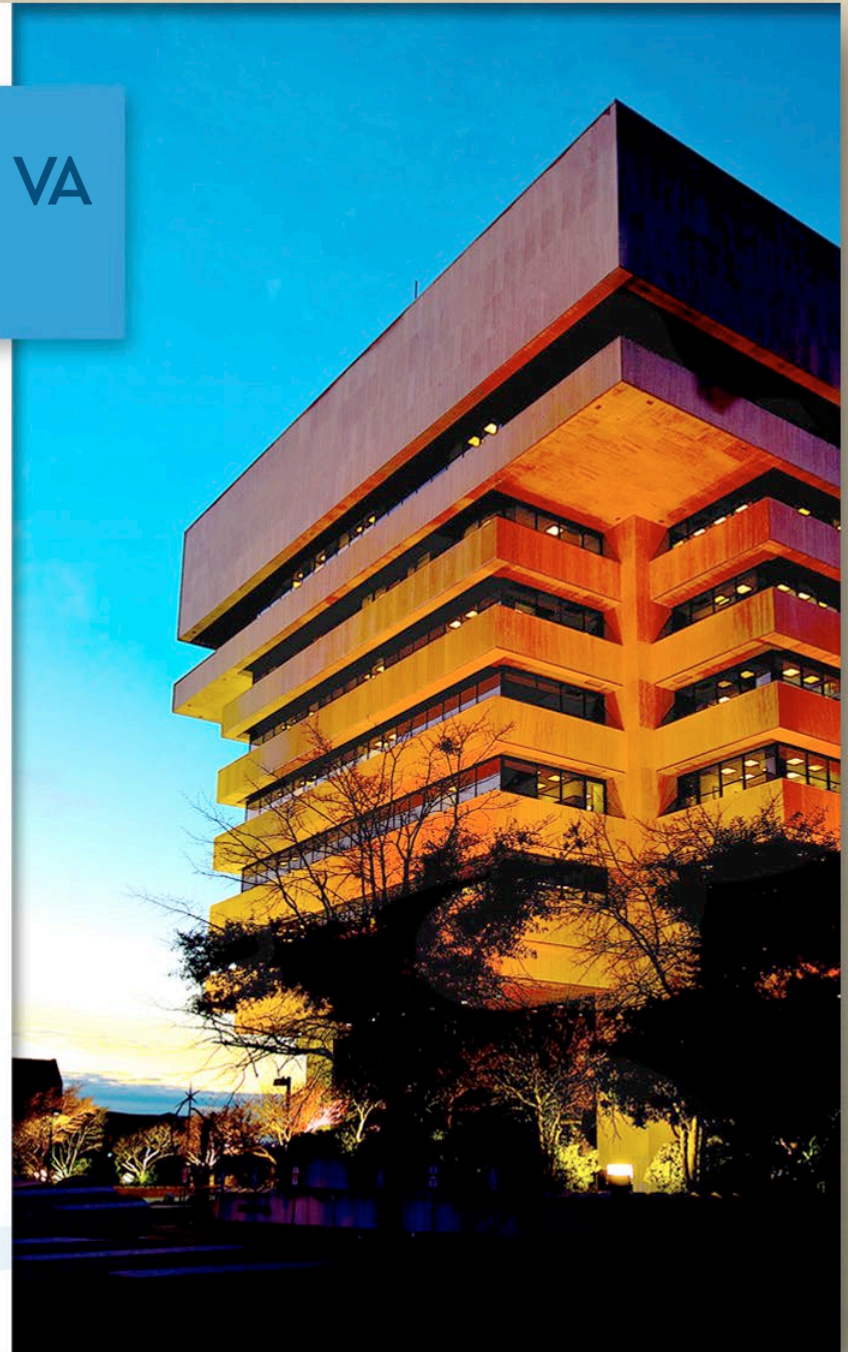




Rezoning No. 25-0076

***1644 Briarfield Road
Group Home, Juvenile
Residence, or Shelter***

**City Council
April 9, 2025**



Application

Rezone to Multifamily Residential (MD-1) District with Conditions for a group home, juvenile residence, or shelter

Location Map



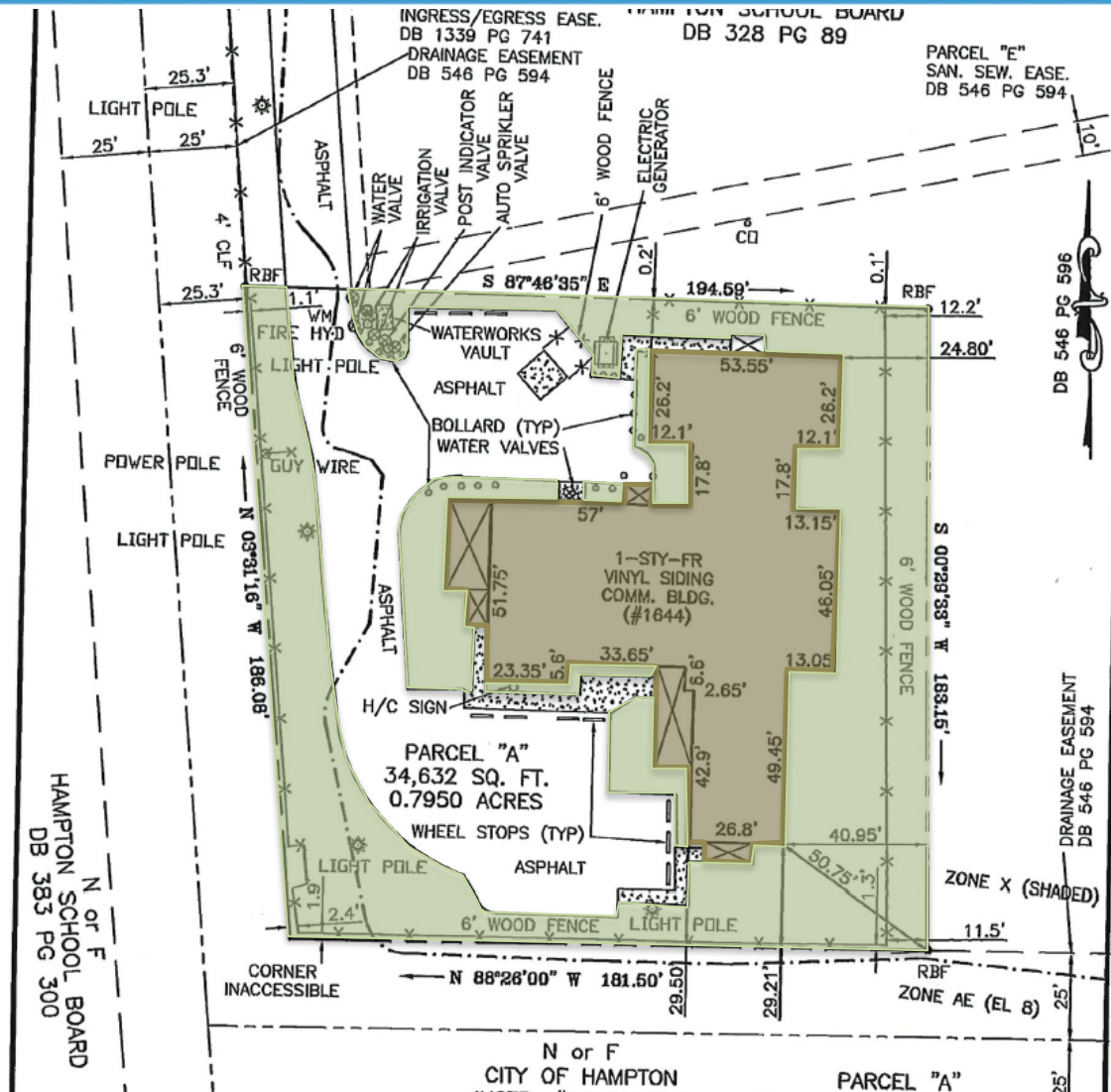
Location Map



The Proposal

- 7,969 SF existing building
 - Living spaces
 - Common area
 - Kitchen & dining area
 - Laundry facilities
 - Office space
- Interior renovations to accommodate additional uses
- Expanding the permitted uses to address community needs

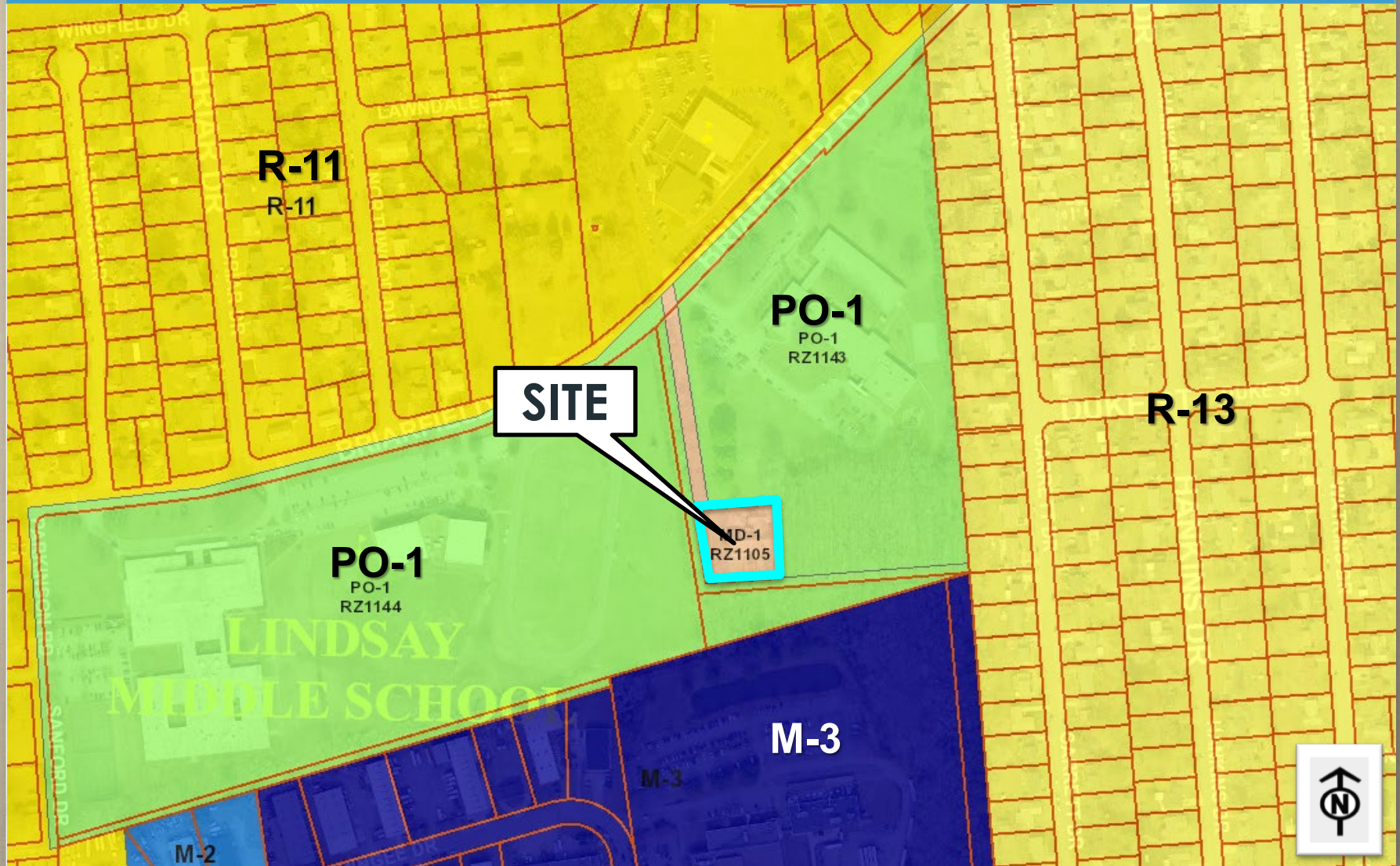
Site Layout



Site History

- January 13, 2000 rezoned to MD-1 with nine (9) proffered conditions
- Use limited Group Home II; and or public/private educational or recreational uses.
- August 1, 2000 lease executed between HRHA and Community Services Board (CSB)
- 2001 CSB constructed the improvements
- CSB operated twelve (12) unit custodial care group home
- 2024 CSB chose not to renew lease

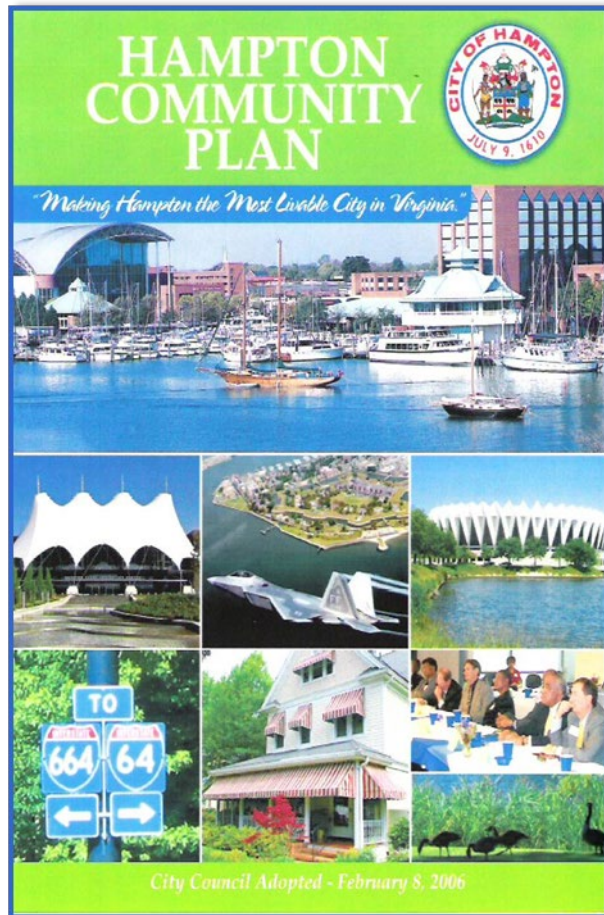
Zoning Map



Future Land Use Map



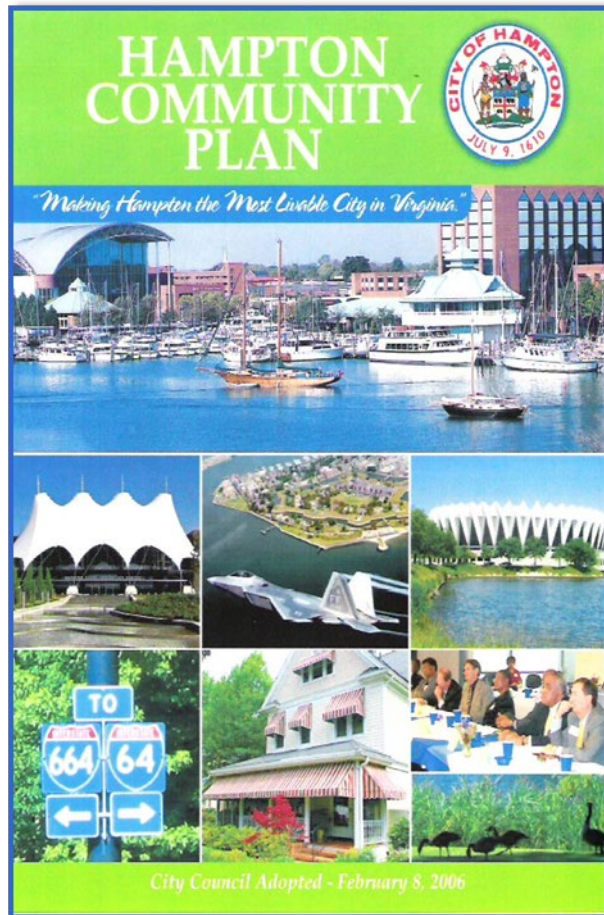
Public Policy



Hampton Community Plan (2006, as amended)

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

Public Policy



Hampton Community Plan (2006, as amended)

- **HN Policy 27:** Support the provision of emergency shelter, transitional housing, and related services to address homelessness at both the local and regional levels.
- **TR Policy 38:** Encourage the location of housing opportunities for the elderly and persons with disabilities in corridors where public transportation is available.
- **CF Policy 48:** Expand partnerships with private health and human services providers.

Staff Analysis

- Consistent with City land use policies:
 - Adaptive reuse of a vacant building
 - Provides a need in the community

Proffered Conditions

- Use limited to a group home 1, group home 2, juvenile residence, or shelter
- Fencing
- Signage
- Architectural style & quality building materials
- Lighting
- Compliance with all ordinances

*A full set of proffered conditions can be found in the application package

Conclusion

- Applicant opportunity to present
- Public hearing
- Action: Planning Commission & staff recommend **approval** of Rezoning No. 25-0076, subject to ten (10) proffered conditions