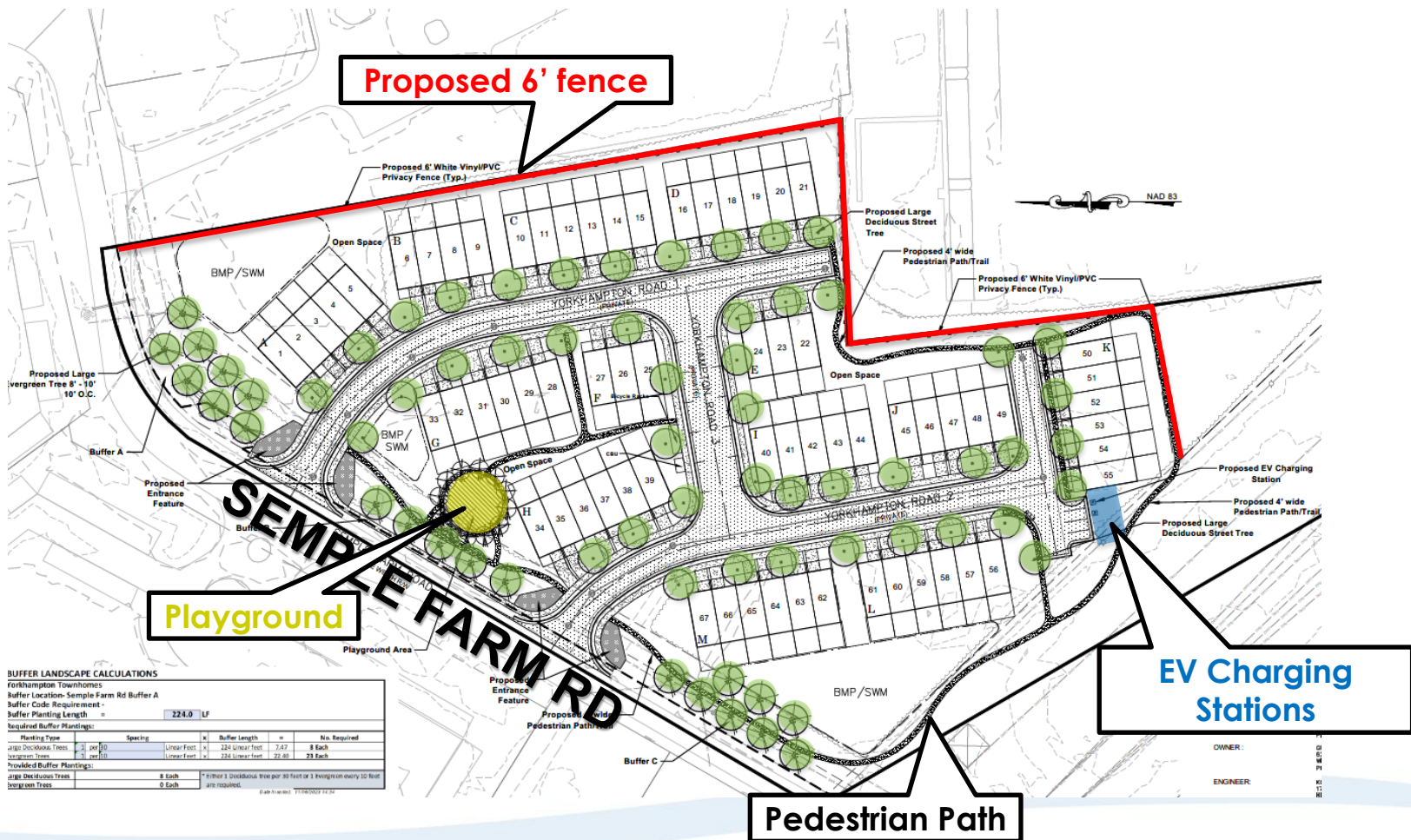
The Proposal

- 67 townhomes
 - Two-story, +/- 1,500 sq. ft. townhomes
 - For sale product
- Building materials
 - High-quality siding materials
 - 30-year architectural shingles
 - Raised finished floor elevation
 - Designed to meet 110 mph wind loads
- Amenities
 - Community bike racks/benches
 - Gazebo
 - Playground
 - EV charging stations

Concept Plan



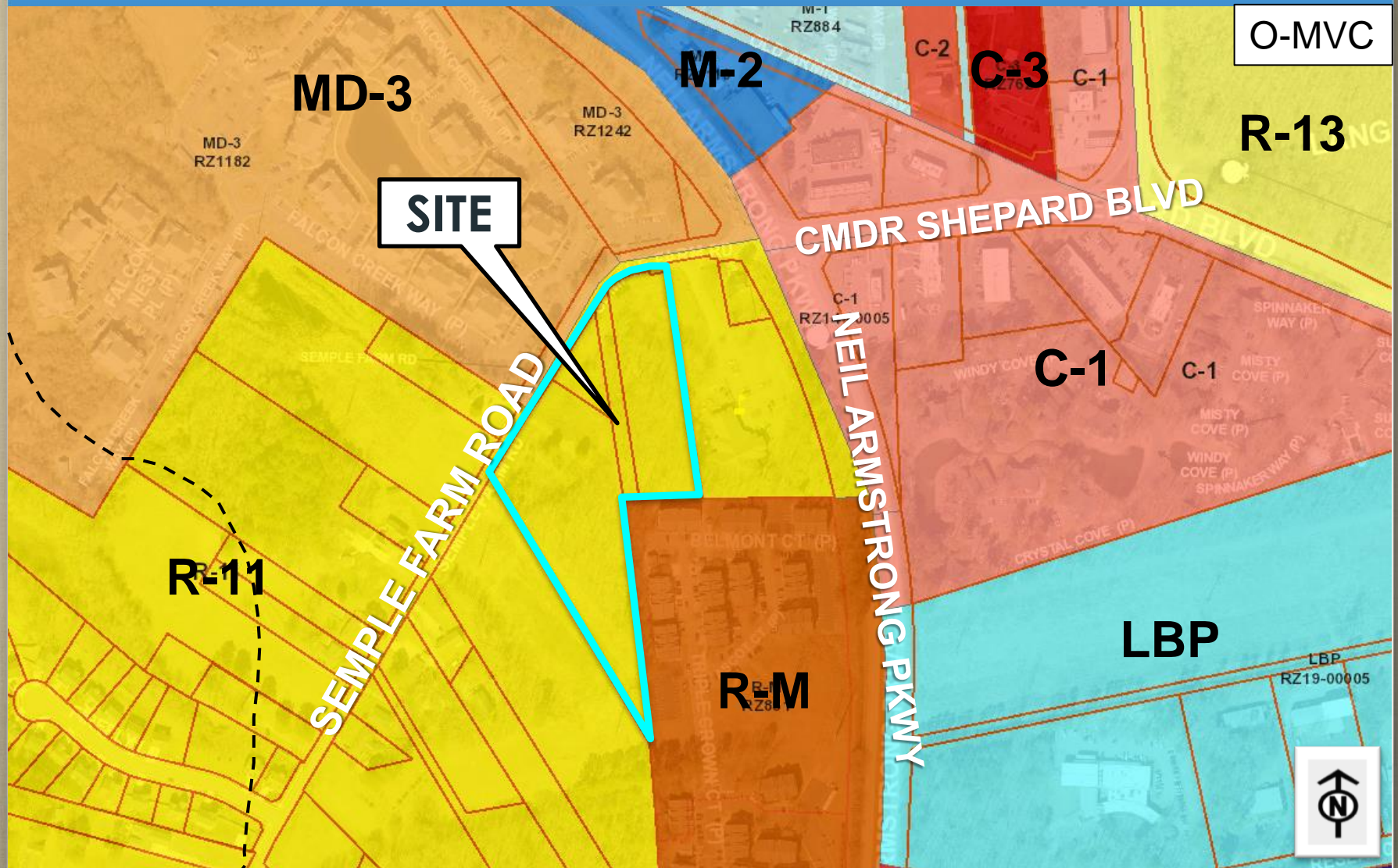
Concept Plan



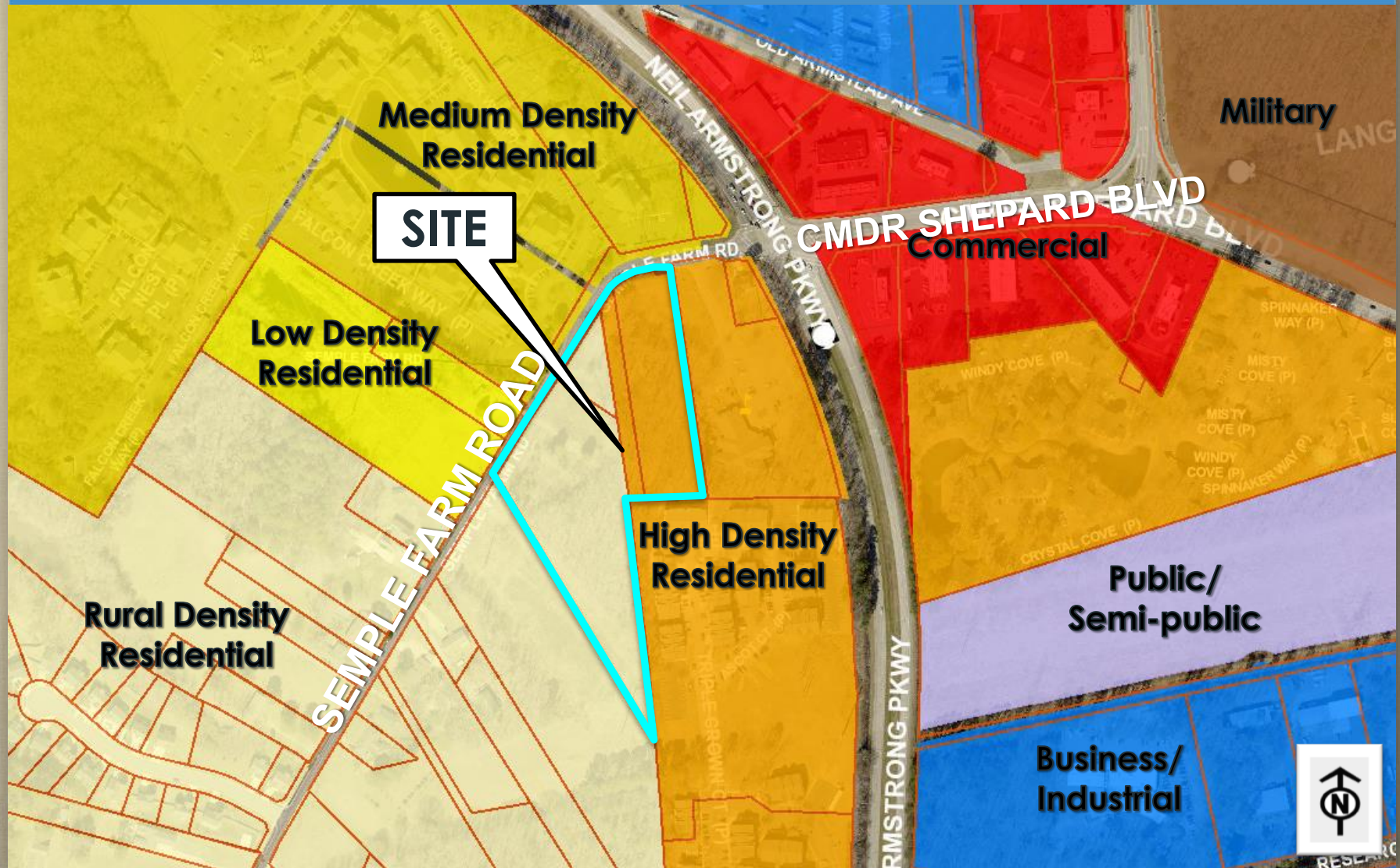
Elevations



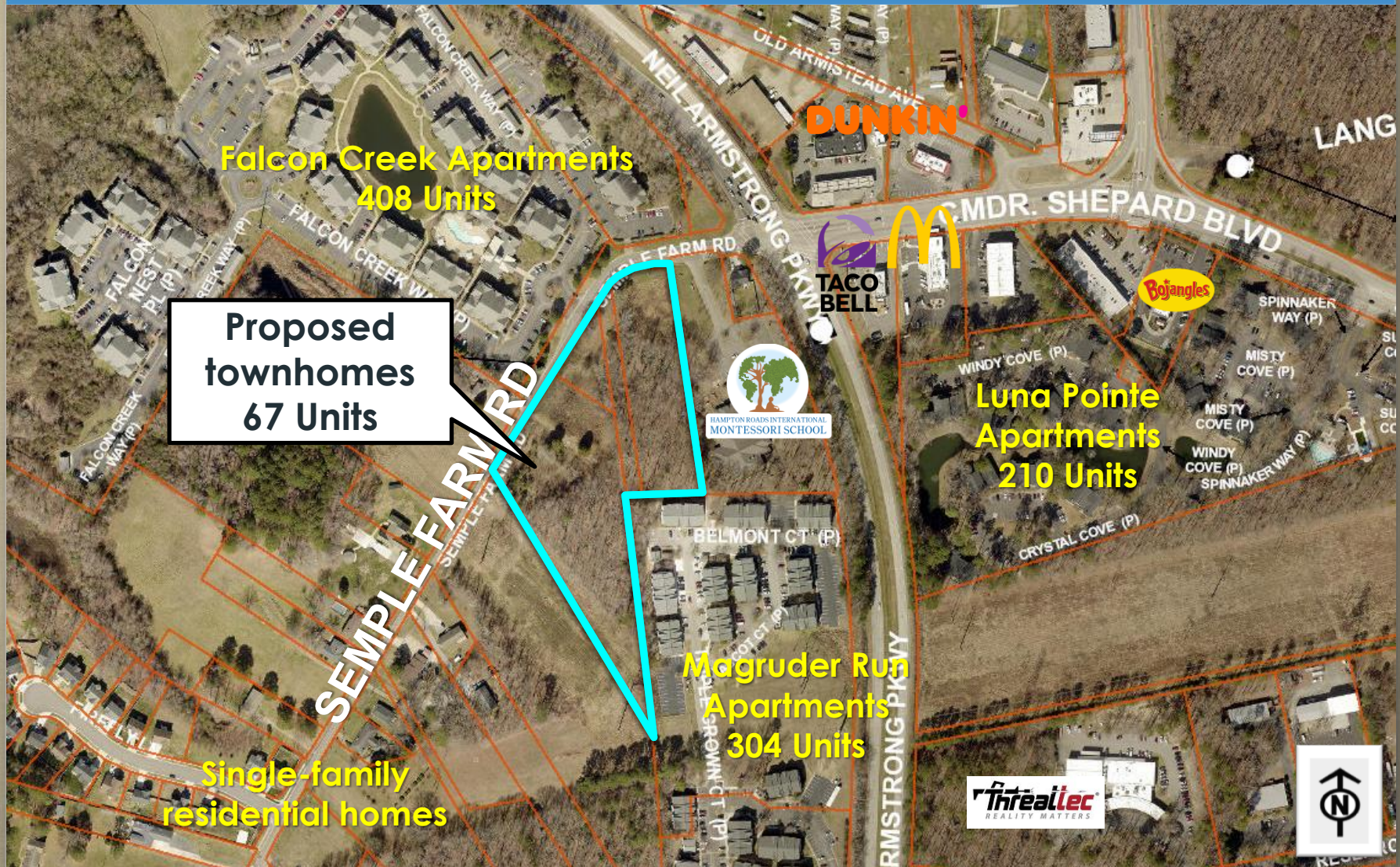
Zoning Map



Land Use Map



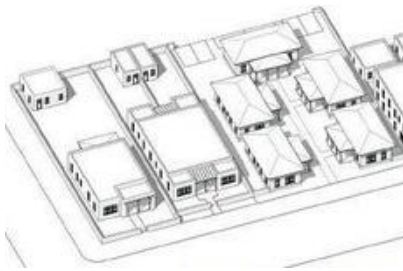
Surrounding Uses



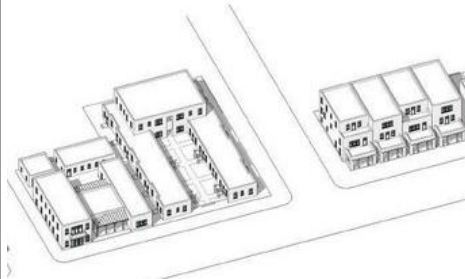
Density

LOW

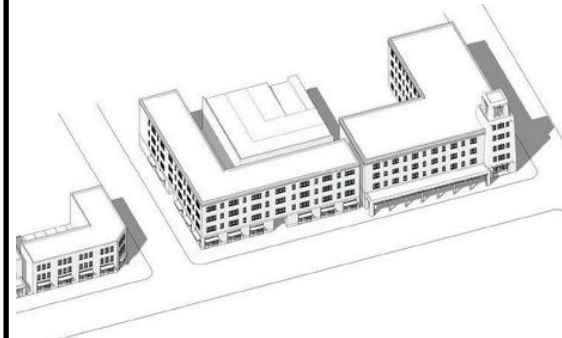
HIGH



3.5 to 9 units/acre



9 to 15 units/acre



15 or more units/acre

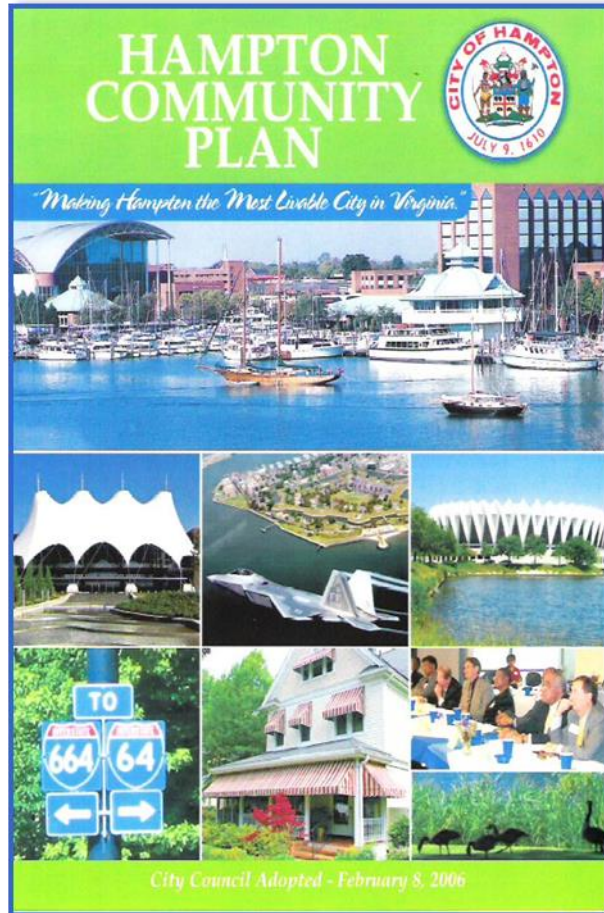
Magruder Run Apartments – 16.6 Units per acre

Luna Pointe Apartments – 12.9 units per acre

Falcon Creek Apartments – 14.4 units per acre

Proposed townhome development – 8.4 units per acre

Public Policy



Hampton Community Plan (2006, as amended)

- **LU-CD Policy 4:** Evaluate land use proposals from a regional, city-wide, and neighborhood perspective.
- **LU-CD Policy 11:** Promote high quality design and site planning that is compatible with surrounding development.
- **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.

Proffered Conditions

- 60 units minimum, 67 units maximum
- Conformance with the concept plan
- Conformance with the elevations
- Building materials
- Fencing, landscaping, & lighting
- Resiliency and sustainability components
- Community amenities

*Complete set of proffers can be found within the package

Community Meeting

- Applicant hosted a community meeting on October 7, 2024
- Primary Concerns Expressed by Residents
 - Amount of traffic
 - Existing dangerous drivers
 - Changing character of Semple Farm Road
 - Including addition of more units that are not traditional single family
 - Lack of complete street cross-section to support units added over time

Analysis

- Proposed development and density aligns with future land use recommendations
- Proposed development serves as an appropriate transition between high intensity uses and single-family neighborhoods
 - High density development concentrated along the eastern portion of Semple Farm Road not affected by wetlands, allowing for greater maximization of land
 - Allows for a healthy mix of single- and multifamily dwellings without overtaxing existing infrastructure
 - Provides more housing opportunities
 - Located close to Langley, NASA, and HRC Business District and may potentially cater to their workforces

Analysis

- Residents' experiences add to the engineer's traffic impact analysis
 - Lack of sidewalk and lighting to support pedestrian activity
 - Experience with speeding and drivers poorly timing turns onto Semple Farm Road

Conclusion

- Applicant opportunity to present
- Public hearing
- Action
 - Staff and Planning Commission recommend **APPROVAL** of Rezoning Application 24-0278 with fourteen (14) proffered conditions