



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

OCT 19 2016

PLANNING DEPT.

Case Number: RZ 16-00012

1. PROPERTY INFORMATION

Address or Location 1300 N. Mallory Street

LRSN 12005714 Current Zoning District MD-4/R-11 Proposed Zoning District R-4

Current Land Use Formerly Assisted Living Facility

Proposed Land Use Single Family Home Subdivision

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 AH&H Corp.

Address 34 Inglewood Drive City Hampton State VA. Zip 23666

Phone (757) 513-6938 Email JFH819@aol.com

3. APPLICANT INFORMATION (if different from owner)

Applicant's Name Marlyn Development Corp.

Address 308 35th Street, Suite 101 City Virginia Beach State VA. Zip 23451

Phone (757) 437-1677 Email dj@marlyndv.com

4. APPLICANT AGENT INFORMATION (if different from applicant)

Agent's Name Joseph H. Bushey (VHB, Inc.)

Address 4500 Main St., Suite 400 City Virginia Beach State VA. Zip 23462

Phone (757) 490-0132 Email jbushey@vhb.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 AH&H Corp.

Signed by:

Name (printed) James F. Huff, Its (title) _____

Signature *James F. Huff* Date 10/6/16

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) _____

Signature _____ Date _____

Name (printed) _____

Signature _____ Date _____

<i>OFFICE USE ONLY</i>		
<input 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)



To: City of Hampton

Date: October 30, 2016

Memorandum

Project #: 34184.00

From: Joseph H. Bushey, P.E.

Re: Shelton on the Bay - Rezoning Narrative

Need for the Rezoning

This property is currently zoned Multiple Dwelling District MD-4, which allows for multifamily dwellings and townhouses as permitted uses with no limitation on density. A proffer agreement dated November 5, 2008 limited the total number of living units to 275. Through research of this property and the surrounding community, it was determined that a demand for this type of housing does not exist in this part of the city. A more appropriate and marketable housing type is single family homes on 5,000 square foot lots, therefore the applicant is requesting to rezone the property to R-4 with proffered conditions.

Proposed Use of the Site

The proposed use is a single family home subdivision consisting of 49 lots with a minimum lot area of 5,000 square feet, and a minimum frontage width of fifty feet (50').

Description of any New Structures to be Constructed

The property will be subdivided to accommodate one to three-story single family homes with square footages in the range of 1,800 to 3,200.

Anticipated Impact to Adjacent Properties

Extending Tulip Street to the subdivision roadway will eliminate a dead end street, thereby providing greater access for emergency vehicles to the residences on Tulip Street. The ability to loop a waterline to the existing waterline on Tulip Street will help with fire flow and water pressure for the homes that are located on that water distribution system network. Pedestrian access from Tulip Street will be provided into the subdivision for greater walkability and community connectivity.

Anticipated Impact to City Services

With only 49 proposed lots, it is anticipated that the development of this property will have a minimal impact to City Services. The subdivision will have some school age children. City services such as trash collection and emergency services will be required. Approximately 1,400 linear feet of sanitary sewer lines will be added to the City's public sewer system. Approximately 1,600 linear feet of waterlines will be added to the Newport News Waterworks' maintained water distribution system. There is adequate water and sanitary sewer capacity to serve this

4500 Main Street
Suite 400
Virginia Beach, VA 23462-3361
P 757.490.0132

neighborhood. The average daily vehicle trips during the weekday that will be added to the City's roadway network is approximately 500.

How the Rezoning Conforms to the Hampton Community Plan

As stated in the 2011 Community Plan Update, "housing starts, housing values, and home ownership rates have all declined significantly in the last several years." The applicants have evaluated the housing market in the City of Hampton, and they have identified a housing product that will be appealing to potential home buyers in a part of the city that would be desirable for them to live. Furthermore, the housing type is consistent with the housing in the surrounding communities.

Even though this site is within the City's designated Intensely Developed Area (IDA), the entire 100 foot CBPA buffer is being maintained, preserving the natural beauty of the shoreline. The shoreline is currently overgrown with undesirable vegetation. To the extent described in the Chesapeake Bay Preservation Overlay District Ordinance, dead, diseased or dying trees and shrubbery, along with noxious weeds within the buffer will be removed to provide more desirable sight lines and vistas. Removed trees and vegetation will be "replaced with other vegetation that is equally effective in retarding runoff, preventing erosion, and filtering non-point source pollution from runoff." Residence will be invited to participate in annual waterway cleanup celebrations, and neighborhood cleanups led by the Hampton Clean City Commission. This sustainable environmental stewardship complements the Hampton Comprehensive Waterways Management Plan Steering Committee's vision of "healthy tidal marshes that enhance the Chesapeake Bay's shoreline and tributaries...creating a vision that inspires citizens, business and industry to live, support and invest in the City of Hampton, Virginia" (Shoreline Protection, pg. 39).

The stormwater management system for this subdivision will be designed in accordance with Hampton's vision of achieving "maximum efficiency of drainage and protect and enhance the water quality of Hampton's waterways and the Chesapeake Bay through both natural and manmade practices, supporting businesses, property and quality of life for the citizens of Hampton" (Stormwater Management Vision, pg. 40). The 100 foot CBPA buffer is a natural way of removing pollutants from stormwater. The drainage system will be designed to adequately convey stormwater from the subdivision and discharge it into a stormwater management facility that will improve the water quality before discharging stormwater into the Chesapeake Bay. The subdivision must be designed to meet the city's and state's stringent stormwater quality requirements.

To ensure that these new homes are not impacted by tidal flooding and storm events (pg. 39), the homes will be built with the first floors at or above the design flood elevation, which is three feet above the base flood elevation. In accordance with the Floodplain Overlay District ordinance, any portion of the homes below the design flood elevation will be uninhabitable, and constructed of flood resistant materials.

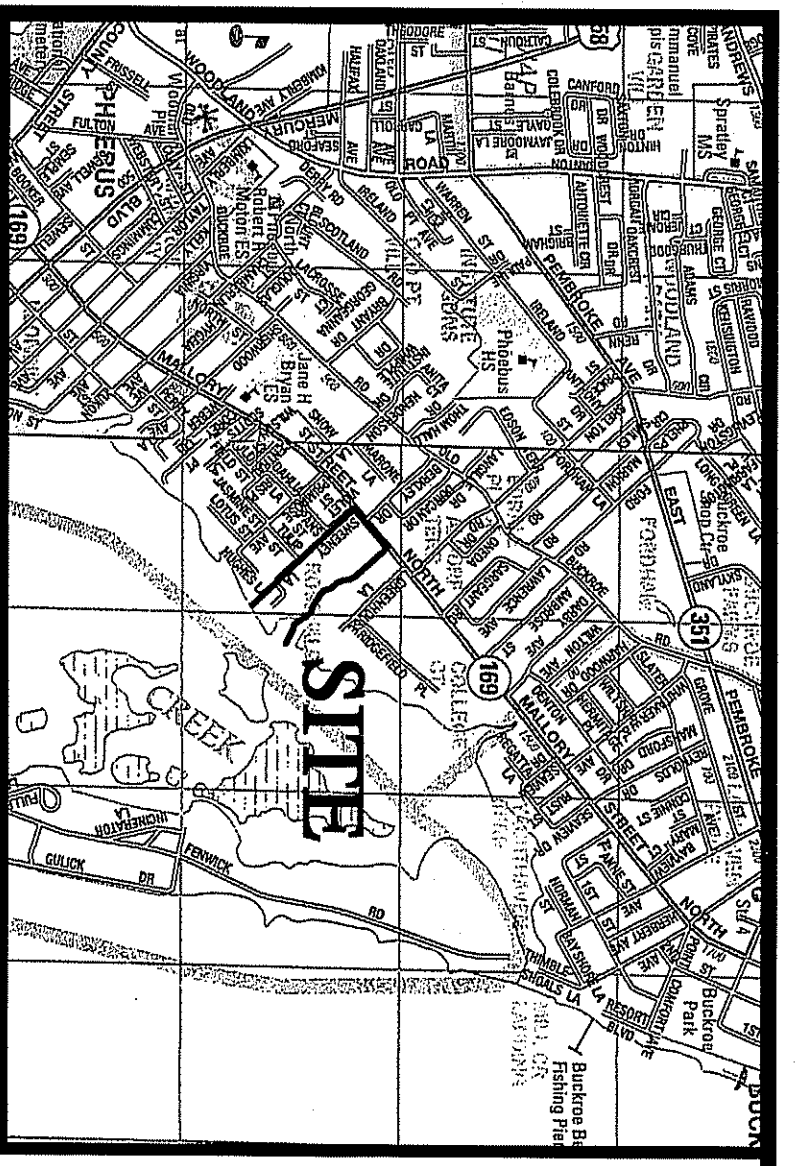
Homebuyers will also be encouraged to participate in civic leagues to become more informed about community activities and more involved in the community (Housing & Neighborhoods: Goal 2, pg. 32).

Providing new homes in an area with an older housing stock will increase the number of residents who report that housing conditions are improving in their area, which was identified as a way of measuring how Hampton is

reinvesting in neighborhoods. This neighborhood will also be adding to the "mix of housing that is attractive, affordable, and accessible to accommodate all citizens" (Housing & Neighborhoods: Goal 1, pg. 32). A sidewalk will be installed along one side of the proposed subdivision streets, thereby providing "accessible pedestrian and bicycle friendly choices to promote mobility of citizens and to offer accessibility to neighborhood services and amenities" (Housing & Neighborhoods: Goal 3, pg. 32). These sidewalks will also provide access to the network of sidewalks along Mallory Street and into the surrounding neighborhoods. Residents will be able to ride their bicycles to Buckroe Beach Park, Jane H. Bryan Elementary School, and other desirable community destinations.

In the interest of Public Safety and a way to support Hampton's vision of fostering a "safe environment that promotes proactive public safety responsiveness and community interaction," the home builder will encourage home buyers to participate in a Neighborhood Watch program (Public Safety: Goal 5, pg. 36).

In closing, we believe this new neighborhood will support Hampton's visions of being "a community of choice that preserves and builds for future generations" and "achieve beauty, health, access and management of its waterway resources unparalleled in the lower Chesapeake Bay."



COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20907171
VICINITY MAP: 1" = 2000'

General Notes

1. THIS PROPERTY IS IN FLOOD ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE X SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE), ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AND ZONE VE (COASTAL FLOOD ZONE WITH VELOCITY HAZARD, BASE FLOOD ELEVATIONS DETERMINED) AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF HAMPTON, VIRGINIA HAVING COMMUNITY PANEL NUMBER 515527 0027H, DATED MAY 16, 2016
2. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY BY VHB, INC. IN OCTOBER 2016 AND FROM DEEDS AND PLANS OF RECORDS.
3. MERIDIAN SOURCE: VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE - NAD83 (NSRS2011) AND ARE BASED ON CITY OF HAMPTON CONTROL MONUMENTS GV6192 AND GV6193
4. THE SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ANY/ALL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT THE PROPERTY SHOWN HEREON.
5. WETLANDS WERE DELINEATED BY VHB IN OCTOBER 2016

Legend

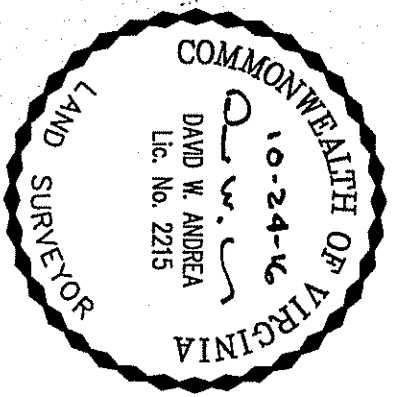
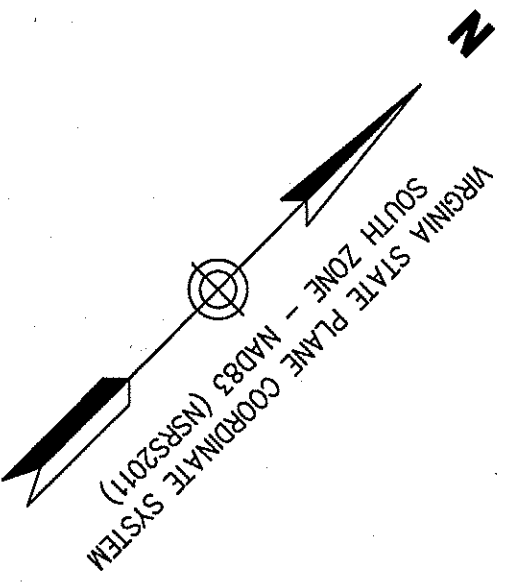
- IRF IRON PIPE FOUND
 - IRF IRON ROD FOUND
 - IRF IRON ROD SET
 - DHS DRILL HOLE SET
 - CMF CONC MONUMENT FOUND
 - ⊙ STORM SEWER MANHOLE
 - CURB DRAIN INLET (CDI)
 - ▭ DRAIN INLET (YD)
 - ▶ FLARED END SECTION
 - WATER VALVE
 - PIV POST INDICATOR VALVE (PIV)
 - ⊙ TELEPHONE PEDESTAL
 - ☆ LIGHT POLE
 - UTILITY POLE
 - UTILITY POLE W/LIGHT
 - GUY WIRE
 - BOLLARD
 - STREET SIGN
 - ▲ WETLAND FLAG
 - WF-100
-
- EDGE OF PAVEMENT
 - CONCRETE CURB
 - CONCRETE CURB & GUTTER
 - CHAIN LINK FENCE
 - STORM SEWER LINE
 - OVERHEAD WIRE
 - 100-FT RMA LINE
 - 100-FT RPA LINE
 - 100-FT BUFFER ZONE
 - 100-FT BUFFER ZONE
 - VEGETATED WETLAND BOUNDARY
 - CONC. PAVEMENT



**State Of Virginia
City of Hampton to Wit:**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF HAMPTON, THE DAY OF _____ THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER _____

TESTE: _____
BY: _____
CLERK



NOW OR FORMERLY
WARREN I. & RAMONA E. HERCULES
LRSN 12005715
D.B. 966, PG. 1086

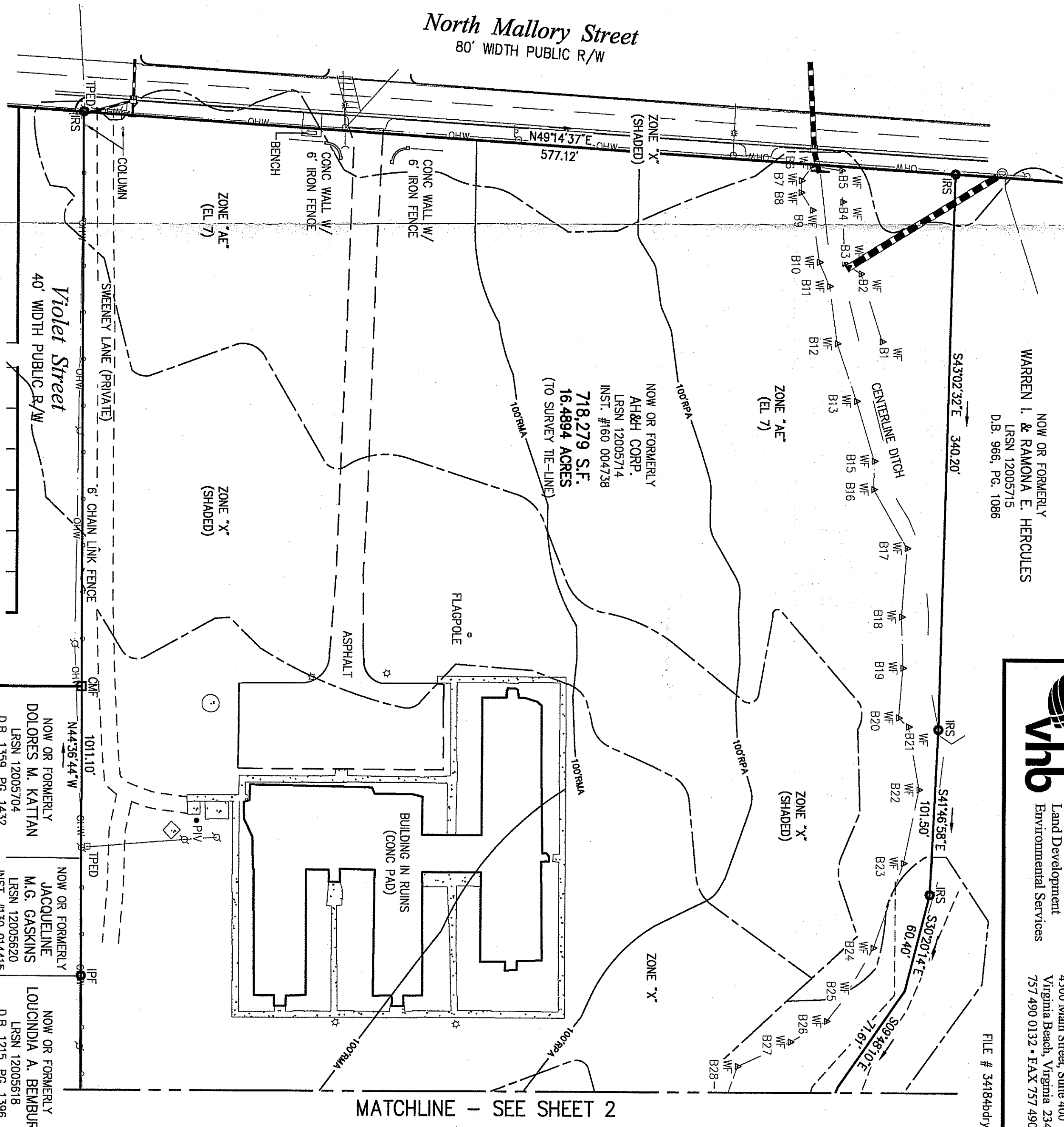
vhb
Transportation
Land Development
Environmental Services

Two Columbus Center
4500 Main Street, Suite 400
Virginia Beach, Virginia 23462
757 490 0132 • FAX 757 490 0136

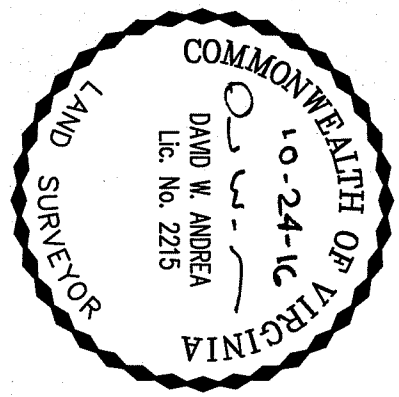
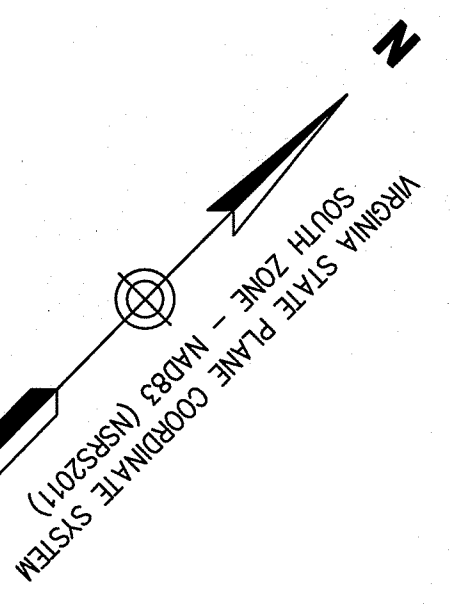
FILE # 34184bdy.dwg

DATE: 10/24/16	SHEET 1 OF 2	SCALE: 1"=50'
PROJECT NO: 34184.00	DRAWN BY: DWP	CHECKED BY: DWA

**Plat Showing Boundary Survey
"Shelton on the Bay"**
Parcel Owned by
AH&H Corp.
LRSN 12005714
City of Hampton, Virginia



MATCHLINE - SEE SHEET 2



Plat Showing Boundary Survey
"Shelton on the Bay"
Parcel Owned by
AH&H Corp.
LRSN 12005714
City of Hampton, Virginia

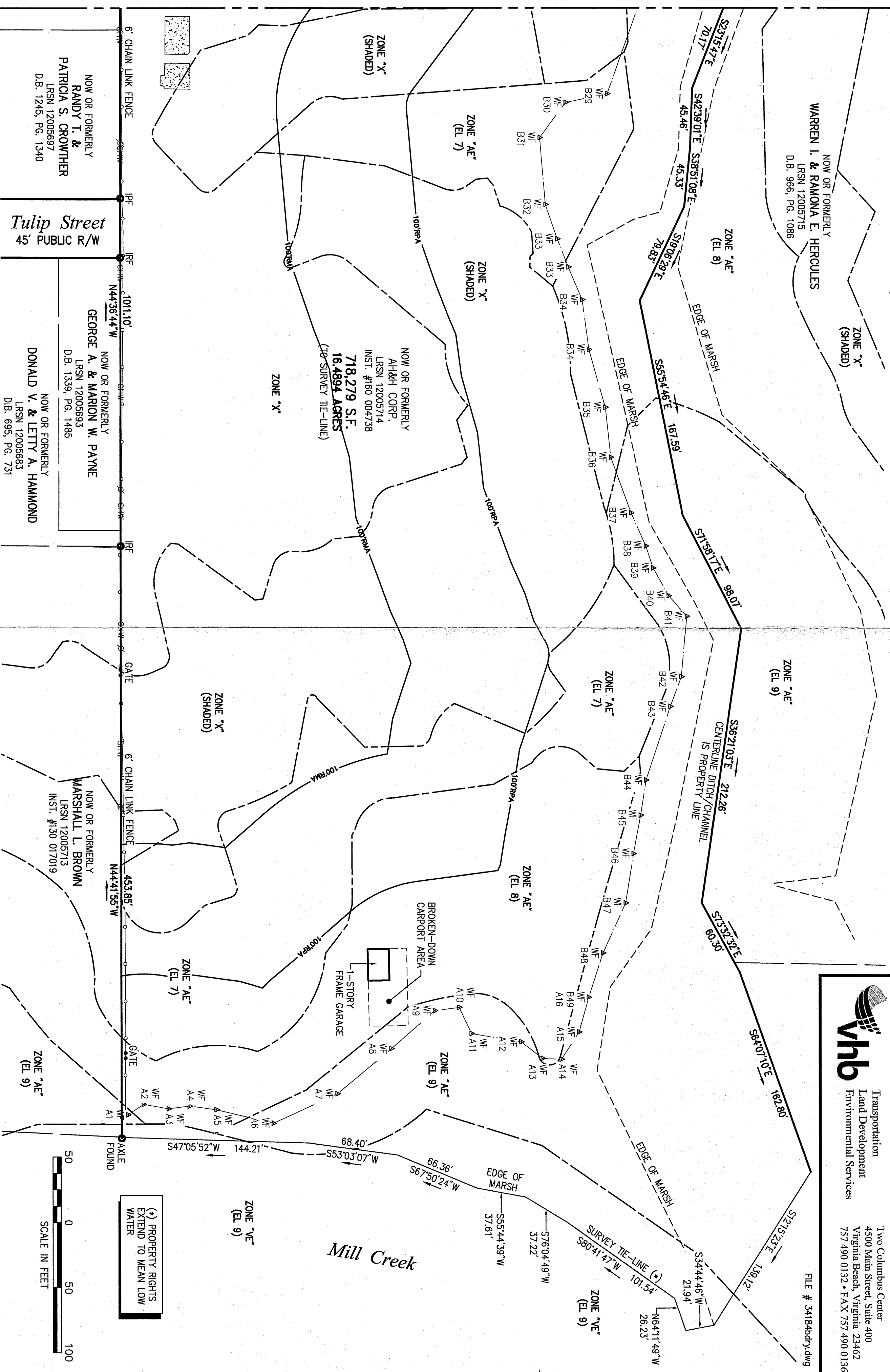
DATE: 10/24/16	SHEET 2 OF 2	SCALE: 1"=50'
PROJECT NO: 34184.00	DRAWN BY: DWP	CHECKED BY: DWA

whb Transportation
Land Development
Environmental Services

Two Columbus Center
4500 Main Street, Suite 400
Virginia Beach, Virginia 23462
757 490 0132 • FAX 757 490 0136

FILE # 34184bdr.dwg

MATCHLINE - SEE SHEET 1



NOW OR FORMERLY
RANDY T. & PATRICIA S. CROWTHER
LRSN 12005697
D.B. 1245, PG. 1340

Tulip Street
45' PUBLIC R/W

NOW OR FORMERLY
GEORGE A. & MARION W. PAYNE
LRSN 12005693
D.B. 1339, PG. 1485

NOW OR FORMERLY
DONALD V. & LETTY A. HAMMOND
LRSN 12005683
D.B. 695, PG. 731

NOW OR FORMERLY
AH&H CORP.
LRSN 12005714
INST. #160 004738

718,279 S.F.
16,489.4 ACRES
(100% SURVEY TIE-LINE)

NOW OR FORMERLY
MARSHALL L. BROWN
LRSN 12005713
INST. #130 017019

(*) PROPERTY RIGHTS
EXTEND TO MEAN LOW
WATER

