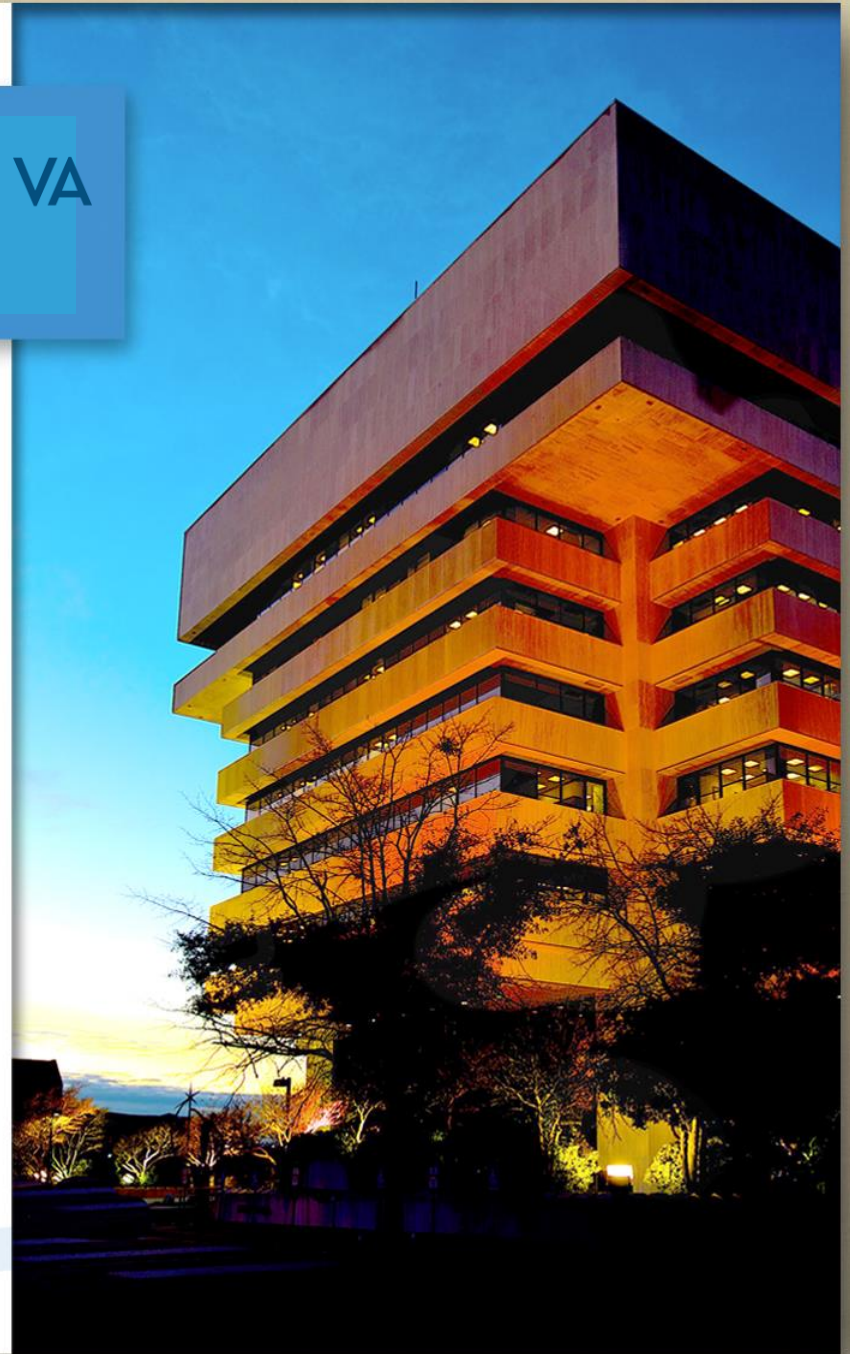




**Rezoning
24-0431
Use Permit
24-0432**

***1807 W Queen Street
Brooks-Joseph Memory Care***

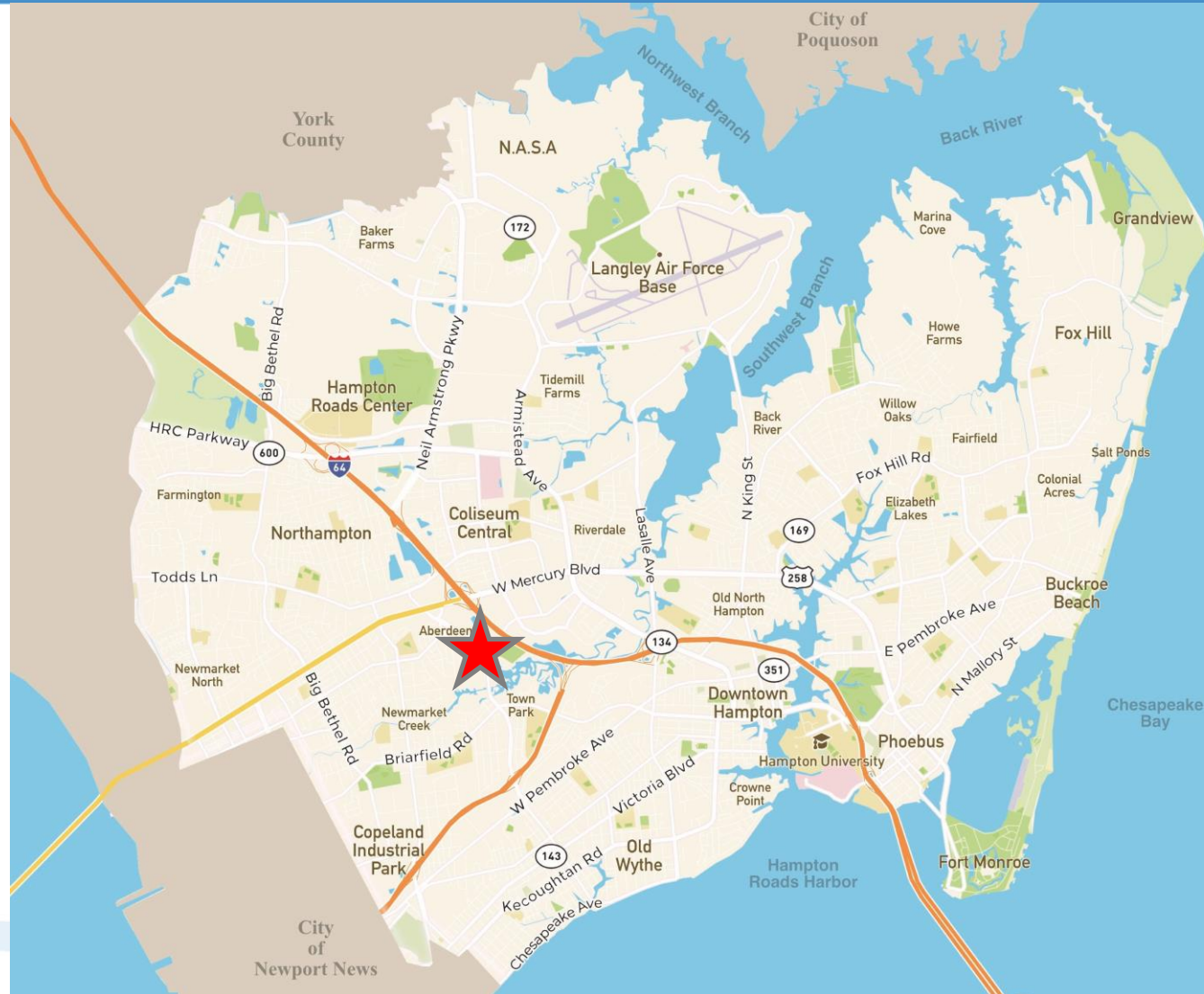
**City Council
December 11, 2024**



Application

Rezone from One-Family Residential (R-11) to Multiple Dwelling (MD-4) District and Use Permit to allow a nursing home

Location Map



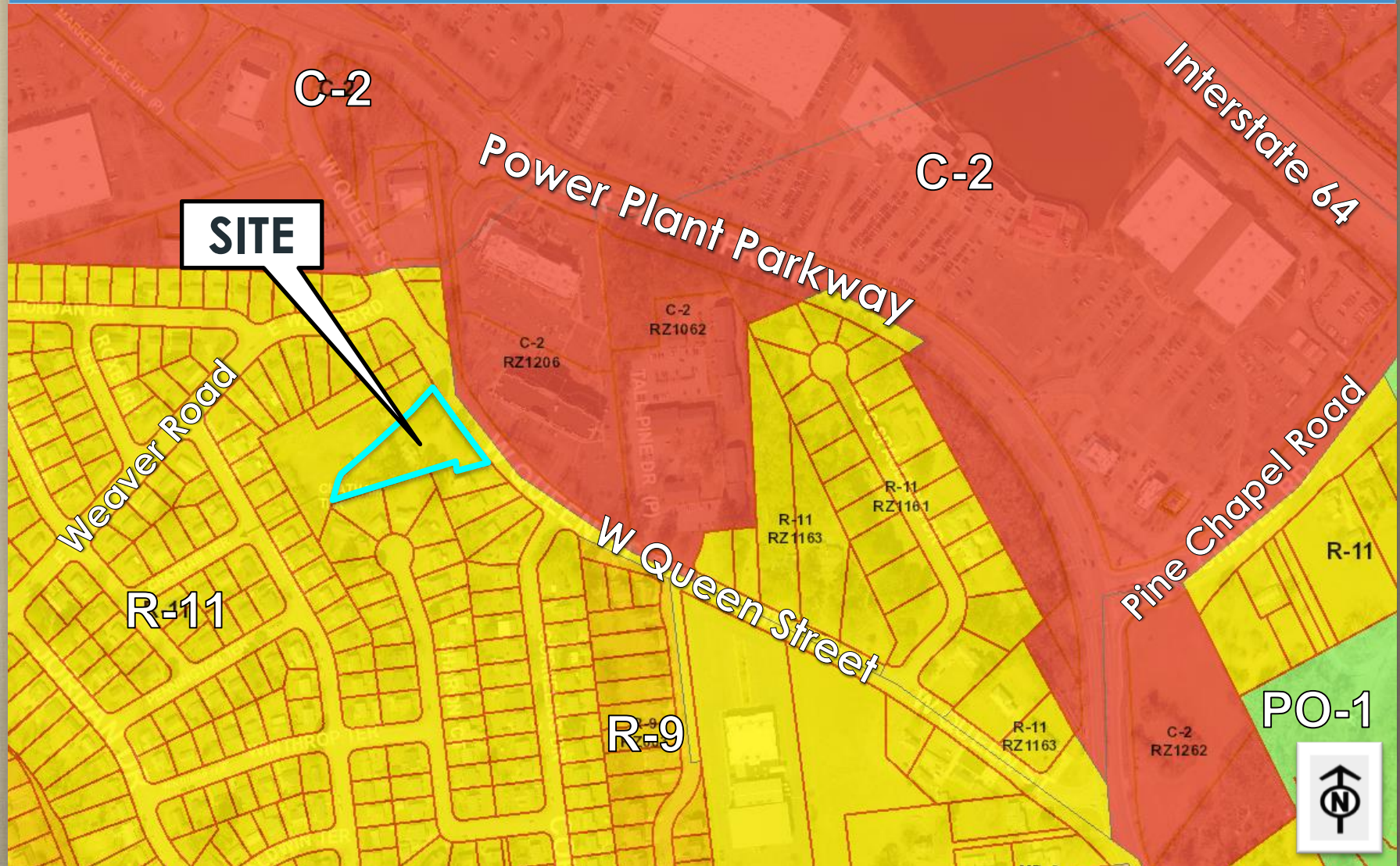
Location Map



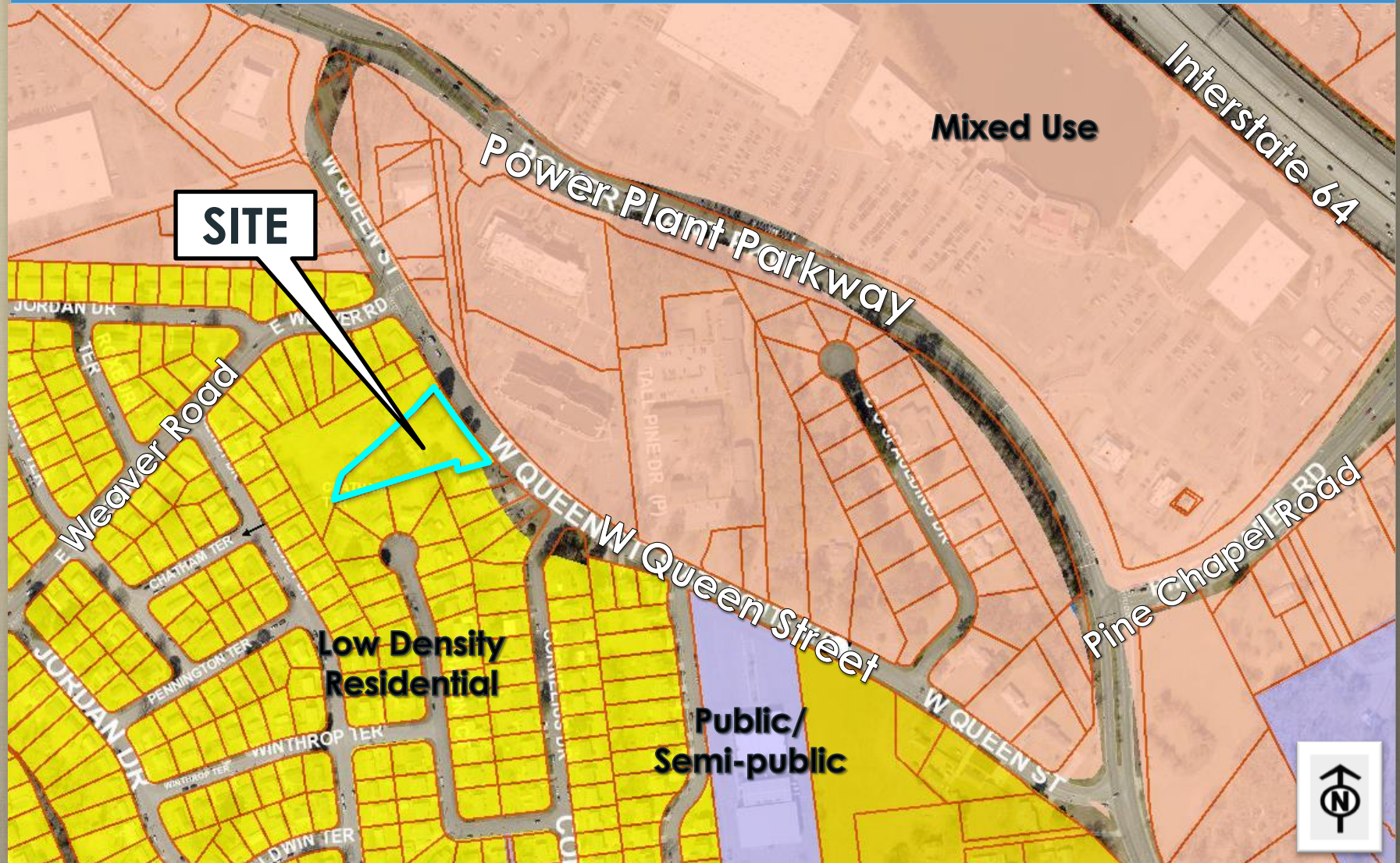
The Proposal

- Level 1 & 2 memory care for adults
- One-story building @11,852 sq. ft.
 - 20 private rooms w/bathroom
 - Community area
 - Dining area & kitchen
 - Staff bathrooms
- 18 total employees
- Visiting hours: 8am to 6pm

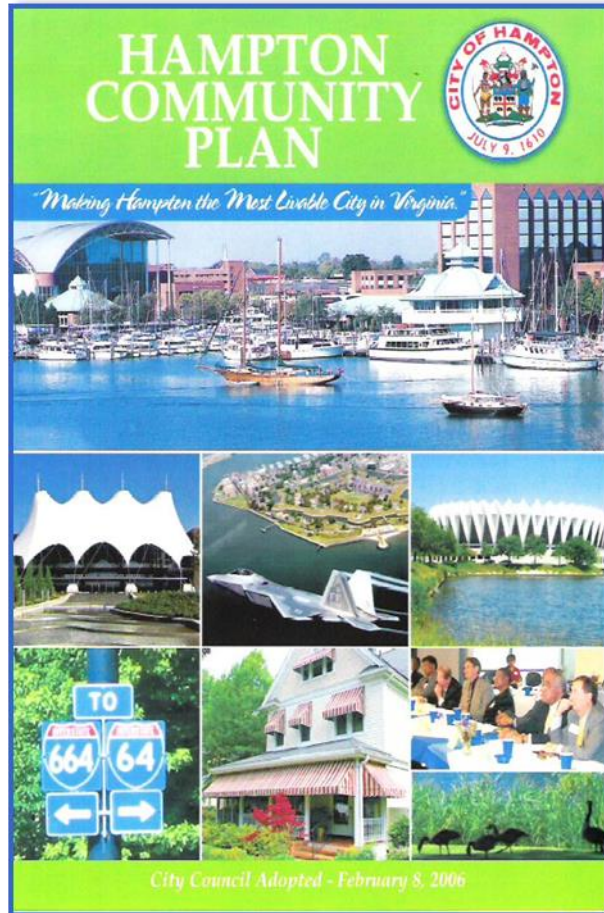
Zoning Map



Future Land Use Map



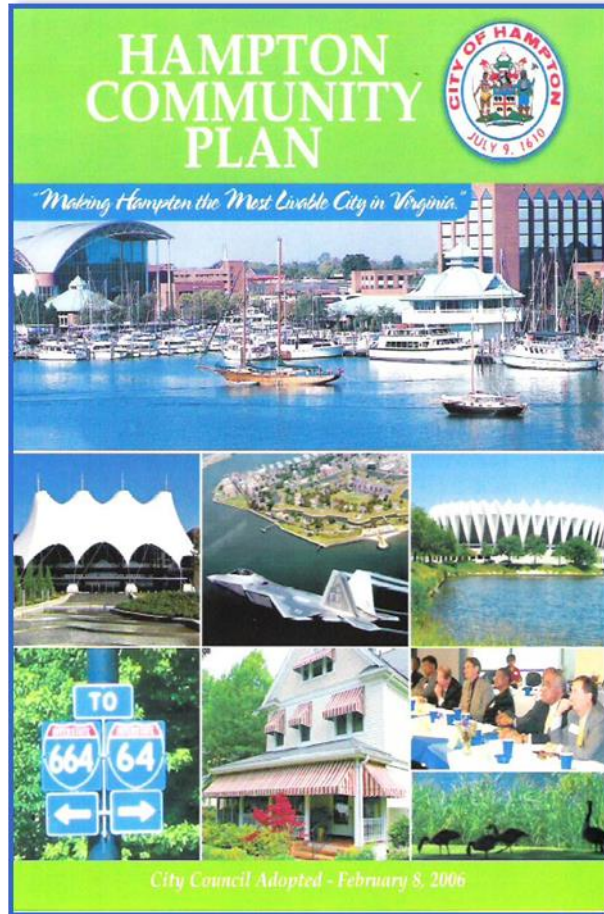
Public Policy



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.

Public Policy



Hampton Community Plan (2006, as amended)

- **HN Policy 15:** Continue to provide high quality community services and facilities in Hampton's neighborhoods.
- **HN Policy 25:** Support housing opportunities for individuals and groups with special needs including seniors, youth, and persons with disabilities.
- **HN Policy 26:** Support housing that incorporates facilities and services to meet the health care, transit, or social service needs of households with special needs, including seniors and persons with disabilities.

[illegible]

W QUEEN STREET

Elevations



Queen Street Elevation



West Elevation

Elevations



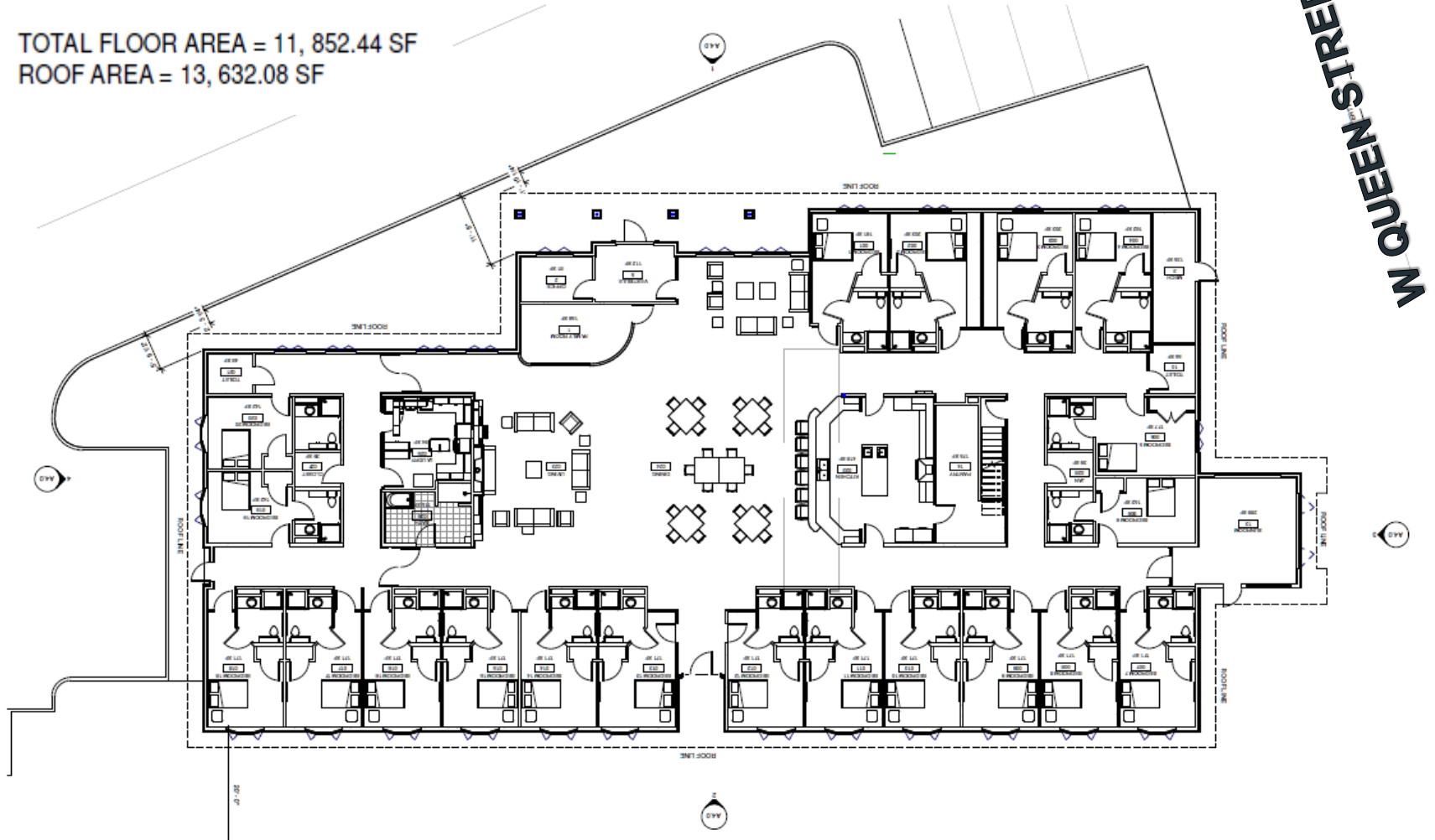
North Side Elevation



South Side Elevation

Floor Plan

TOTAL FLOOR AREA = 11, 852.44 SF
ROOF AREA = 13, 632.08 SF



Staff Analysis

- Adaptive redevelopment of an underutilized site
- Consistent with City land use policies
- Queen Street – mixed use corridor: commercial, churches, high and low density residential
- Provide a need within the city
- Quality design

Proffered Conditions

- Nursing Home Use
- Concept Plan
- Elevations
- Fencing
- Dumpster Enclosure

*Complete Proffered Conditions found in PC Package

Recommended Use Permit Conditions

- Compliance with Rezoning
- Traffic Circulation
- Capacity
- Certificate of Occupancy
- Ledger
- Licensing
- Compliance with Applicable Laws
- Nullification & Revocation

*Complete Recommended Conditions found in PC Package

Community Meeting

- Applicant held a community meeting on November 12, 2024

Conclusion

- Applicant opportunity to present
- Public hearing
- Action:
 - Staff and Planning Commission recommend **approval** of RZ No. 24-0431 with nine (9) proffered conditions
 - Staff and Planning Commission recommend **approval** of UP No. 24-0432, subject to 10 conditions