



Application for

Rezoning

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:

RECEIVED

JUN 24 2015

PLANNING DEPT.

Case Number: RZ 15-00003

1. PROPERTY INFORMATION

Address or Location 1625 Power Plant Parkway, 1633 Power Plant Parkway, 1633 Power Plant Parkway, 1635 Power Plant Parkway, W. Queen Street, W. Queen Street

LRSN 3004773, 3004775, 3004776, 3004774, 3004765, 3004766 Current Zoning District R-11 Proposed Zoning District MD-2

Current Land Use Undeveloped acreage, single family homes

Proposed Land Use Condominiums

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

2. PROPERTY OWNER INFORMATION – *see attached*

3. APPLICANT INFORMATION (if different from owner)

Applicant's Name Franciscus Homes, Inc.

Address 616 Village Drive, Suite G City Virginia Beach State VA Zip 23454

Phone (757) 425-8391 x114 Email gwerner@franciscushomes.com

4. APPLICANT AGENT INFORMATION (if different from applicant)

Agent's Name Lawrence G. Cumming and Sarah E. Messersmith
Address 2236 Cunningham Drive City Hampton State VA Zip 23666
Phone 757-224-2900 Email lgcumming@kaufcan.com / semessersmith@kaufcan.com

5. CERTIFICATION FOR LEGAL ENTITY PROPERTY OWNERS – see attached

6. CERTIFICATION FOR INDIVIDUAL PROPERTY OWNERS – see attached

7. CERTIFICATION FOR LEGAL ENTITY APPLICANT

"I hereby submit that I am legally authorized to execute this application on behalf of the contract purchaser of this property. I have read this application and it is submitted with my full knowledge and consent. 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 Franciscus Homes, Inc.

Signed by:

Name (printed) Gary L. Werner, Its (title) President

Signature Gary L. Werner Date June 22, 2015

OFFICE USE ONLY

<input checked="" type="checkbox"/> Application Form	<input type="checkbox"/> Narrative Statement	<input type="checkbox"/> Proffer Statement
<input type="checkbox"/> Application Fee	<input type="checkbox"/> Survey Plat	<input type="checkbox"/> Additional materials (if required)

CITY OF HAMPTON, VIRGINIA
APPLICATION FOR REZONING

Case Number: RZ_____

CURRENT PROPERTY OWNER INFORMATION AND CONSENT

CURRENT PROPERTY OWNER

NAME: Rosalind M. Slater

PROPERTY OWNED: 1/2 interest in 1625 Power Plant Pkwy. – RPC 3004773, 1/2 interest in 1633 Power Plant Pkwy. – RPC 3004776, 1/2 interest in W. Queen Street – RPC 3004765, 1/2 interest in W. Queen Street – RPC 3004766

MAILING ADDRESS AND PHONE NUMBER:

~~1609 W. Queen St.~~
~~1635 Power Plant Parkway~~
Hampton, VA 23666
~~757-838-0779~~
9519

APPLICANT (IF NOT THE OWNER)

NAME: Franciscus Homes, Inc.

ADDRESS AND PHONE NUMBER:

616 Village Drive, Suite G
Virginia Beach, VA 23454
757-425-8391 x114
gwerner@franciscushomes.com

APPLICANT'S AGENT

NAME: Lawrence G. Cumming
and Sarah E. Messersmith

ADDRESS AND PHONE NUMBER:

2236 Cunningham Drive
Hampton, VA 23666
757-224-2900
lgcumming@kaufcan.com
semessersmith@kaufcan.com

OWNER AUTHORIZATION: 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.

PROFFER CONSENT: I hereby voluntarily proffer the special conditions attached to the subject application relating to the physical development or physical operation of the property under consideration. I further agree that the development of the property shall be in strict accordance with such conditions, unless an amendment thereto is mutually agreed upon by the City Council, the applicant and the current owners.

OWNER'S NAME: Rosalind M. Slater

OWNER'S SIGNATURE: Rosalind M. Slater

DATE: 6-17-15

CITY OF HAMPTON, VIRGINIA
APPLICATION FOR REZONING

Case Number: RZ _____

CURRENT PROPERTY OWNER INFORMATION AND CONSENT

CURRENT PROPERTY OWNER

NAME: James F. Hunsucker

PROPERTY OWNED: 1/4 interest in 1625 Power Plant Pkwy. – RPC 3004773, 1/4 interest in 1633 Power Plant Pkwy. – RPC 3004776, 1/4 interest in W. Queen Street – RPC 3004766

MAILING ADDRESS AND PHONE NUMBER:

1635 Power Plant Pkwy
Hampton, VA 23666
757-838-0779

APPLICANT (IF NOT THE OWNER)

NAME: Franciscus Homes, Inc.

ADDRESS AND PHONE NUMBER:

616 Village Drive, Suite G
Virginia Beach, VA 23454
757-425-8391 x114
gwerner@franciscushomes.com

APPLICANT'S AGENT

NAME: Lawrence G. Cumming
and Sarah E. Messersmith

ADDRESS AND PHONE NUMBER:

2236 Cunningham Drive
Hampton, VA 23666
757-224-2900
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OWNER'S NAME: James F. Hunsucker

OWNER'S SIGNATURE: _____

DATE: _____

CITY OF HAMPTON, VIRGINIA
APPLICATION FOR REZONING

Case Number: RZ _____

CURRENT PROPERTY OWNER INFORMATION AND CONSENT

CURRENT PROPERTY OWNER

NAME: James F. Hunsucker, Trustee of the
Hunsucker Family Living Trust
u/a/d October 22, 2001

PROPERTY OWNED: 1/4 interest in 1625 Power
Plant Pkwy. – RPC 3004773, 1/4 interest in 1633
Power Plant Pkwy. – RPC 3004776, 1/4 interest
in W. Queen Street – RPC 3004766

MAILING ADDRESS AND PHONE NUMBER:

1635 Power Plant Parkway
Hampton, VA 23666
757-838-0779

APPLICANT (IF NOT THE OWNER)

NAME: Franciscus Homes, Inc.

ADDRESS AND PHONE NUMBER:

616 Village Drive, Suite G
Virginia Beach, VA 23454
757-425-8391 x114
gwerner@franciscushomes.com

APPLICANT'S AGENT

NAME: Lawrence G. Cumming
and Sarah E. Messersmith

ADDRESS AND PHONE NUMBER:

2236 Cunningham Drive
Hampton, VA 23666
757-224-2900
lgcumming@kaufcan.com
semessersmith@kaufcan.com

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OWNER'S NAME: Hunsucker Family Living Trust u/a/d October 22, 2001

OWNER'S SIGNATURE: _____

TITLE: Trustee

DATE: 6/17/15

CURRENT PROPERTY OWNER INFORMATION AND CONSENT

CURRENT PROPERTY OWNER

NAME: Glenn Eugene Hudgins and Celia
Hunsucker Hudgins, husband and wife

PROPERTY OWNED: 1633 Power Plant Pkwy. –
RPC 3004775, 1635 Power Plant Pkwy. – RPC
3004774

MAILING ADDRESS AND PHONE NUMBER:

1633 Power Plant Parkway
Hampton, VA 23666
757 827 6115

APPLICANT (IF NOT THE OWNER)

NAME: Franciscus Homes, Inc.

ADDRESS AND PHONE NUMBER:

616 Village Drive, Suite G
Virginia Beach, VA 23454
757-425-8391 x114
gwerner@franciscushomes.com

APPLICANT'S AGENT

NAME: Lawrence G. Cumming
and Sarah E. Messersmith

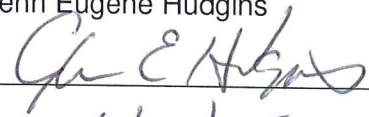
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OWNER'S NAME: Glenn Eugene Hudgins

OWNER'S SIGNATURE: 

DATE: 6/17/15

OWNER'S NAME: Celia Huncusker Hudgins

OWNER'S SIGNATURE: 

DATE: 6/17/15

JUN 24 2015

NARRATIVE STATEMENT**Rezoning Application for Franciscus Homes, Inc. PLANNING DEPT.**

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. 1625 Power Plant Parkway, Hampton, Virginia 23666, RPC 3004773, owned by Rosalind M. Slater (one-half interest), James F. Hunsucker (one-fourth interest), and James F. Hunsucker, Trustee of the Hunsucker Family Living Trust u/a/d October 22, 2001 (one-fourth interest), currently zoned R-11.
2. 1633 Power Plant Parkway, Hampton, Virginia 23666, RPC 3004775, owned by Glenn Eugene Hudgins and Celia Hunsucker Hudgins, husband and wife, currently zoned R-11.
3. 1633 Power Plant Parkway, Hampton, Virginia 23666, RPC 3004776, owned by Rosalind M. Slater (one-half interest), James F. Hunsucker (one-fourth interest), and James F. Hunsucker, Trustee of the Hunsucker Family Living Trust u/a/d October 22, 2001 (one-fourth interest), currently zoned R-11.
4. 1635 Power Plant Parkway, Hampton, Virginia 23666, RPC 3004774, owned by Glenn Eugene Hudgins and Celia Hunsucker Hudgins, husband and wife, currently zoned R-11.
5. W. Queen Street, Hampton, Virginia 23666, RPC 3004765, owned by Rosalind M. Slater (one-half interest) and Syljam Limited Partnership (one-half interest), currently zoned R-11.
6. W. Queen Street, Hampton, Virginia 23666, RPC 3004766, owned by Rosalind M. Slater (one-half interest), James F. Hunsucker (one-fourth interest), and James F. Hunsucker, Trustee of the Hunsucker Family Living Trust u/a/d October 22, 2001 (one-fourth interest), currently zoned R-11.

With the consent of the current owners of the Property, Franciscus seeks to rezone the Property to Zone MD-2 in order to construct multifamily condominiums. Because the Property currently is zoned R-11, a rezoning is required to permit this type of development. The Property consists of approximately 27.6 acres, however, only approximately 9.5 acres of it will be developed.

The proposed use of the Property will be the construction of a neighborhood of condominium homes to be called The Tides at Newmarket Creek. The development will contain a maximum of twenty-five (25) 5-unit buildings for a total of 125 condominium homes, together with parking, landscaping and other associated improvements.

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.

Each building will contain four (4) townhome style units (with an upstairs and a downstairs) and one (1) single level flat. 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 Coastal Carolina 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, THE TIDES AT NEWMARKET CREEK", "REAR & RIGHT ELEVATIONS, THE TIDES AT NEWMARKET CREEK", and "4 CORNER ELEVATIONS, THE TIDES AT NEWMARKET CREEK", dated June 22, 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.

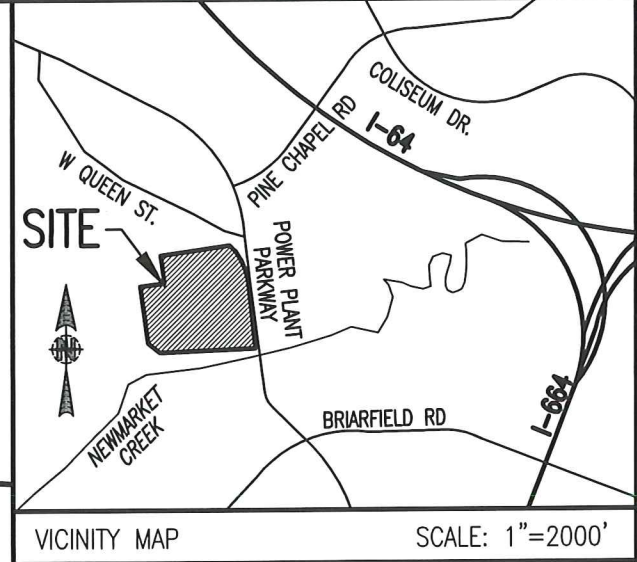
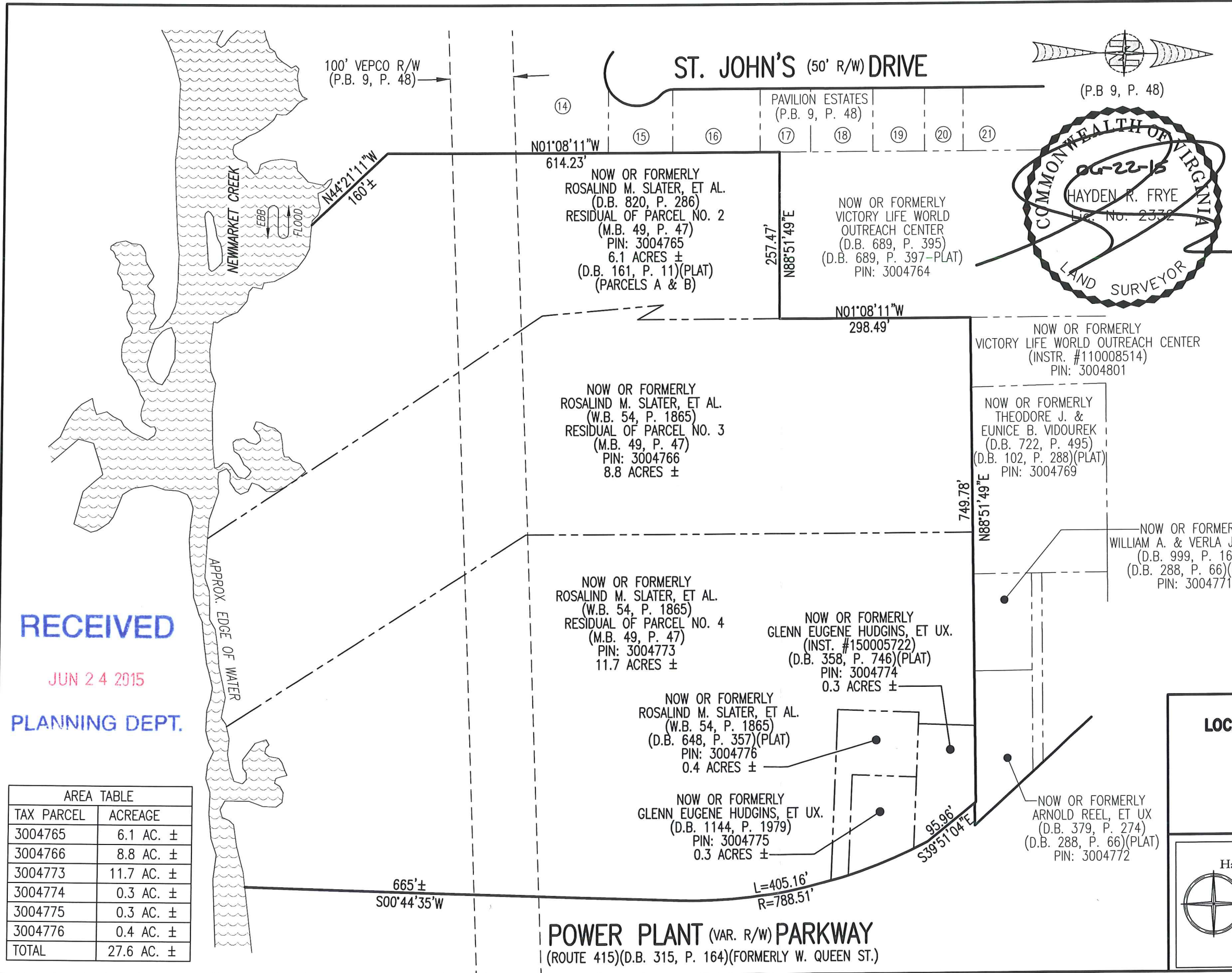
It is projected that individual units will be available for sale in the fall of 2016. At this time, it is anticipated that sales prices will open in the range of \$219,000 to \$259,000 and that it will take approximately three years from the initial opening to complete all construction and sell all units. After full completion, it is estimated that The Tides at Newmarket Creek will add nearly \$28,000,000 to the Hampton tax base.

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."



- NOTES:
1. REFERENCE TITLE COMMITMENT FILE NO. 15020MAIN019 BY STEWART TITLE DATED: FEB. 24, 2015.
 2. THIS PLAT REPRESENTS A COMPILATION OF PLATS, MAPS, DEEDS & AERIAL IMAGERY AND IS NOT BASED ON A FIELD RUN SURVEY.
 3. TITLE IS VESTED IN ROSALIND M. SLATER, JAMES F. HUNSUCKER SR., JAMES F. HUNSUCKER SR & SYLVIA M. HUNSUCKER, TRUSTEE(S), OR THEIR SUCCESSORS IN TRUST, UNDER THE HUNSUCKER FAMILY LIVING TRUST, DATED OCT. 22, 2001, SYLJAM LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, GLENN EUGENE HUDGINS, AND CELIA HUNSUCKER HUDGINS.



**COMPILATION PLAT OF PROPERTY
LOCATED WEST OF POWER PLANT PARKWAY
AND NORTH OF NEWMARKET CREEK
DESIGNATED AS TAX PARCELS:
3004765, 3004766, 3004773,
3004774, 3004775 & 3004776
HAMPTON, VIRGINIA**

Hayden Frye and Associates, Inc.
Land Surveyors
333 KELLAM ROAD, SUITE 200
VIRGINIA BEACH, VA., 23462
PH: (757) 491-7228 FX: (757) 491-7229
www.haydenfrye.com
EMAIL: hfrye@haydenfrye.com

PROJ NO.	150607
SHEET NAME:	1 OF 1
ACAD:	Powerplant Composite
SCALE:	1" = 150'
DATE:	June 22, 2015
COMMENTS:	

AREA TABLE	
TAX PARCEL	ACREAGE
3004765	6.1 AC. ±
3004766	8.8 AC. ±
3004773	11.7 AC. ±
3004774	0.3 AC. ±
3004775	0.3 AC. ±
3004776	0.4 AC. ±
TOTAL	27.6 AC. ±