



Application for
Use Permit

Complete this application in its entirety and submit pages 4 and 5 along with the required materials (including any required supplements) as listed on page 2 to the address below:

City of Hampton
Community Development Department, Planning Division
22 Lincoln Street, 5th Floor
Hampton, Virginia 23669

OFFICE USE ONLY
Date Received:

November 18, 2024

Case Number: UP 25-0011

1. PROPERTY INFORMATION

Address or Location 1616 and 1612 N. Armistead Avenue, Hampton, VA
7000335, 7000336, &

LRSN 7000337 Zoning District PO-1, R-11

Current Land Use One single family residence and vacant land

Proposed Land Use Apartment Community

The proposed use will be in: an existing building a new addition a new building

2. PROPERTY OWNER INFORMATION (an individual or a legal entity may be listed as owner)

Owner's Name Frances C. Klovstad, et al (see attached signature sheets)

Address 4102 Chesapeake Avenue City Hampton State VA Zip 23669

Phone 757.224.2910 Email lgcumming@kaufcan.com

3. APPLICANT INFORMATION (if different from owner)

Applicant's Name Franklin Johnston Group Management & Development, LLC

Address 300 32nd Street, Suite 310 City Virginia Beach State VA Zip 23669

Phone 757.287.2888 Email ffletcher@tfigroup.com

4. APPLICANT AGENT INFORMATION (if different from applicant)

Agent's Name Timothy O. Trant II, Esq. - Kaufman & Canoles, P.C.

Address 11815 Fountain Way, Suite 400 City Newport News State VA Zip 23606

Phone 757.259.3823 Email totrant@kaufcan.com

5. CERTIFICATION FOR LEGAL ENTITY PROPERTY OWNERS

Complete this section only if the property owner is **not** an individual but rather a legal entity such as a corporation, trust, LLC, partnership, diocese, etc. as specified in Step 2 above.

"I hereby submit that I am legally authorized to execute this application on behalf of the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), title(s), signature(s), and date(s) of authorized representative(s) of the legal entity (attach additional page if necessary):

Name of Legal Entity _____

Signed by:

Name (printed) _____, Its (title) _____

Signature _____ Date _____

Name (printed) _____, Its (title) _____

Signature _____ Date _____

Name (printed) _____, Its (title) _____

Signature _____ Date _____

6. CERTIFICATION FOR INDIVIDUAL PROPERTY OWNERS

Complete this section only if the property owner is an individual or individuals.

"I hereby submit that I am the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), signature(s), and date(s) of owner(s) (attach additional page if necessary):

Name (printed) SEE ATTACHED SHEETS _____

Signature _____ Date _____

Name (printed) _____

Signature _____ Date _____

OFFICE USE ONLY

Application Form

Narrative Statement

Supplemental Form (if required)

Application Fee

Survey Plat

Additional materials (if required)

Application for Use Permit

Signature Page
1616 & 1612 N. Armistead Ave., Hampton

I am one of the fee-simple owners of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge.


FRANCES C. KLOVSTAD
Date: 7/29/2024

Application for Use Permit

Signature Page

1616 & 1612 N. Armistead Ave., Hampton

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WILLIAM M. CUMMING

Date: 7-26-24

Application for Use Permit

Signature Page

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I am one of the fee-simple owners of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge.



MARY A. CUMMING

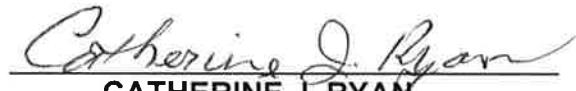
Date: July 28, 2024

Application for Use Permit

Signature Page

1616 & 1612 N. Armistead Ave., Hampton

I am one of the fee-simple owners of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge.


CATHERINE J. RYAN

Date: 8/1/24

Application for Use Permit

Signature Page

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ALLEN S. JUDKINS

Date: 8/1/24

Application for Use Permit

Signature Page

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MARTHA H. MACLAY

Date: Aug. 1, 2024

Application for Use Permit

Signature Page

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Beverly H. Lehman
BEVERLY H. LEHMAN

Date: July 28, 2024

Application for Use Permit

Signature Page

1616 & 1612 N. Armistead Ave., Hampton

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Barbara H. Wilde
BARBARA H. WILDE

Date: 29 July 2024

Application for Use Permit

Signature Page

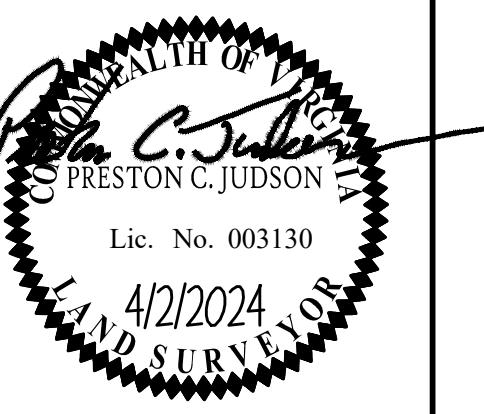
1616 & 1612 N. Armistead Ave., Hampton

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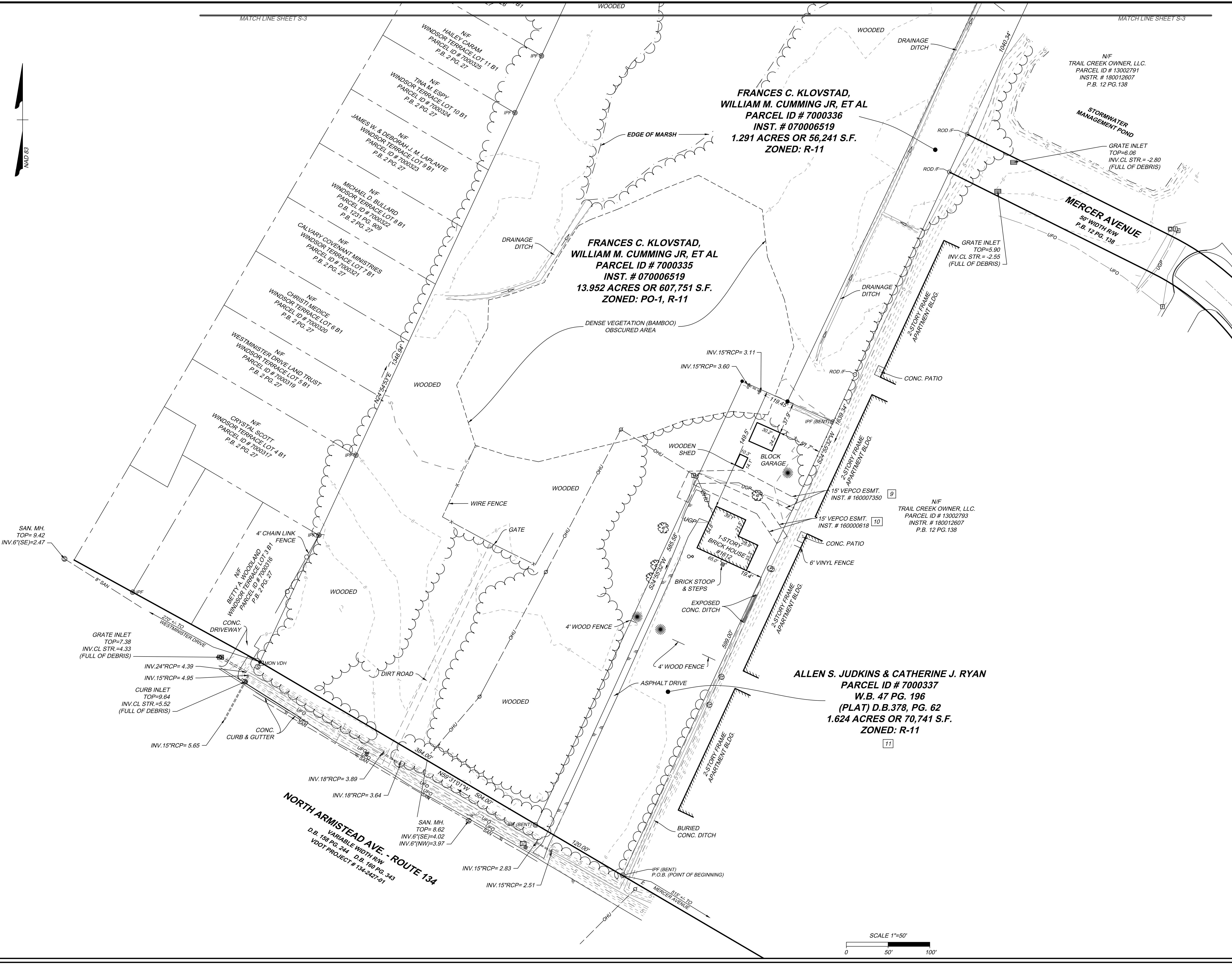


FREDERICK S. HARTMAN

Date: 7/27/24



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REVISION DESCRIPTION	
DATE	DATE
3/27/2024	3/27/2024
DRAWN BY	CSM
DESIGNED BY	
CHECKED BY	PCJ
SCALE	1" = 50'



TIME GROUPS

1616 & 1612 N. ARMISTEAD AVENUE	
CITY OF HAMPTON, VIRGINIA	
ALTA/NSPS LAND TITLE SURVEY	
JOB NO.	
62061	
SHEET NO.	
S-3	

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2 N. ARMISTEAD AVENUE

CITY OF HAMPTON, VIRGINIA

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or construction

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EDGE OF MARSH
**FRANCES C. KLOVSTAD,
WILLIAM M. CUMMING JR., ET AL
PARCEL ID # 7000335
INST. # 070006519
15.243 ACRES OR 663,991 S.F.
ZONED: PO-1, R-11**

**FRANCES C. KLOVSTAD,
WILLIAM M. CUMMING JR, ET AL
PARCEL ID # 7000336
INST. # 070006519
1.291 ACRES OR 56,241 S.F.
ZONED: R-11**

N/F
TRAIL CREEK OWNER, LLC.
PARCEL ID # 13002791
INSTR. # 180012607
P.B. 12 PG.138

STORMWATER MANAGEMENT PC

GRATE INLET
TOP=6.06
INV.CL STR.=2

(FULL OF DEBRIS)

A scale bar diagram. At the top, the text "SCALE 1"=50'" is centered. Below this is a horizontal line. On the left end of the line is the number "0". In the middle of the line is the number "50'". On the right end of the line is the number "100'". The segment from "0" to "50'" is white. The segment from "50'" to "100'" is black.

MON VDOT

MON VDOT

NAD 83

N/F
COMMONWEALTH OF VIRGINIA
PARCEL ID # 7000333
D.B. 417 PG. 439
VDOT PROJECT # 0258-114-109

N/F
TRACY E ROOSE
WINDSOR TERRACE LOT 15B B1
PARCEL ID # 7000330
INST. # 070025032

N/F
TERRANCE J. RAYMOND
WINDSOR TERRACE LOT 15A B1
PARCEL ID # 7000329
P.B. 2 PG. 27

N/F
JAMES LEWIS & SARAH ANN MCKENZIE
WINDSOR TERRACE LOT 14 B1
PARCEL ID # 7000328
P.B. 2 PG. 27

N/F
SHARROD KELLEY & TAYLOR LONG-KELLEY
WINDSOR TERRACE LOT 13 B1
PARCEL ID # 7000327
P.B. 2 PG. 27

N/F
CATHERINE M. WILSON
WINDSOR TERRACE LOT 12 B1
PARCEL ID # 7000326
P.B. 2 PG. 27

N/F
HAILEY CARAM
WINDSOR TERRACE LOT 11 B1
PARCEL ID # 7000325
P.B. 2 PG. 27

N/F
TINA M. ESPY
WINDSOR TERRACE LOT 10 B1
PARCEL ID # 7000324
P.B. 2 PG. 27

N/F
JAMES W. & DEBORAH J. M. LARLANTE
WINDSOR TERRACE LOT 9 B1
PARCEL ID # 7000323
P.B. 2 PG. 27

**FRANCES C. KLOVSTAD,
WILLIAM M. CUMMING JR, ET AL
PARCEL ID # 7000335
INST. # 070006519
15.243 ACRES OR 663,991 S.F.
ZONED: PO-1, R-11**

**FRANCES C. KLOVSTAD,
WILLIAM M. CUMMING JR, ET AL
PARCEL ID # 7000336
INST. # 070006519
1.291 ACRES OR 56,241 S.F.
ZONED: R-11**

CITY OF HAMPTON
PARCEL ID # 13001302
INSTR. # 070025079
P.B. M2 PG.119

TRAIL CREEK OWNER, LLC.
PARCEL ID # 13002791
INSTR. # 180012607
P.B. 12 PG.138

STORMWATER MANAGEMENT POND
GRATE INLET
TOP=6.06
INV.CL STR.= -2.80
(FULL OF DEBRIS)

SCALE 1'=50'

0 50' 100'

PROJECT NARRATIVE

Riverbend Landing

November 18, 2024

The subject property located in the City of Hampton known as 1612 and 1616 N. Armistead Avenue, Hampton, LRSN: 7000335, 7000336, and 7000337 and comprises approximately 16.9 acres consisting of approximately 6.7 acres of wetlands, approximately 2.3 acres of RPA buffer, and a net developable area of approximately 7.9 acres. The property is zoned PO-1 DISTRICT – PARKS AND OPEN SPACE GENERAL and R-11 DISTRICT—ONE FAMILY RESIDENTIAL and the applicant proposes to rezone the property to MD-4 DISTRICT— MULTIFAMILY RESIDENTIAL with proffers.

The project is proposed to consist of 215 apartment units in a mix of building configurations containing 1, 2, and 3 bedroom units. The community is anticipated to contain the following mix of unit types, sizes, and rental rates:

<u>Unit Type</u>	<u># of Units</u>	<u>Square Feet</u>	<u>Projected Rents</u>
1 BR	69	715 SF	\$1,600 - \$1,750
2 BR	115	1,050 SF	\$1,850 - \$2,000
3 BR	32	1,245 SF	\$2,300 - \$2,450

Exterior building materials are intended to consist of fiber cement flat panel siding, fiber cement vertical siding and brick masonry veneer. The windows and doors are intended to be operable.

The following community amenities/recreation facilities are proposed:

- Community Bike racks
- Indoor Bike Storage
- Community Sidewalks
- Pool
- Clubhouse
- Fitness Center
- Outdoor Grilling Area
- Fire Pits
- Attractive Entrance Features
- Pedestrian Trail
- All buildings will be designed and constructed to meet the EnergyStar Multifamily New Construction requirements (a copy of which has been provided to Staff)
- Five (5) level 2 electric vehicle charging stations, each in a location convenient to one of the buildings, with 2 hookups per station
- Rear parking area will include pervious pavement or asphalt in the area of the parking stalls as shown on the conceptual site plan

Each building will have 3 outdoor bike racks, with each rack supporting 6 bikes. Additionally, the clubhouse will contain an indoor bike storage room for at least 15 bikes.

The conceptual site plan has been updated to reflect a 20-foot landscape buffer along the northwestern property line adjoining the rear of the properties along Westminster Drive. Along the front of the property (i.e., along Armistead Avenue), there will be a 4-foot black aluminum picket fence. Along the western side of the property, there will be a 6 to 8-foot privacy fence, which will be landscaped on both sides. Along the eastern side of the property, there will be a 6-foot opaque fence, which will be landscaped on both sides. Abutting the rear of the site, the plan is to install landscaping that integrates with the wetland area and install fencing only if necessary to control access and dependent upon site grading.

The entire site (parking lot and sidewalks) will be illuminated to at least 1 footcandle, and the lighting fixtures used will be energy efficient. The buildings will receive lighting externally via wall packs. All exterior lighting, site and building lighting, will be full cutoff lights which are "dark sky" compliant in order to avoid glare and prevent impacts to neighboring properties.

The buildings are not intended to contain elevators and are intended to be "walk-up" and contain internal, open-air breezeways that are designed and constructed to allow ample air flow and natural light, while also including daytime and nighttime lighting as well. The windows and doors in the stairwells are intended to be operable, and the entrances to the breezeways will have doors that are access controlled for our residents. The walls of these corridors will be of similar quality materials to the exterior of the building, while the floors will be wooden decking, treated and maintained to ensure no staining occurs. Mailboxes will be located centrally within each building.

The required number of parking spaces for the project is 346 spaces, which is the exact number of spaces shown on the conceptual site plan.

It is the Applicant's intent to use a pervious surface on the parking areas nearest the wetlands. These surfaces (and the underlying systems) provide additional stormwater quality treatment to protect this sensitive area. The intent is that the surface be comprised of pervious asphalt in the parking stalls of the area.

Stormwater within the site will most likely consist of an underground facility, however additional measures may be employed. The final design solution will be fully developed at the site plan review stage and will comply with City and State regulations. The discharge point at the existing storm network will be analyzed for adequacy and the stormwater infrastructure shall be designed to meet the standards set with 9VAC25-870-66.

The community is intended to provide an exceptional quality of life for our residents with high quality design and construction in close proximity to large employment centers with convenient access to goods, services, and the interstate.

SITE DATA

Total Area = approximately 16.9 acres

Wetland = approximately 6.7 acres

100 ft RPA Buffer = approximately 2.3 acres

Net Area = approximately 7.9 acres

Proposed Zoning = MD-4 with Proffers

Total Multi-Family Units = 215

Parking Required = 346 spaces

Parking Provided = 346 Spaces (121 standard, 110 compact, 18 accessible, 92 permeable paver, and 5 electric vehicle charging stations)

Green Area Data

Parking - any parking area of 30 or more spaces, 7% of the interior parking area shall be green area:

104,345 SF Park Area (including drive aisles)

104,345 SF x 7% = 7,304 SF

Parking Green Area Required = 7,304 SF

Parking Green Area Proposed = 10,700 SF

Land Area – minimum of 10% of the land area shall be designated as green area:

Net Area = 7.9 AC

7.9 AC x 10% = 0.79 AC or 32,412 SF

Green Area Required = 34,412 SF

Green Area Proposed = 90,273 SF

Front Yard – development sites of 2 or more acres with 1 public street frontage shall have 50% of the green area within the front yard:

34,412 SF x 50% = 17,206 SF

Front Yard Green Area Required = 17,206 SF

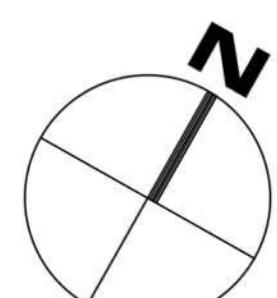
Front Yard Green Area Proposed = 18,202 SF



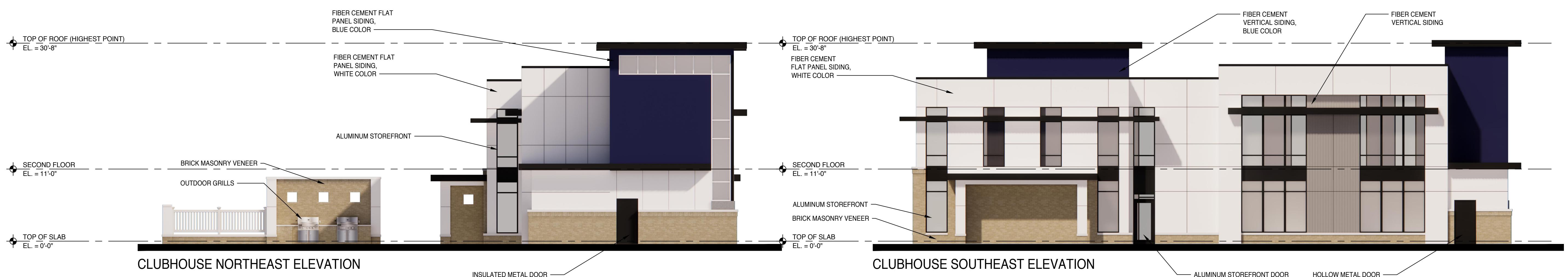
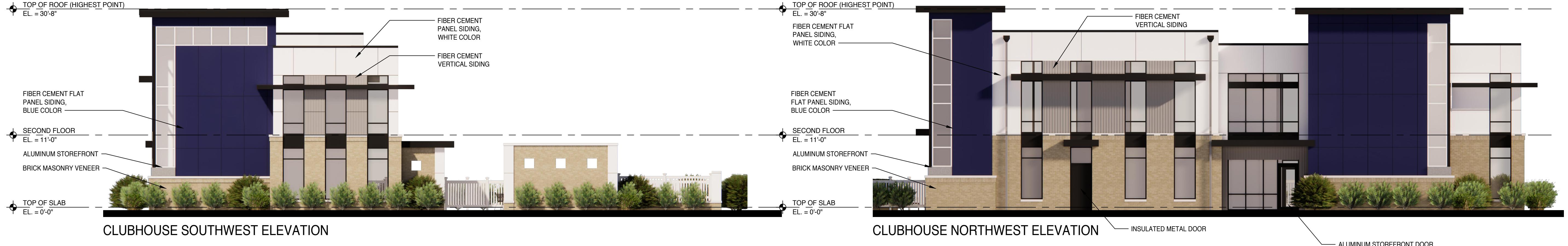
1612 - 1616 N. ARMISTEAD AVENUE

Conceptual Development Plan - August 20, 2024

SCALE 1"=50'



TIMMONS GROUP



CLUBHOUSE ELEVATIONS

SCALE: 1/8" = 1' - 0"

ARMISTEAD AVENUE APARTMENTS

THE FRANKLIN JOHNSTON GROUP

1612-1616 NORTH ARMISTEAD AVE.
HAMPTON, VIRGINIA 23666
10.09.2024



BUILDING 1 & 2 ELEVATIONS

SCALE: 1/8" = 1' - 0"



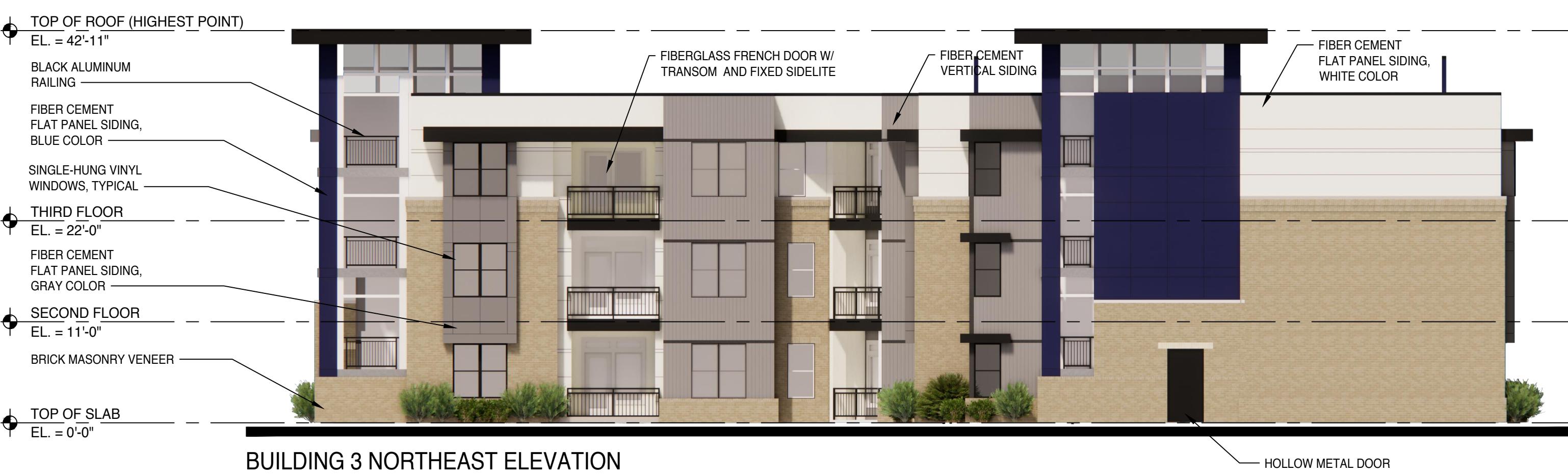
NEW MULTIFAMILY DEVELOPMENT

ARMISTEAD AVENUE APARTMENTS

THE FRANKLIN JOHNSTON GROUP

1612-1616 NORTH ARMISTEAD AVE.
HAMPTON, VIRGINIA 23666
10.09.2024

NEW MULTIFAMILY DEVELOPMENT
ARMISTEAD AVENUE APARTMENTS



BUILDING 3 ELEVATIONS

SCALE: 3/32" = 1' - 0"



NEW MULTIFAMILY DEVELOPMENT APARTMENTS

THE FRANKLIN JOHNSTON GROUP

1612-1616 NORTH ARMISTEAD AVE.
HAMPTON, VIRGINIA 10.09.2024





NEW MULTIFAMILY DEVELOPMENT APARTMENTS

THE FRANKLIN JOHNSTON GROUP

1612-1616 NORTH ARMISTEAD AVE.
HAMPTON, VIRGINIA 23666

10.09.2024