

STAFF EVALUATION

Case No.: Rezoning No. 24-0431 | Use Permit No. 24-0432

Planning Commission Date: November 21, 2024 **City Council Date:** December 11, 2024

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| Prepared By: | Donald Whipple, Chief City Planner | 728-5235 |
| Reviewed By: | Michael Hayes, Planning & Zoning Div. Manager Jessica Kraus, Assistant City Attorney | 728-5244 |

General Information

Applicant Brooks-Joseph Memory Care I, LLC, and Brooks-Joseph Memory Care II LLC

Property Owners Arnita Snead Brooks

Site Location 1807 W Queen Street

Aerial Map:



Requested Action Rezone +/-1.09 acres, from One Family Residential (R-11) District to Multifamily Residential (MD-4) District with proffered conditions.

Use Permit to allow for the operation of memory care facility, categorized as a nursing home in the land use table, within the Multifamily Residential (MD-4) District.

Description of Proposal The proposed development would include a one-story structure, totaling approximately +/-11,853 square feet. The proposed new facility would include 20 bedrooms with private bathrooms, a central living space, kitchen and dining area, an office, and two (2) staff bathrooms. The facility proposes a 24-hour, 7-day a week

operation schedule with set visiting and delivery hours between 8 am and 6 pm, 7 days per week. A total of 18 employees (10 on day shift; 5 on evening shift; and 3 on night shift) would staff the facility.

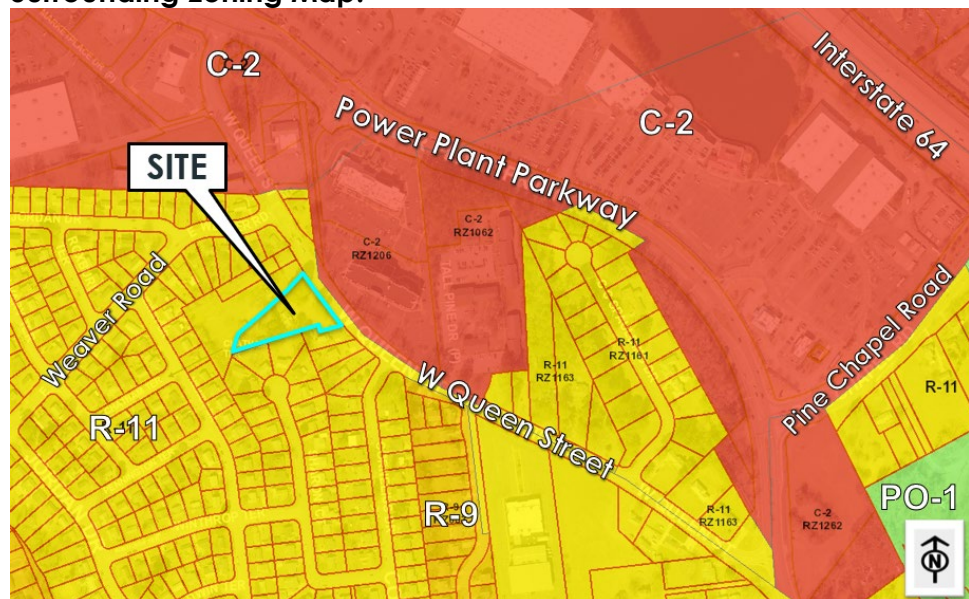
The operation would take place within a one-story building with an architecture that takes cues from smaller residential buildings. The site would also include a 21-space parking area, including lighting, landscaping, and a trash enclosure. Site amenities include landscaped garden areas with paved walking paths, private lawns, and bench seating within secured fencing. Access to and from the property would be from a single entrance at West Queen Street.

Existing Land Use Vacated single family residence

Zoning One Family Residential (R-11) District

Surrounding Land Use and Zoning **North:** One Family Residential (R-11) District; single family residential & church
South: One Family Residential (R-11) District; single family residential
East: Limited Commercial (C-2) and Coliseum Central Overlay (O-CC) Districts; hotels
West: One Family Residential (R-11) District; single family residential

Surrounding Zoning Map:



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

Land Use and Community Design Policies:

LU-CD Objective 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.

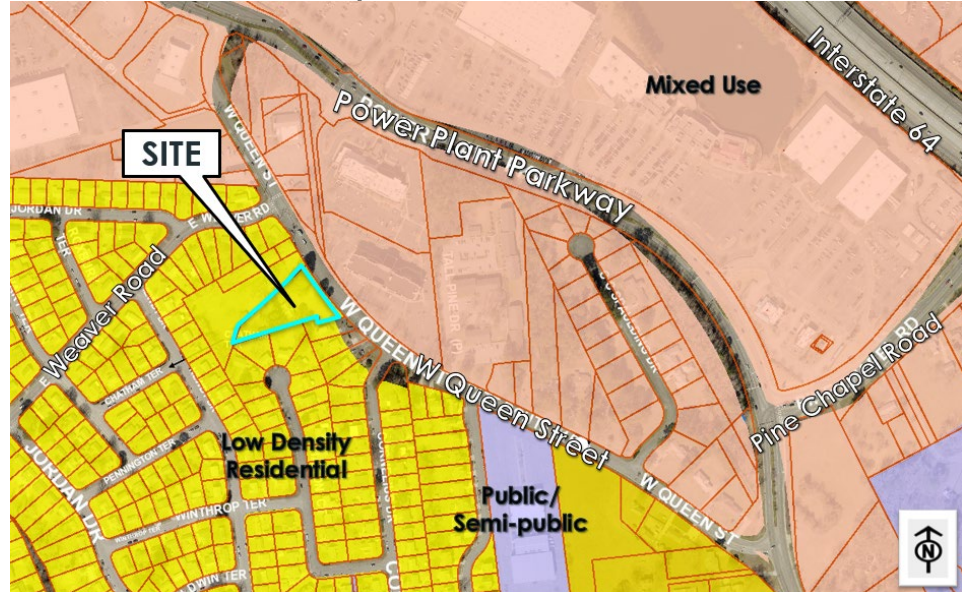
LU-CD Policy 12: Encourage building design and site planning that enhances community interaction and personal safety.

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.

Future Land Use:

The Hampton Community Plan (2006, as amended) designates this area as low density residential.

Future Land Use Plan Map:



Although the Coliseum Central Master Plan boundary runs along W. Queen Street and the site is located just outside the Plan, it is adjacent to the Power Plant Initiative area which recommends mixed-use land use. This portion of W. Queen Street is currently a transitional corridor between single-family residential and commercial land uses, that includes both low and high density residential, semi-public (i.e., churches), and commercial land uses.

Housing and Neighborhood Policies:

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.

Traffic Impacts The size of this facility would result in low traffic volumes; thus, a Traffic Impact Analysis (TIA) was not required. Negative impacts are not expected.

Environmental Impacts Proposed site development will need to address stormwater quantity and quality which will be handled through the site plan review process. There are no anticipated environmental impacts associated with the proposed project.

Proffered Conditions There are nine (9) proffered conditions. Key proffered conditions include:

1. Limiting the land use to nursing home;
2. Substantial conformance with the concept plan;
3. Substantial conformance with the elevations;
4. Requirements related to fencing;
5. Requirements related to the dumpster enclosure for screening

The complete proffer agreement is included in the application package.

Use Permit Conditions If approved, staff recommends ten (10) conditions. Key conditions include:

1. Issuance of permit;
2. Compliance with the proffers;
3. Traffic circulation;
4. Capacity (20 beds);
5. Certificate of occupancy;
6. State licensing

The complete list of recommended conditions is included in the application package.

Community Meeting A community meeting was held on November 12, 2024.

Analysis

Rezoning Application No. 24-0431 is a request to rezone +/- 1.09 acres from One Family Residential (R-11) District to Multifamily Residential (MD-4) District with nine (9) proffered conditions for a nursing home with. Also associated with this request is Use Permit No. 24-0432. An approved use permit is required to allow the nursing home operation within the MD-4 District.

The proposed one-story, +/-11,853 square feet memory care assisted living facility would include 20 private bedrooms, each with a private bathroom, a shared central kitchen

and dining area, and community living space, as well as an office and two (2) staff/guest restrooms. With the parcel being narrower and deeper, the rectangular-shaped building is oriented with the short end facing W. Queen Street and situated closer to the street, similar to the other adjacent structures along W. Queen Street. The building's main entrance is located along the longer, north side of the building with the parking area located in the rear of the building. A total of twenty-one (21) parking spaces will be provided to accommodate the employee shift transition. Proposed outdoor amenities include a vegetable garden for residents and landscaped gardens with paved walking paths and bench seating. The property will be secured with opaque fencing along the side and rear yards. Fencing within the front yard, facing W. Queen Street, will be limited to a decorative metal fence. A residential-style, ground mounted backup generator would also be included.

The Hampton Community Plan (2006, as amended) designates the future land use of the subject site as low density residential. The Community Plan promotes high-quality design and site planning that is compatible with surrounding development (LU-CD Policy 11, 31) and encourages site planning that enhances community interaction and personal safety (LU-CD Policy 12). In addition, this portion of W. Queen Street is currently a transitional corridor between the single-family neighborhood and the Power Plant commercial district that includes both low and high density residential, semi-public (i.e., churches), and commercial land uses.

The proposed facility would support a need of the community by providing a housing option that meets healthcare and social service needs of households with special needs, including seniors and persons with disabilities. The Housing and Neighborhood Policies from the Plan reference supporting housing opportunities for individuals and groups with special needs, including seniors, as well as incorporating facilities and services to meet the health care needs of persons with special needs and disabilities. While filling a residential need for the community, the proposed memory care facility also fits in with the transitional nature of the land uses located along W. Queen Street, moving from the heavily commercial area along Power Plant Parkway back into the single-family Aberdeen Gardens Neighborhood.

Staff finds the proposed facility to be an appropriate redevelopment of an existing oversized residential lot that is currently underutilized. Providing adult care facilities, such as the one proposed, at the edge of a residential neighborhood and adjacent to a commercial district would be an appropriate location for such use that offers a more dense and special needs housing option for the community. While having a larger footprint than a typical single-family home and a commercial-type parking lot, the height of the building, the roofline, and building materials are consistent with a more traditional residential home.

This would be a residential facility that provides 24/7 care for residents with memory care needs, including Level 1 and 2 dementia. While residents of the facility may find their way here in any number of ways, for residents of Aberdeen Gardens and other near-by communities, this facility would potentially provide the opportunity for neighbors to age in place or to relocate a family member or friend to be in close proximity to where they live.

This staff report covers both the Rezoning and Use Permit applications as both applications relate strictly to the proposed nursing home use. With respect to the

rezoning, the applicant has proffered nine (9) conditions that would limit the use of the property to a nursing home, assure the development is in keeping with the concept plan and elevations, as well as addressing standards for fencing and the dumpster enclosure. The complete set of proffered conditions are included within the package. Should the Use Permit application also be approved, staff is recommending ten (10) conditions that would address issuance of permit, compliance with the proffers, traffic circulation, capacity, certificate of occupancy, and state licensing. The complete set of recommended conditions is included within the package. The proffered conditions are provided to ensure development complements the residential character of the surrounding community as reflected in the concept plan and building elevations as well as limiting the density to 20 beds, while the recommended Use Permit conditions address the operational characteristics of the facility

Staff recommends **APPROVAL** of Rezoning Application No. 24-0431, subject to nine (9) proffered conditions.

Staff recommends **APPROVAL** of Use Permit Application No. 24-0432, subject to ten (10) conditions.