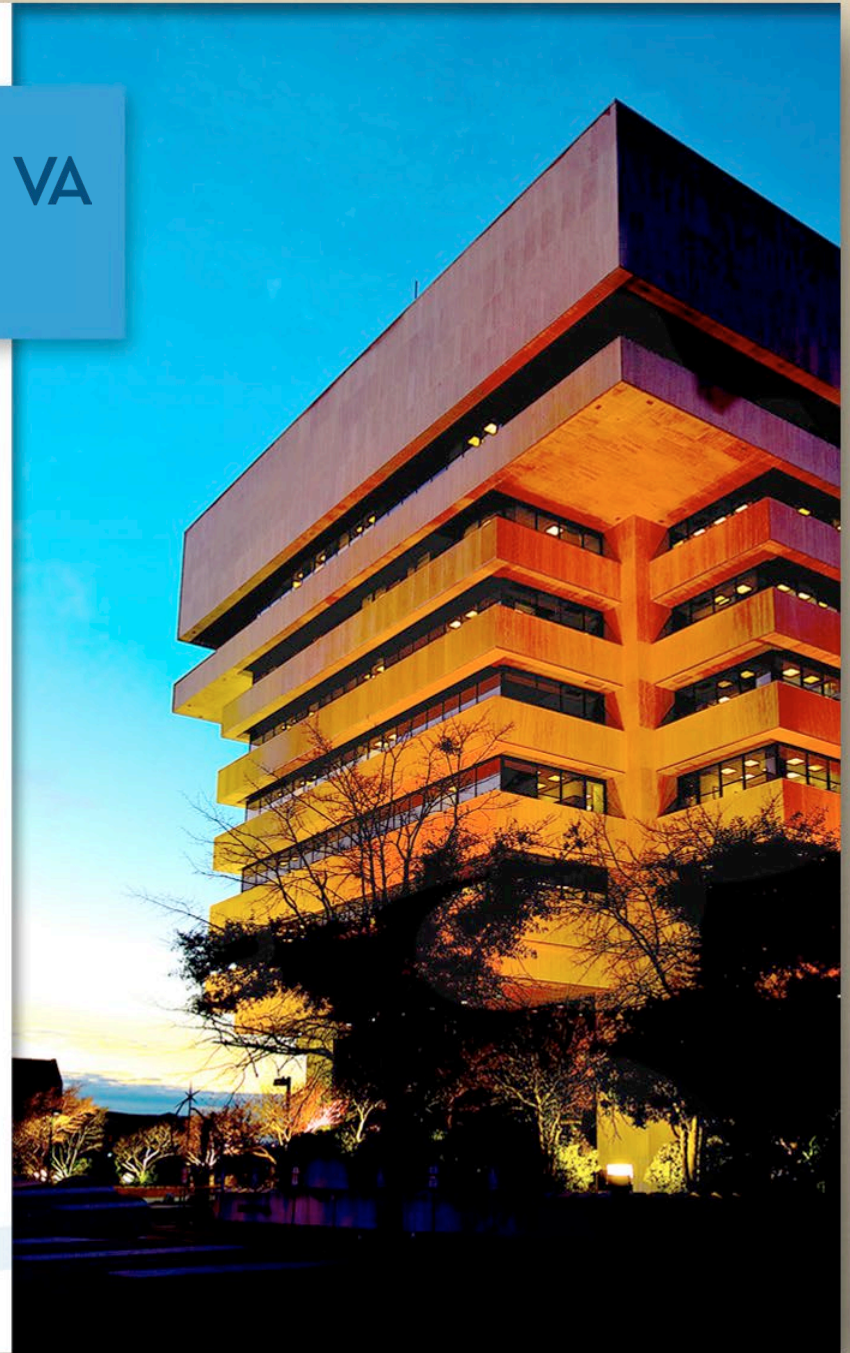




**Rezoning  
24-0431  
Use Permit  
24-0432**

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

**Planning Commission  
November 21, 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

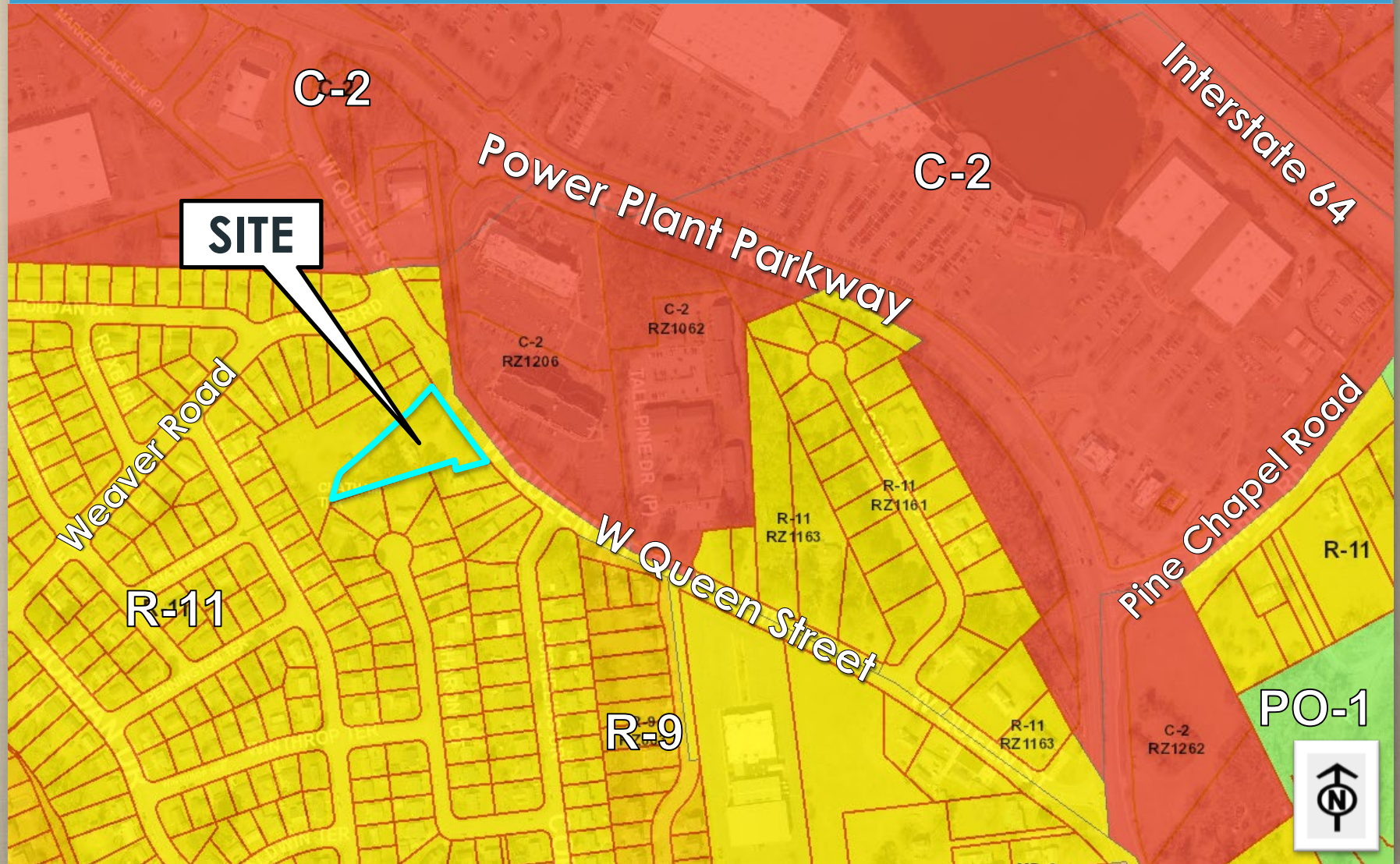




# The Proposal

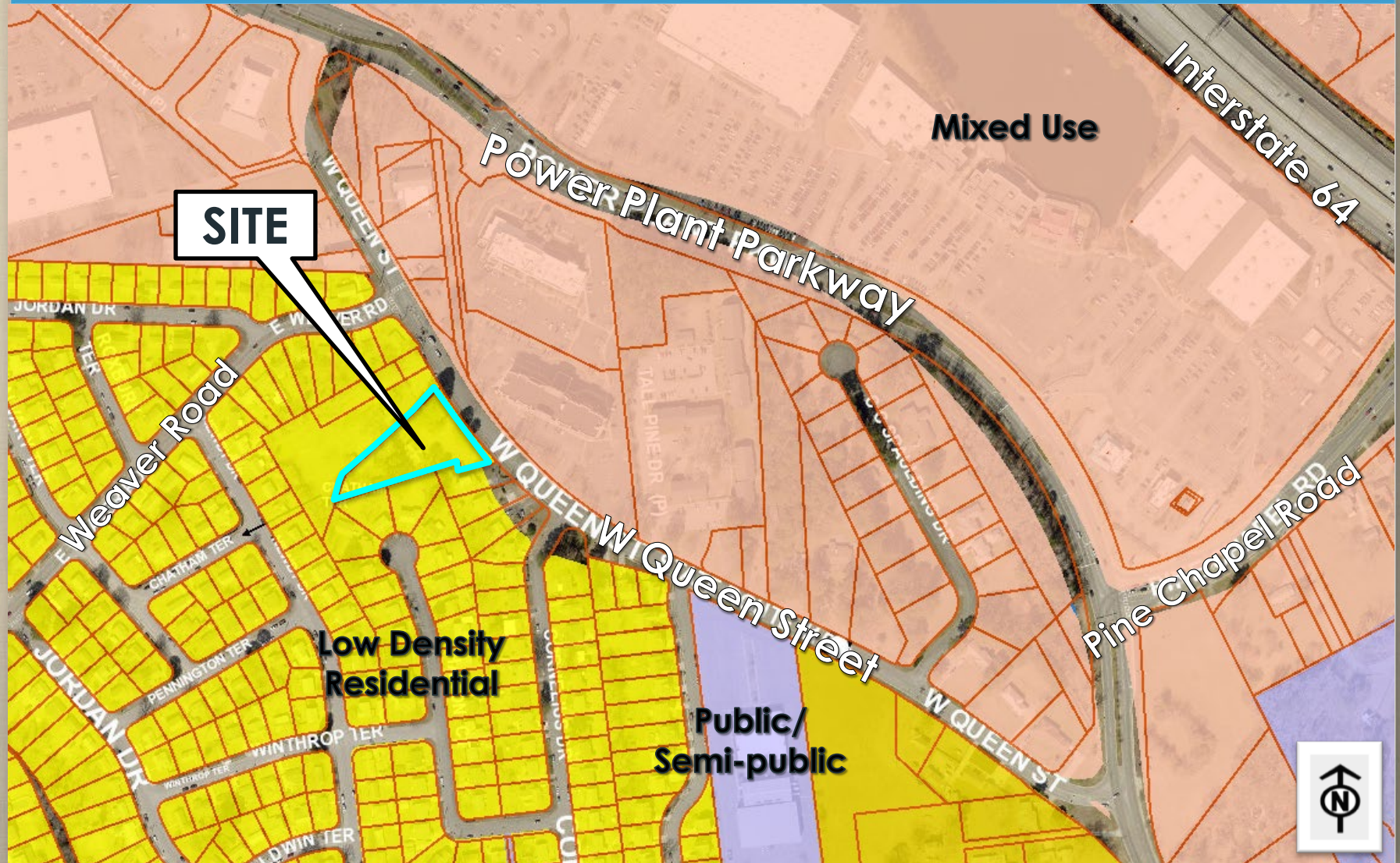
- Level 1 & 2 memory care for adults
- One-story building @11,852 sq. ft.
  - 20 private rooms w/bathroom
  - Community area
  - Dining area & kitchen
  - Staff bathrooms
- 18 total employees
- Visiting hours: 8am to 6pm

# Zoning Map



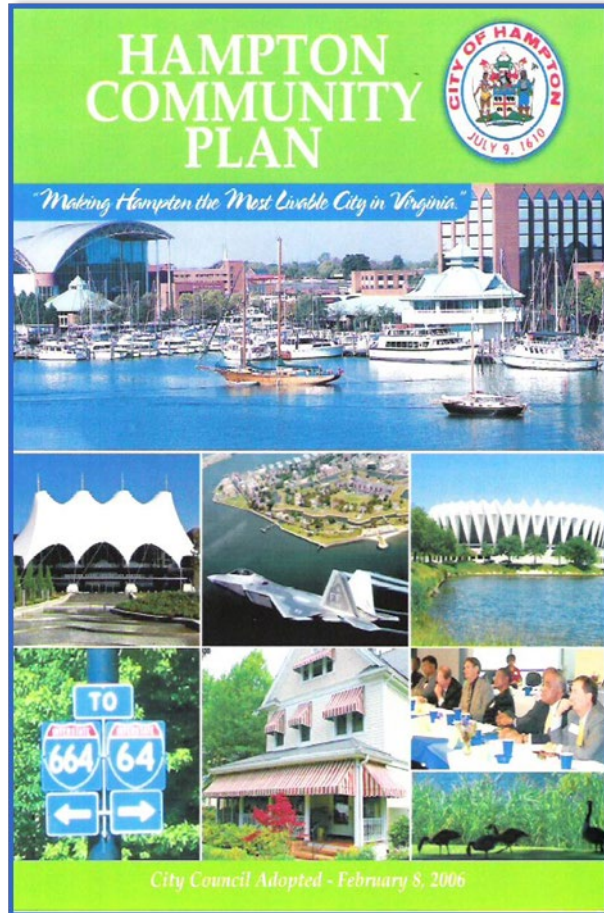


# Land Use Map





# Public Policy

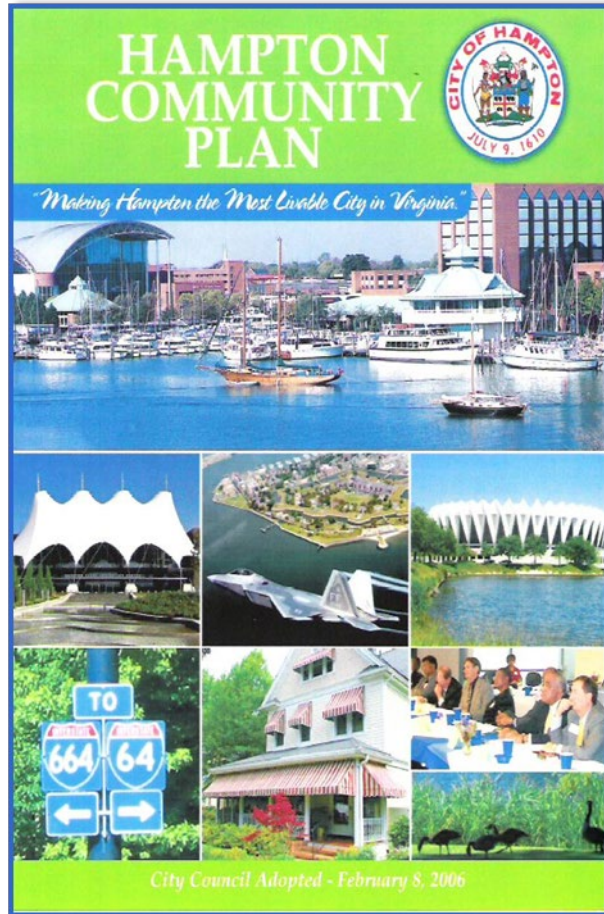


Hampton Community Plan (2006, as amended)

- **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.

PRESTIGE PARK  
BLOCK B  
PB 4 PG 44



# Elevations



**Queen Street Elevation**



**West Elevation**

# Elevations



**North Side Elevation**

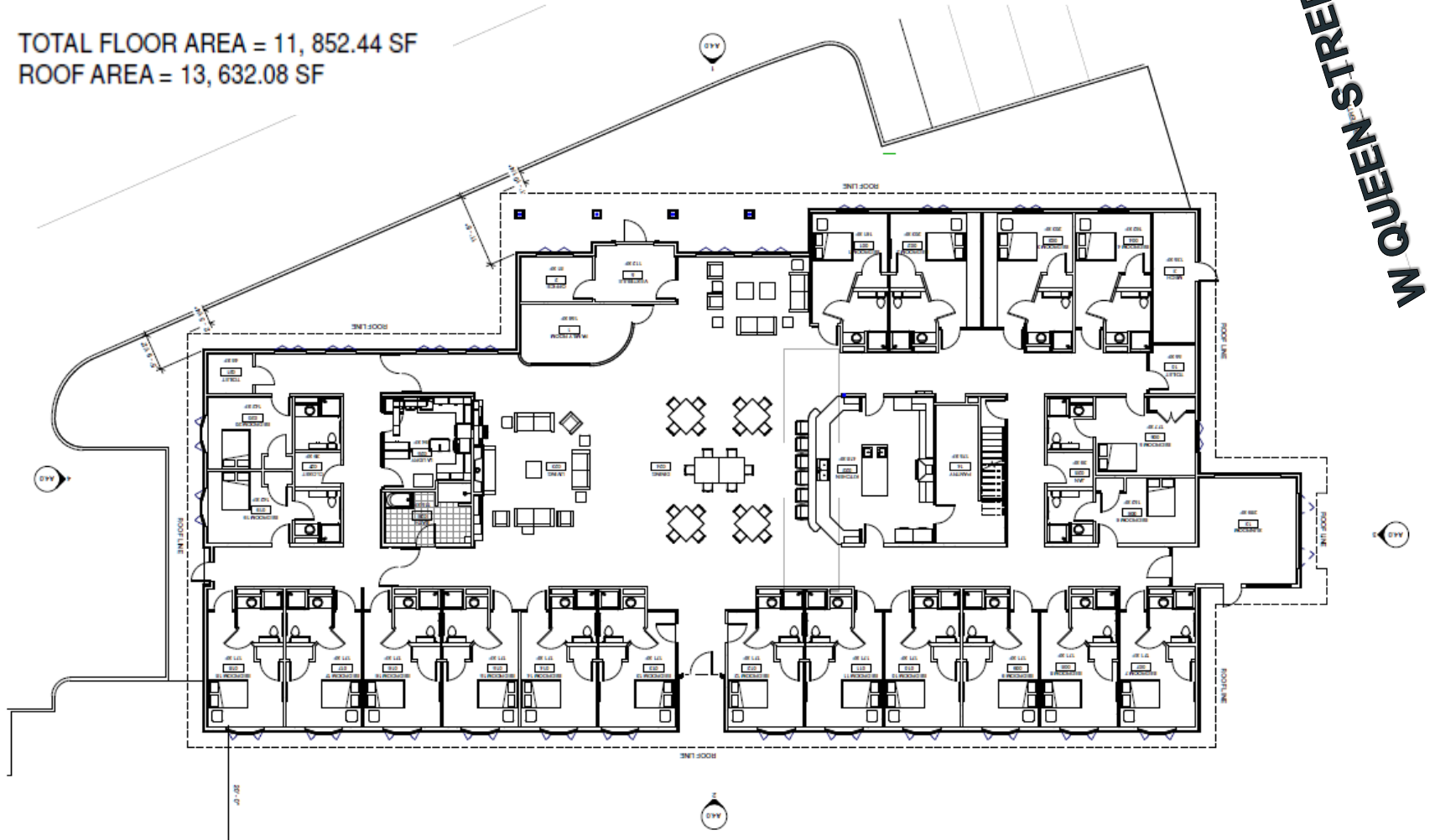


**South Side Elevation**



# Floor Plan

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



# Staff Analysis

- Adaptive redevelopment/reuse of 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

- Issuance of Permit
- 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 recommends **approval** of RZ No. 24-0431 with nine (9) proffered conditions
- Action: Staff recommends **approval** of UP No. 24-0432, subject to 10 conditions