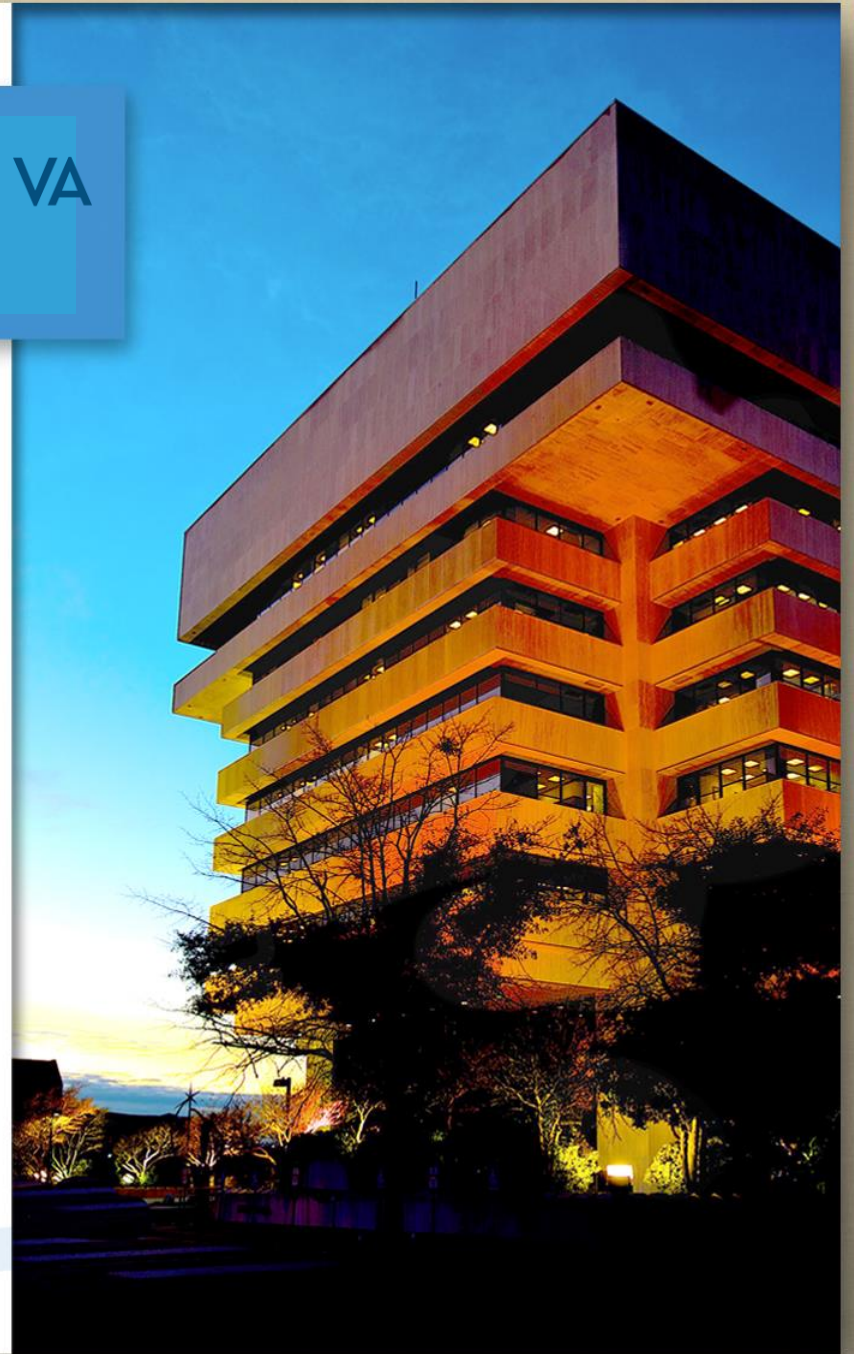




# Rezoning Application No. 24-0278

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

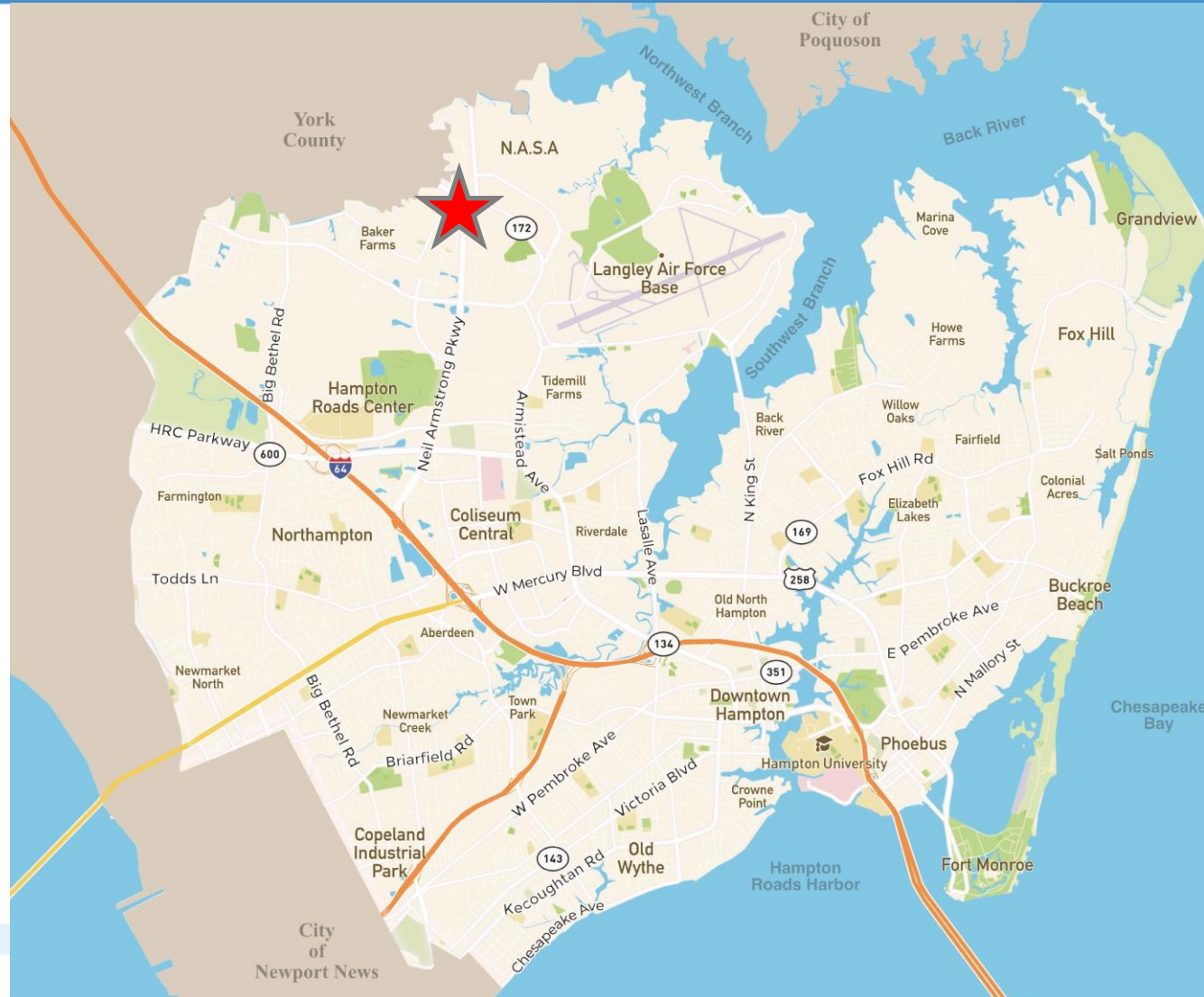
**City Council  
September 11, 2024**



# 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

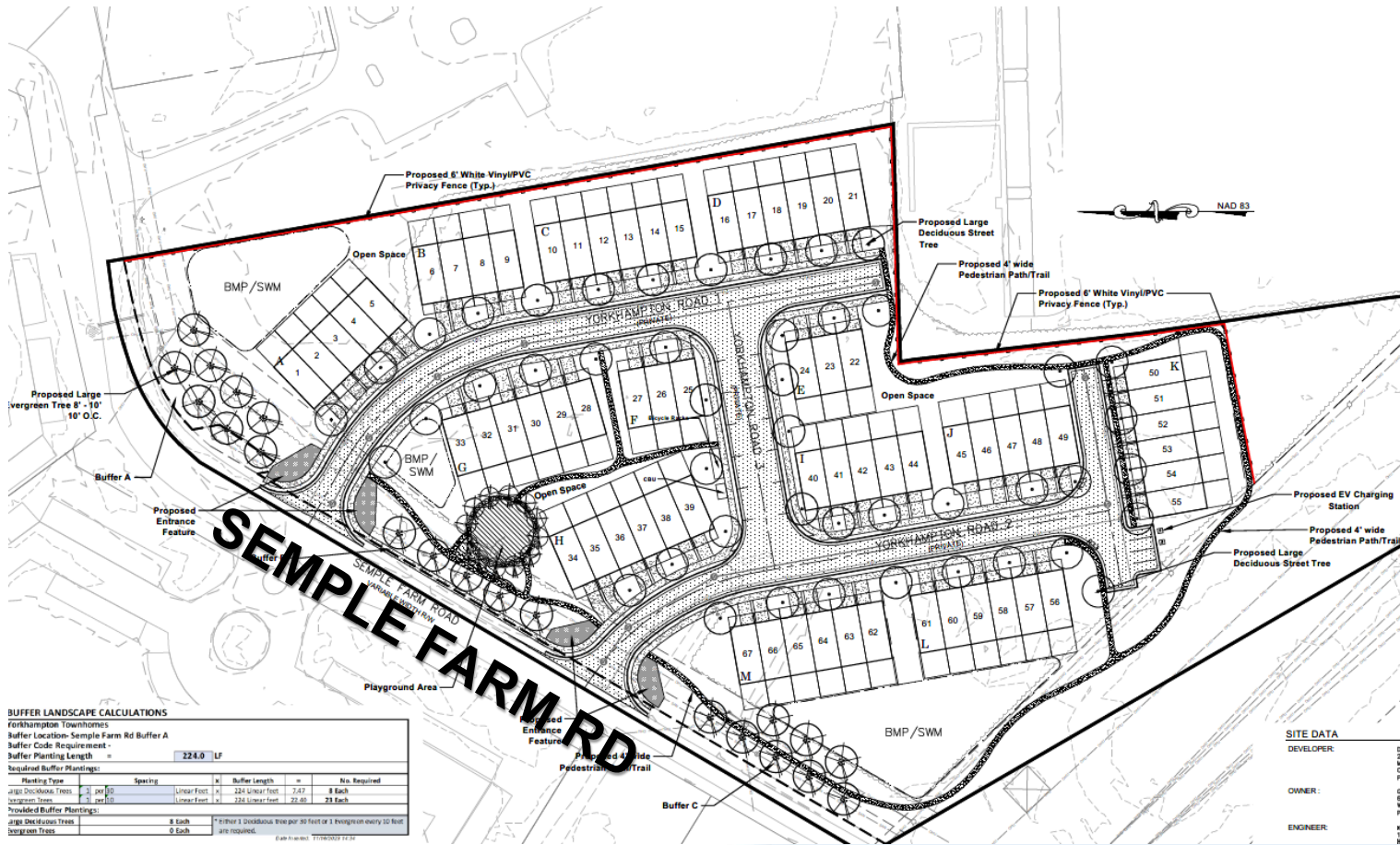




# The Proposal

- 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



## BUFFER LANDSCAPE CALCULATIONS

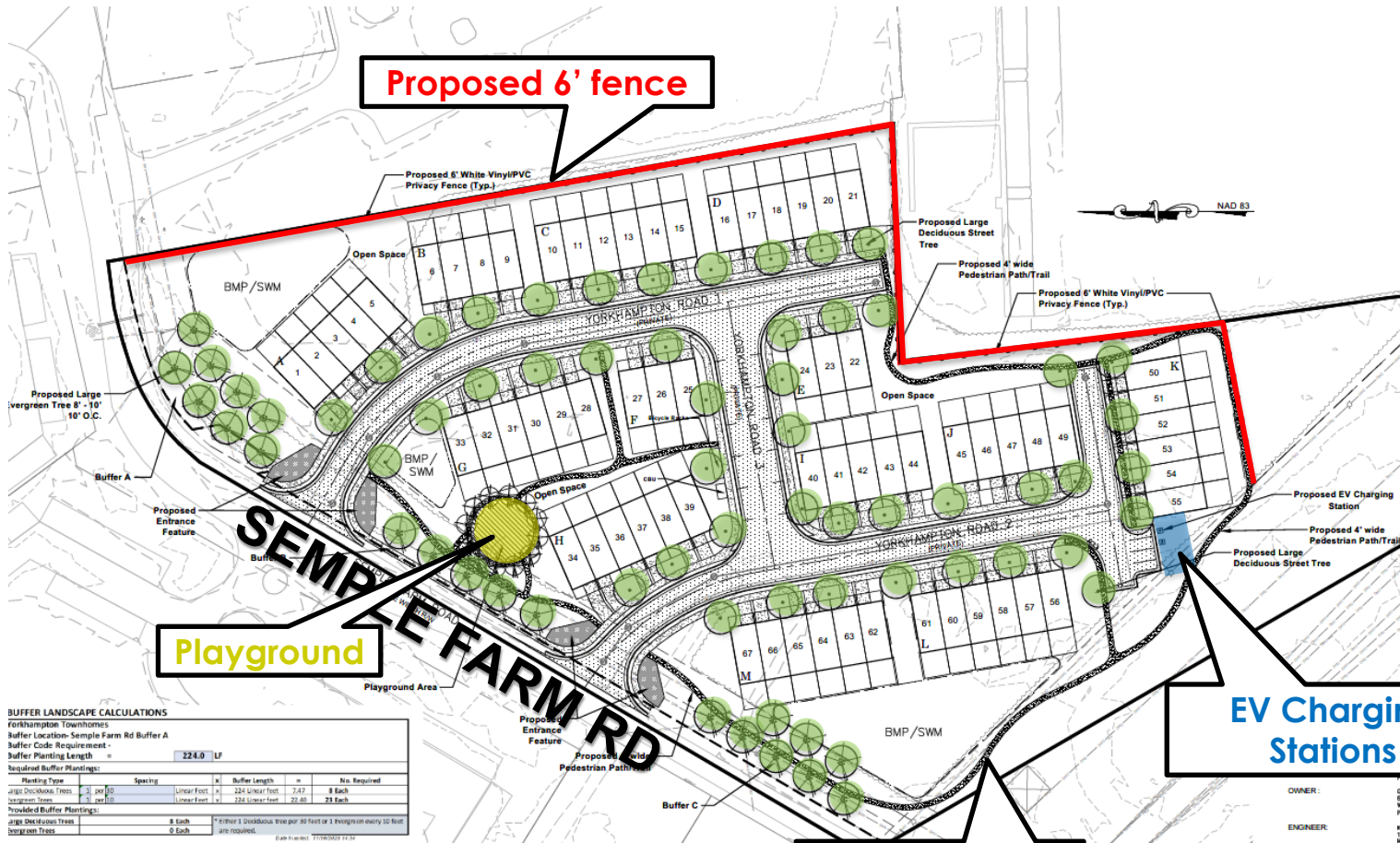
Yorkhampton Townhomes  
 Buffer Location-Semple Farm Rd Buffer A  
 Buffer Code Requirement -  
 Buffer Planting Length = **224.0 LF**

Planting Type	Spacing	N	Buffer Length	=	No. Required
Large Deciduous Trees	30' per 50'	1	224 Linear Feet	7.47	8 Each
Medium Shrubs	5' per 10'	22	224 Linear Feet	22.40	23 Each
<b>Provided Buffer Plantings:</b>					
Large Deciduous Trees	8 Each	* Either 1 Deciduous tree per 30 feet or 1 Evergreen every 10 feet are required.			
Large Evergreen Trees	0 Each				

## SITE DATA

DEVELOPER: D. D. S. S. P. I.  
 OWNER: G. S. S. S. P. I.  
 ENGINEER: M. S. S. S. P. I.

# Concept Plan



**Playground**

**EV Charging Stations**

**Pedestrian Path**

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

Planting Type	Spacing	N	Buffer Length	=	No. Required
Large Deciduous Trees	30' per 50'	N	224 Linear Feet	7.47	8 Each
Medium Trees	15' per 50'	N	224 Linear Feet	22.40	23 Each
Required Buffer Plantings:					
Large Deciduous Trees	8 Each				* Either 1 Deciduous tree per 30 feet or 1 evergreen every 10 feet are required.
Medium Trees	0 Each				

Plan created: 11/19/2023 12:32

OWNER: SB  
 EC  
 PE  
 FI  
 ENGINEER: KI  
 KI  
 MI

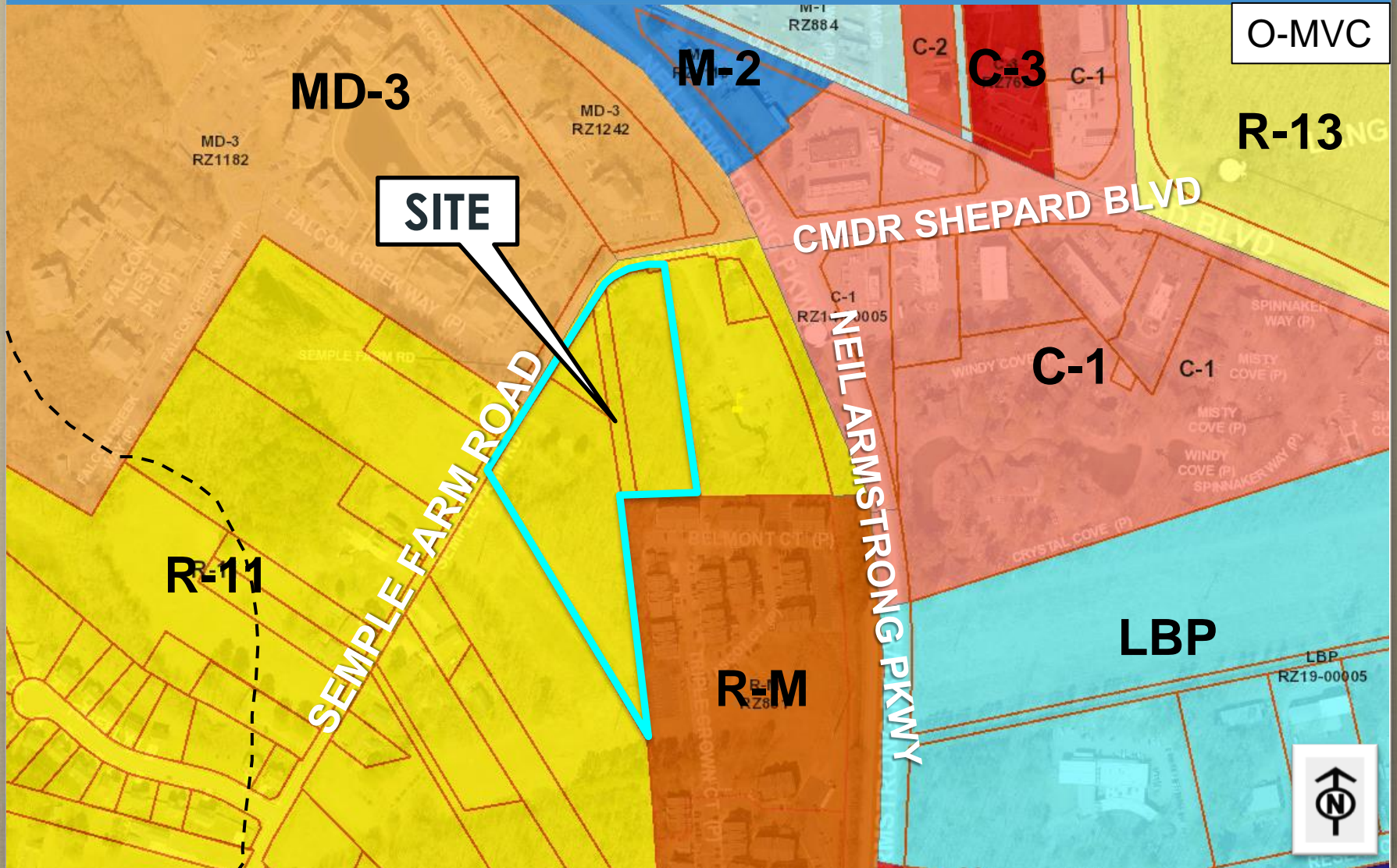


# Elevations



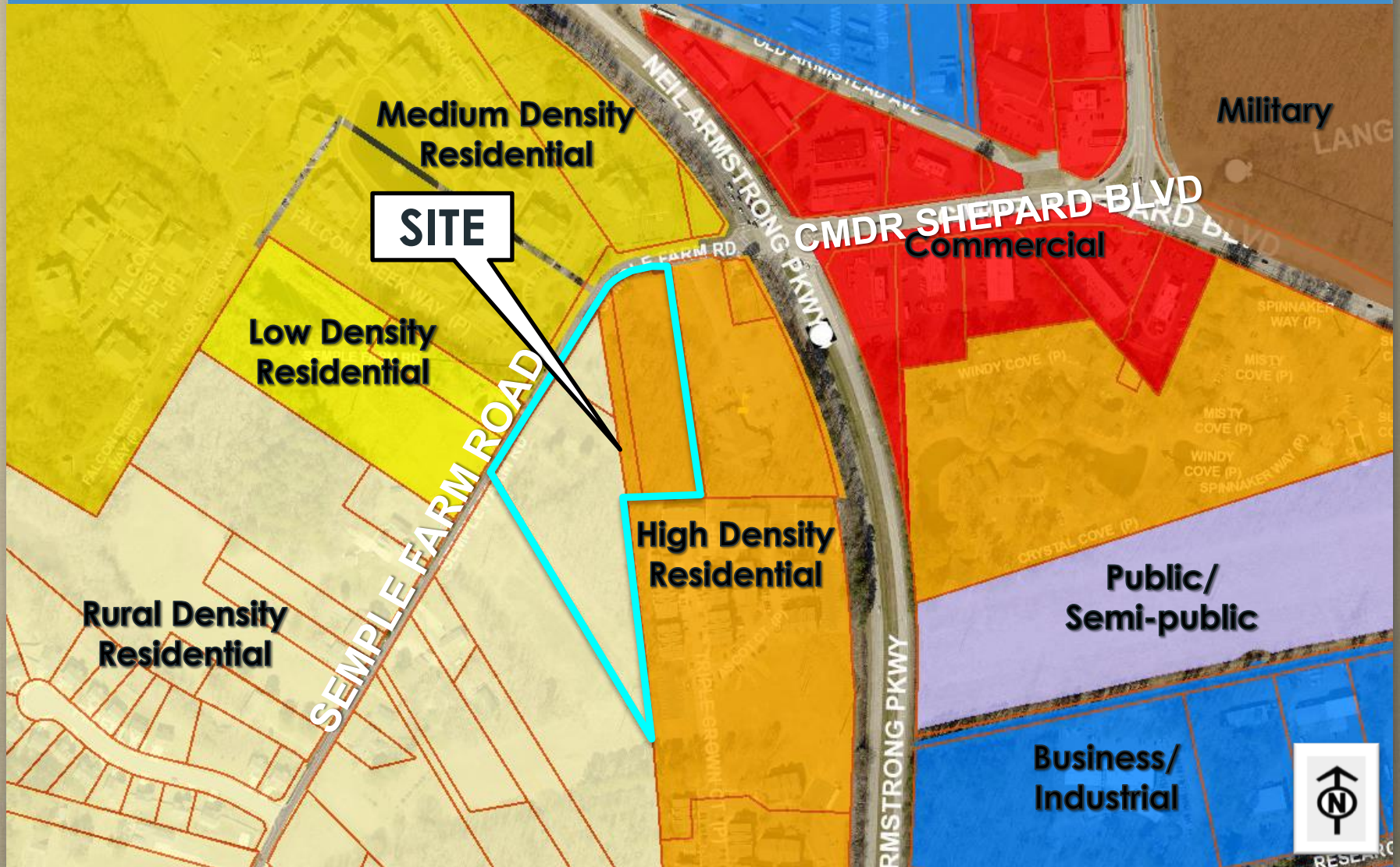


# Zoning Map



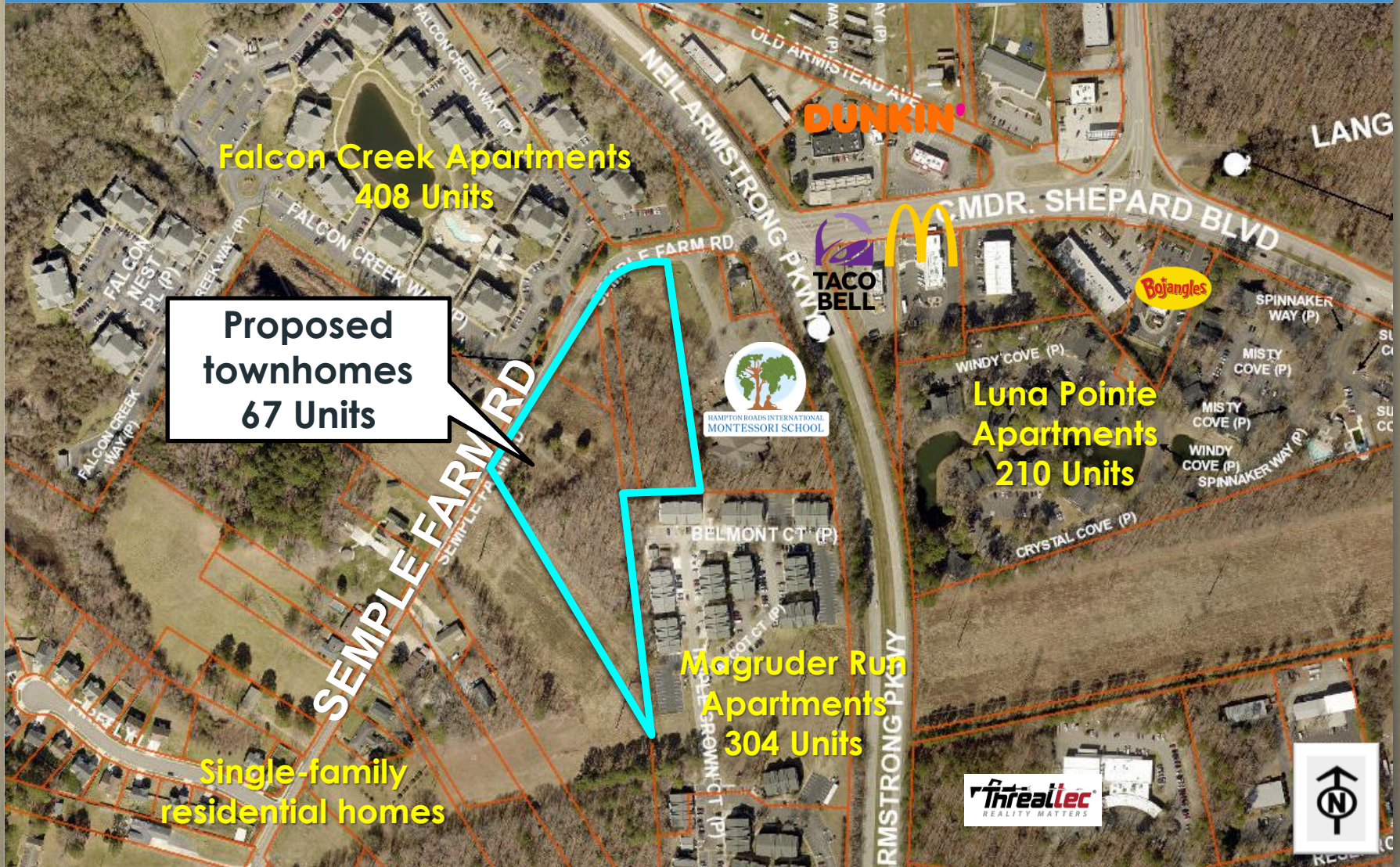


# Land Use Map





# Surrounding Uses

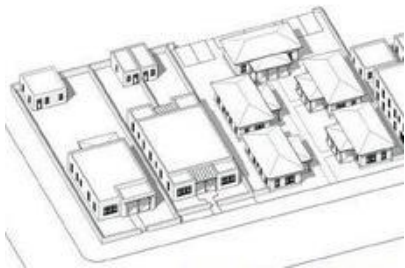




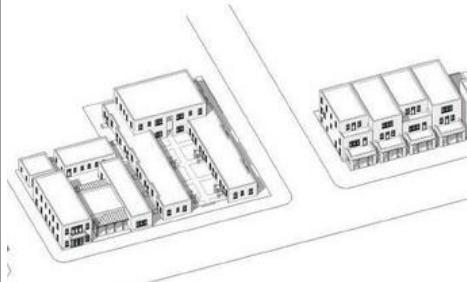
# Density

LOW

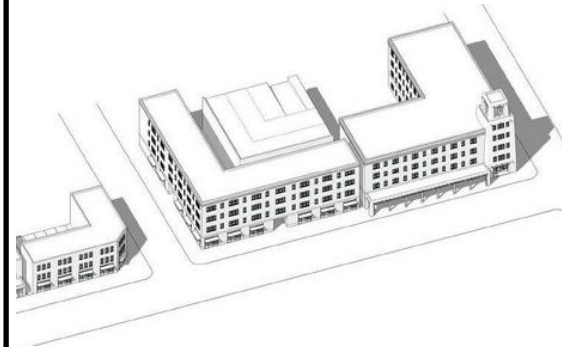
HIGH



3.5 to 9 units/acre



9 to 15 units/acre



15 or more units/acre

Magruder Run Apartments – 16.6 Units per acre

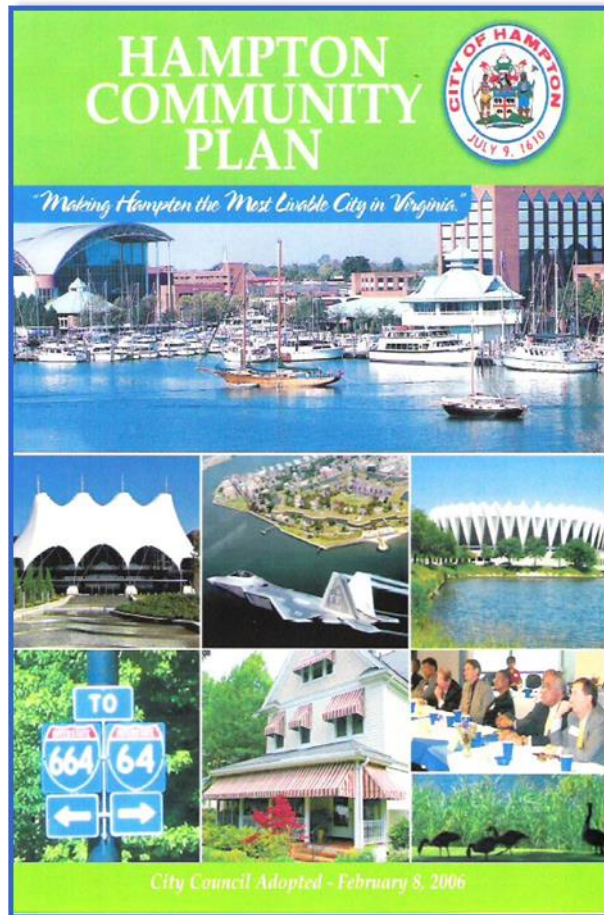
Luna Pointe Apartments – 12.9 units per acre

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



# 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

# Conclusion

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