Rezoning Application No. 1242

Falcon Creek Expansion
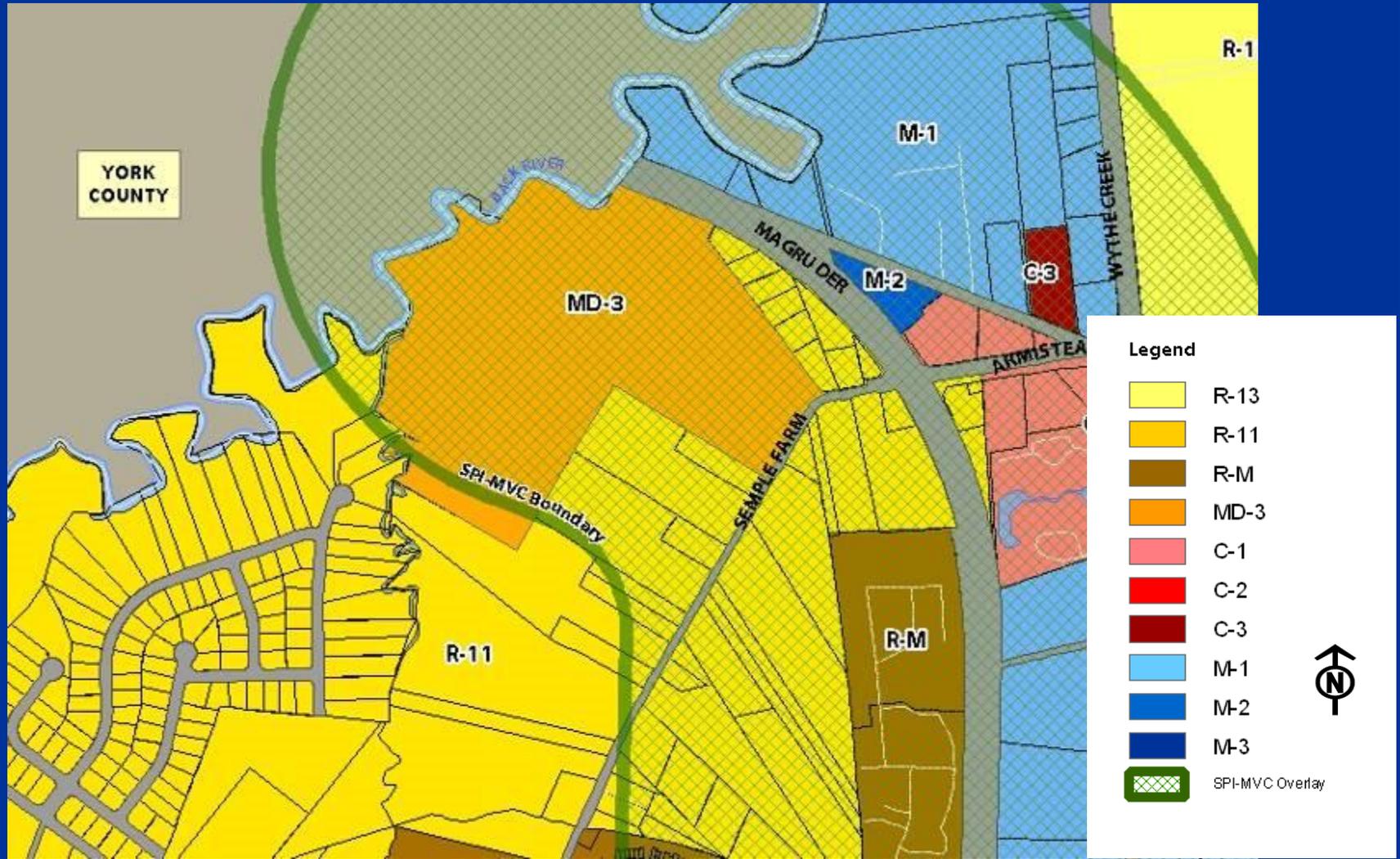
Location and Land Use

York County

Falcon Creek

MAGRUDER

OLD

SEMPLE FARM

Legend

Current Land Use

- 🟥 Commercial
- 🟦 Industrial
- 🟫 Military
- 🟧 Multifamily Residential
- ⬜ Public/Semipublic
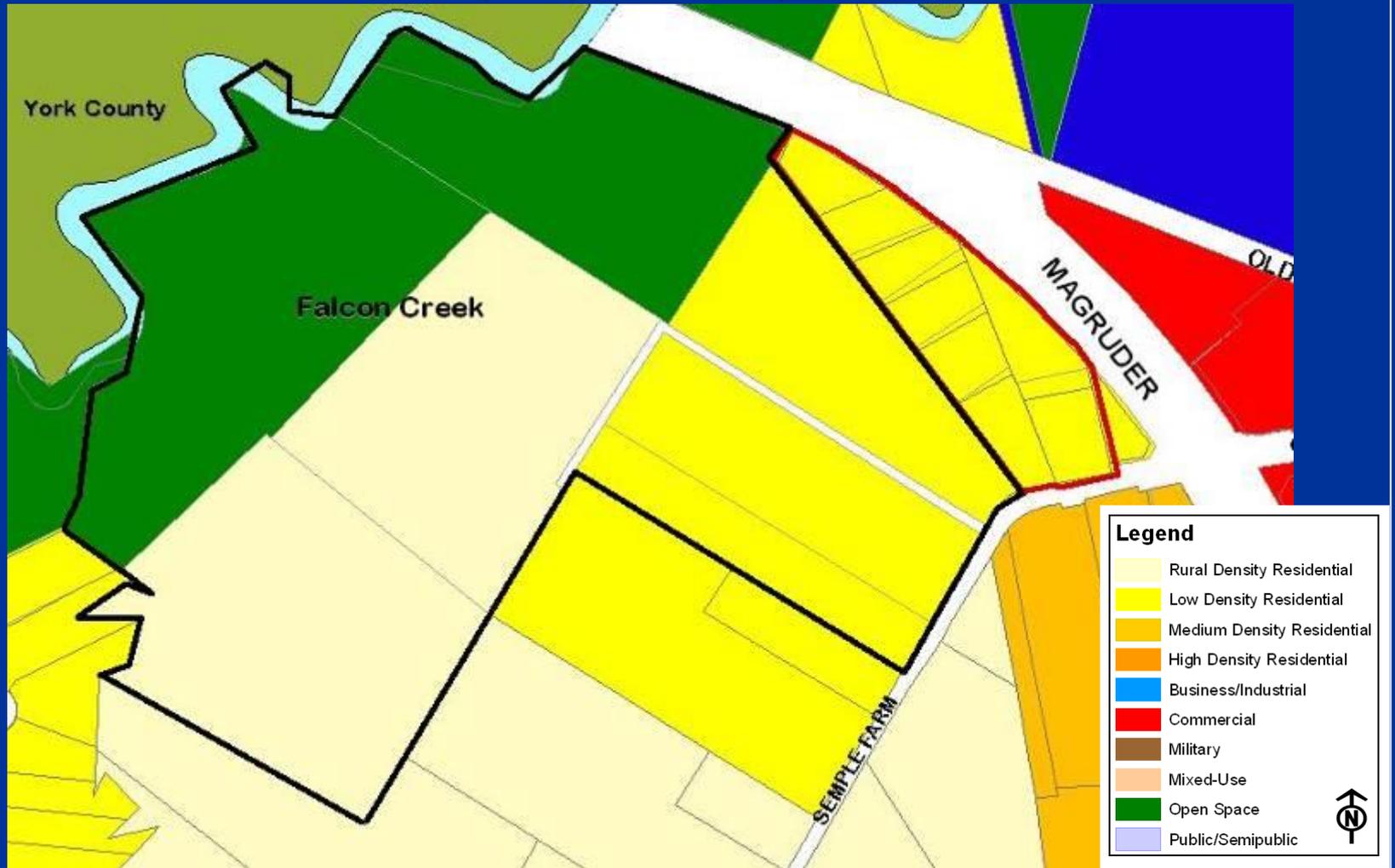- 🟨 Single Family Residential
- ⬛ Undeveloped

N

Zoning

Proposal

- Rezone 4.0 ± acres at the northwest corner of the Magruder Boulevard and Semple Farm Road intersection:
  - From R-11 (One-Family Residence District) and SPI-MVC (Special Public Interest-Magruder Boulevard) to MD-3 (Multiple Dwelling District) and SPI-MVC

- 48 rental apartment units

- Expand the existing Falcon Creek Luxury Apartment development

- Five (5) proffered conditions

Hampton Community Plan

(2006, as amended)

York County

Falcon Creek

MAGRUDER

OLD

SEMPLE FARM

Legend
- Rural Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Business/Industrial
- Commercial
- Military
- Mixed-Use
- Open Space
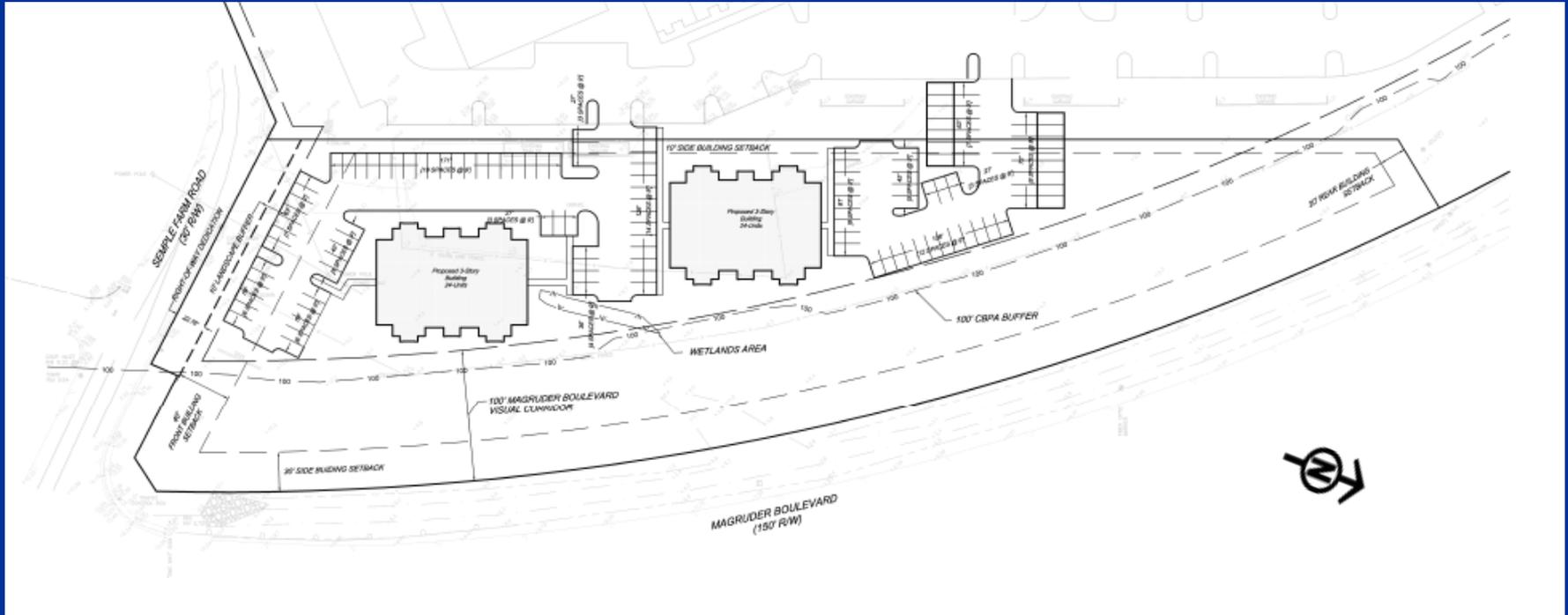- Public/Semipublic

N

Hampton Community Plan

(2006, as amended)

- Recommends Low-Density Residential

- Preserve existing higher quality housing and encourage new higher quality housing

- Promote a divers mix of housing values, types, and choices that meet the needs of different income groups, ages, and households.

- Encourage development that minimally affects the transportation system within residential neighborhoods

- Balance growth and economic development while protecting the natural environment

Proffered site plan

- **Two three-story buildings : 48 rental units**
- **111 parking spaces**
- **Access through the existing Falcon Creek entrance on Semple Farm Road**
- **SPI-MVC buffer provided**
- **Elevations will mimic the existing Falcon Creek development**

Proffered Elevations

Typical Building Side Elevation (3 Story)

Questions? Call Planning @ 727-6140

Discussion

- Community Plan Amendment (#010-2006)

- Provides a diverse housing option

- Most suitable use for the proposed site

- Provides a transition and buffer at the Magruder Boulevard and Semple Farm Road intersection

Recommendation

■ Rationale:

  ■ Maintains consistency with the adjoining Falcon Creek development

  ■ Provides a transitional use from the intersection to the single family homes

  ■ Establishes a gateway into Hampton

Recommendation:

Staff recommends approval of Rezoning Application No. 1242 with five (5) conditions.

Questions? Call Planning @ 727-6140