

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:

1. PROPERTY INFORMATION			
Address or LocationRPC#2000218, 2	2000221,2000222, 2000220, 20000224,	200025, 2000226, 20002	27, 2000219, 2000223
LRSN See attached Curre	nt Zoning District R-11 F	Proposed Zoning Dist	rict MD-4 and C-1
Current Land Use Vacant with 1 pa	arcel a single family house		
Proposed Land Use Residential Ho	mes and Commercial	,	
The proposed use will be in:	an existing building a	new addition	✓ a new building
2. PROPERTY OWNER INFORMAT	ΓΙΟΝ (an individual or a legal er	ntity may be listed a	s owner)
Owner's Name Please see attache	ed		
Address	City	State	Zip
Phone	Email		
3. APPLICANT INFORMATION (if o	different from owner)		
Applicant's Name Trilogy Develope	ers, LLC		
Address 4439 N. Great Neck Road		:hState_V/	AZip <u>23454</u>
Phone	Email <u>rvierra@axisge.c</u>	com	
4. APPLICANT AGENT INFORMAT	FION (if different from applicant	:)	
Agent's Name NA			
Address	City	State	Zip
Phone			

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 ___Scott L. Reichle , Special Commissioner for Faith Ann Reynolds, Wendy Friesz Signed by: 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) Westley Dana Brenton Signature _____ Date Name (printed) Signature ______ Date _____

OFFICE USE ONLY

☐ Proffer Statement

Additional materials (if required)

☐ Narrative Statement

☐ Survey Plat

☐ Application Form

□ Application Fee

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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 Scott L. Reichle , Special Commissioner for Faith Ann Reynolds, Wendy Friesz and Caroline Gibson 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) Westley Dana Brenton Westley Dana Brenton Date ______ 6/23/2023 Signature Le Vatley Valla Luc Name (printed) _____ Signature ____ _____Date OFFICE USE ONLY ☐ Application Form ☐ Narrative Statement ☐ Proffer Statement ☐ Application Fee

☐ Survey Plat

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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 Hampton Redevelopment and Housing Authority				
Signed by: Name (printed) Aaru Ma'at Signature			, Its (title) Executive Director Date	
	Name (printed)		, Its (title)	
	Signature		Date	
	Name (printed)		, Its (title)	
	Signature		Date	
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Signatur	e		Date	
	☐ Application Form ☐ Application Fee	OFFICE USE ONLY ☐ Narrative Statement ☐ Survey Plat	☐ Proffer Statement ☐ Additional materials (if required)	

Attachment to Rezoning and Use Application

LRSN:

2000218, 2000219, 2000220, 2000221,2000222, 2000223, 20000224, 200025, 2000226, 2000227

2. Property Owner Information

Westley Dana Brenton

Westley Dana Brenton 12915 Scotts Ridge Road Montgomery, Texas 77356 wdb@consolidated.net (832) 483-3935

Scott L. Reichle, Special Commissioner

For: Faith Ann Reynolds, Wendy G. Friesz, Caroline C. Gibson

Yoffy, Turbeville & Reichle, PC 4805 Courthouse Street #201 Williamsburg, VA 23188 sreichle@ytrlegal.com (757) 879-5442

Dennie W. Taylor, III

219 Bush Lane Hampton, Virginia

Hampton Redevelopment and Housing Authority

Aaru Ma'at
Executive Director
Hampton Redevelopment and Housing Authority
1 Franklin Street, Suite 603
Hampton VA 23669
Email: amaat@hamptonrha.com

Cell Phone 757.879.3566

Rezoning Narrative

Need and Proposed use of the site for rezoning:

There is a need for quality housing in the Hampton market, as well as enhanced commercial activities in the city. We propose the rezoning of approximately 13 acres of primarily vacant land from R-11 to MD-4 and C-1. The transition to MD-4 will facilitate the development of approximately 114, 2-Story townhome style, fee-simple dwellings, addressing the city's growing housing demand and providing residents with accessible, quality living options.

Concurrently, the C-1 zoning will enable commercial usage, creating an opportunity for what we anticipate a wonderful use of fast casual or uses permitted in C-1 to include but not limited to commercial uses similar to a fast casual restaurant or retail space which will be facing West Queen Street and Michigan Avenue. The access for this commercial site will be from West Queen Street and Michigan Avenue, as shown on the exhibit of the site layout attached.

This mixed-use development represents Phase II of the gateway project we are developing with the Trilogy at Olde Hampton project. By integrating residential and commercial space, we aim to foster a vibrant community and expand homeownership opportunities, thus significantly contributing to the city's social and economic fabric.

Description of new structures to be constructed:

This development will include approximately 114 fee simple, 2-Story front-loaded townhomes. The townhomes' sizes will be around 28'x43' with the minimum lot size to be an estimated 28'x83'. The units will range in size from around 1,800 sf to 2,100 sf with one and two car garage options. These units will have 3 bedrooms and 2+ bathrooms in each dwelling. There will be a central wet BMP pond to handle the stormwater which will have a fountain for aesthetic appeal and will be maintained by the established HOA. The landscaping will be to code and will be detailed in the site plan that is developed once rezoning approval is granted. In addition, the community will have access to Recreational community amenities for the residential neighborhood will be able to share use of the dog park located in the dominion easement that will have use by Trilogy at Olde Hampton, Asbury Place and this development. The residential units will be of resilient sustainability design elements by being constructed to meet the 110 mile per hour wind load design requirements of the applicable building code. Acceptable fencing materials shall be PVC/Vinyl, wood composite, wood and/or decorative aluminum pickets. Other suitable fencing materials complementary to the building architecture may be approved by the Director of Community Development or their designee.

The unit's construction quality will be of the same quality as the Trilogy Phase I project. This may include the use of Primary and secondary building materials for the front, side, and rear elevations shall be of the following options: brick, premium fade resistant .046 or greater vinyl siding, ground face or polished concrete block, engineered wood, wood or composite lap siding, metal or composite panel systems, and/or glass. Trim materials shall be PVC, .046 or greater vinyl, and/or metal/aluminum. Roof materials shall be 30-year architectural asphalt composition shingles and/or standing seam metal construction.

Based on these units being primarily 3-bedroom units, the parking requires 228 spaces (2sp/unit), we have provided approximately 456 spaces that is calculated from 2-car garages and tandem spaces shown on the site layout provided. We have included 24 guest parking spaces of the 23 required and these are shown in the site layout included. This community will have shared use of the Dog park in Trilogy Phase I and an amenity.

The commercial outparcel which we anticipate to be a fast casual commercial coffee or similar use to serve the community. Since the tenant has not been identified as of the rezoning, we will not have an elevation at this time; however, the construction quality of the proposed use will be in line with other similar uses in the community. We estimated a 1,200sf building with a potential drive-thru and walk up service, based on this calculation we are required to have 16 spaces (1 space/75 sf) and we have 19 parking spaces, as shown in the provided in the proposed site layout attached. The construction quality will be of the same quality to the Trilogy Phase I project. This may include the use of Primary and secondary building materials for the front, side, and rear elevations shall be of the following options: brick, premium, fade resistant .046 or greater vinyl, ground face or polished concrete block, engineered wood, wood or composite lap siding, EIFS, metal or composite panel systems, and/or glass. Trim materials shall be PVC, .046 or greater vinyl, and/or metal/aluminum. Roof materials shall be 30-year architectural asphalt composition shingles and/or standing seam metal construction.

Anticipated Impact:

The impact will be positive for the community in providing much needed housing to the market while bringing some new commercial uses that will enhance the area. The surrounding property owners are in support of this plan, and we have shared our plans with the neighboring property owners. The access to the community will be off Michigan Drive and from West Queen Street for both the commercial and residential communities.

Anticipated Impact to city services and conforming with Hampton Community Plan

The impact will be typical of a new housing development, and it will bring new tax revenue to the city on both the home lots and the commercial retail parcel. The plan is in conformance with the Hampton Community Plan and the vision of community leaders.