

STAFF EVALUATION

Case No.: Rezoning No. 25-0076

Planning Commission Date: March 20, 2025

City Council Date: April 9, 2025

Prepared By: Donald Whipple, Chief Planner
Reviewed By: Kim Mikel, Deputy Director
Reviewed By: Jessica Kraus, Assistant City Attorney

728-5235

General Information

*Applicant &
Property Owners*

Hampton Redevelopment and Housing Authority

Site Location

1644 Briarfield Road [LRSN: 1007646]



Requested Action

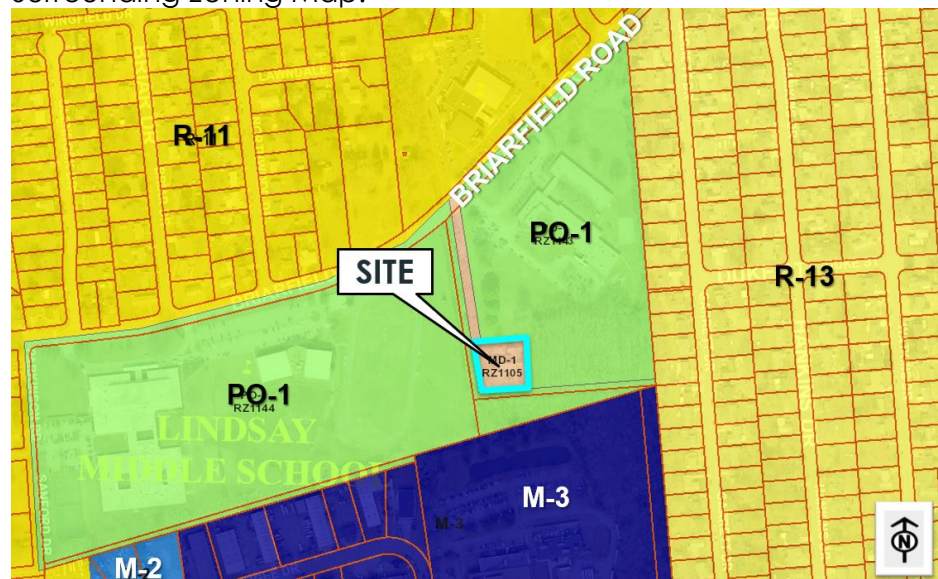
Rezone +/- 0.795 acres at 1644 Briarfield Road [LRSN: 1007646] from Multifamily Residential (MD-1) District with conditions to Multifamily Residential (MD-1) District with conditions for a group home, juvenile residence, or shelter.

*Description of
Proposal*

The applicant proposes to rezone the property to amend the existing proffers that currently limit the use of the property to a Group Home 2 and public/private educational or recreational uses. The proposed new land use would be group home, juvenile residence, or shelter within an existing 7,969 square foot facility located at 1644 Briarfield Road. The facility would include living spaces, common areas, kitchen and dining area, laundry facilities, and office space. Although some exterior and interior renovations are expected, there will not be significant changes to the building.

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| Existing Zoning | The property is currently zoned Multifamily Residential (MD-1) District, with conditions that presently limit the use of the property to a group home 2 and public/private educational or recreational uses. Provided this rezoning action is approved, the proposed group home 1 or 2, juvenile residence, and shelter uses would be permitted within the MD-1 District. |
| Existing Land Use | Vacant building |
| Site History | On January 13, 2000, the subject property was rezoned from Light Manufacturing (M-2) District and One-Family Residence (R-11) District to Multiple-Dwelling Townhouse (MD-T) District with nine (9) proffered conditions [The MD-T District was later renamed Multifamily Residential (MD-1) District]. One of the conditions limited the use of the property to a group home 2 and public/private educational or recreational uses. On August 1, 2000, a lease was executed between the Hampton Redevelopment and Housing Authority (HRHA) and the Community Services Board (CSB) to construct a building for the purpose of operating a group home 2. The CSB operated a twelve (12) unit custodial care group home from 2001 until 2024, when they chose not to renew the lease. |
| Surrounding Land Use and Zoning | <p>North: Public Open Space (PO-1) District; school</p> <p>South: Public Open Space (PO-1) District and Heavy Industrial (M-3) District; open space and industrial</p> <p>East: Public Open Space (PO-1) District and One Family Residential (R-13) District; school and residential</p> <p>West: Public Open Space (PO-1) District; school</p> |

Surrounding Zoning Map:



*Public Policy****Hampton Community Plan***

The Hampton Community Plan (2006, as amended) is adopted as the guiding policy document for the City of Hampton. The Hampton Community Plan includes the following policy recommendations pertinent to this case:

Land Use and Community Design Policies:

LU-CD Policy 4: Evaluated land use proposals from a regional, city-wide, and neighborhood perspective.

Housing and Neighborhood Policies:

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.

HN Policy 27: Support the provision of emergency shelter, transitional housing, and related services to address homelessness at both the local and regional levels.

Transportation Policies

TR Policy 38: Encourage the location of housing opportunities for the elderly and persons with disabilities in corridors where public transportation is available.

Community Facilities Policies:

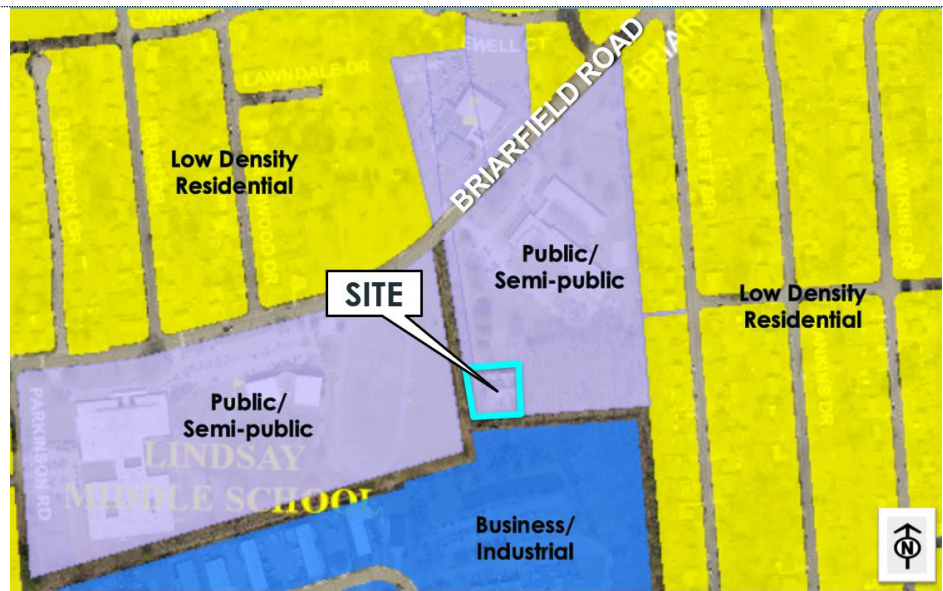
CF Policy 48: Expand partnerships with private health and human services providers.

Future Land Use

The Hampton Community Plan (2006, as amended) designates this area as public/semi-public use. Per the Plan, the public/semi-public land use category includes existing and future areas appropriate for government buildings, public or private institutional uses, and community facilities.

Land Use Plan:

[The future land use plan can be found on the following page]



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| <i>Traffic/Parking</i> | Staff believes the requested rezoning and proposed use would not result in a significant change in the use of the property, including any negative impact regarding the parking or traffic surrounding the property. |
| <i>Proffered Conditions</i> | <p>There are ten (10) proffered conditions. In synopsis, proposed proffered conditions include:</p> <ol style="list-style-type: none"> 1. Limitation on permitted uses: group home 1, group home 2, juvenile residence, or shelter; 2. Architectural style and quality building materials; 3. Fencing; 4. Lighting; 5. Compliance with all ordinances. <p>A full set of proffered conditions can be found in the application package.</p> |
| <i>Community Meeting</i> | A community meeting has not been scheduled at this time. |

Analysis:

Rezoning Application No. 25-0076 is a request to rezone the +/- 0.795 acres, located at 1644 Briarfield Road, to permit group home 1 and 2, juvenile residence, and shelter land uses within the Multifamily Residential (MD-1) District with conditions. The proposed new uses would utilize the existing 7,969 square foot building, which includes living spaces, common areas, kitchen and dining area, laundry facilities, and office space.

On January 13, 2000, the subject property was rezoned to Multifamily Residential (MD-1) District with nine (9) proffered conditions. One of the conditions limited the use of the property to a group home 2 and public/private educational or recreational uses. On

August 1, 2000, a lease was executed between the Hampton Redevelopment and Housing Authority (HRHA) and the Community Services Board (CSB) to construct a building for the purpose of a group home 2. The CSB operated a twelve (12) unit custodial care group home from 2001 until they chose not to renew the lease in 2024.

The Hampton Community Plan designates the subject site as public/semi-public. More specifically, the Community Plan recommends that land use proposals be evaluated from a regional, city-wide, and neighborhood perspective (LU-CD Policy 4). In addition, the Plan supports housing opportunities for individuals and groups with special needs including seniors, youth, and persons with disabilities (HN Policy 25); supports 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 (HN Policy 26); and supports the provision of emergency shelter, transitional housing, and related services to address homelessness at both the local and regional levels (HN Policy 27). Furthermore, the Plan encourages the location of housing opportunities for the elderly and persons with disabilities in corridors where public transportation is available (TR Policy 38) and expanding partnerships with private health and human services providers (CF Policy 48). Other community facility objectives from the Plan address the provision of meeting the targeted needs of both city residents and visitors to include those with special needs. In addition, the Plan supports promoting partnerships with private, non-profit, and government agencies as well as promoting the reinvestment and preservation of existing facilities and sites.

The applicant has proffered ten (10) conditions, which address the limitation on permitted uses to group home 1, group home 2, juvenile residence, or shelter; architectural style and quality building materials; fencing; lighting; and compliance with all ordinances. A full set of proffered conditions can be found in the application package.

The proposed application is supported by the goals and objectives of the Community Plan, would be an appropriate reuse of an existing building, and would meet a targeted need of the community. In addition, the proffered conditions limit the use of the site and protect the architectural quality of the building, including fencing and site lighting that would mitigate any potential negative impacts.

Staff recommends **APPROVAL** of Rezoning Application No. 25-0076 with ten (10) proffered conditions.