

Request

Conditional Use Permit (Group Home)

Staff Recommendation

Approval

Staff Planner

Marchelle Coleman

Location

1319 Hillock Crossing

GPIN

1468273562

Site Size

10,664 Square Feet

AICUZ

Less than 65 dB DNL

Watershed

Chesapeake Bay

Existing Land Use and Zoning District

Single-family dwelling / R-10 Residential

Surrounding Land Uses and Zoning Districts

North

Single-family dwellings / R-10 Residential

South

Lambdin Arch

Single-family dwellings / R-10 Residential

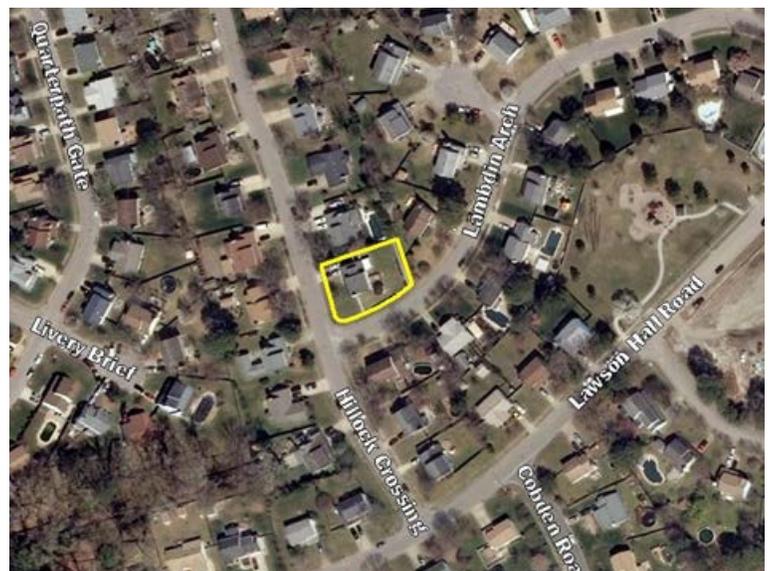
East

Single-family dwellings / R-10 Residential

West

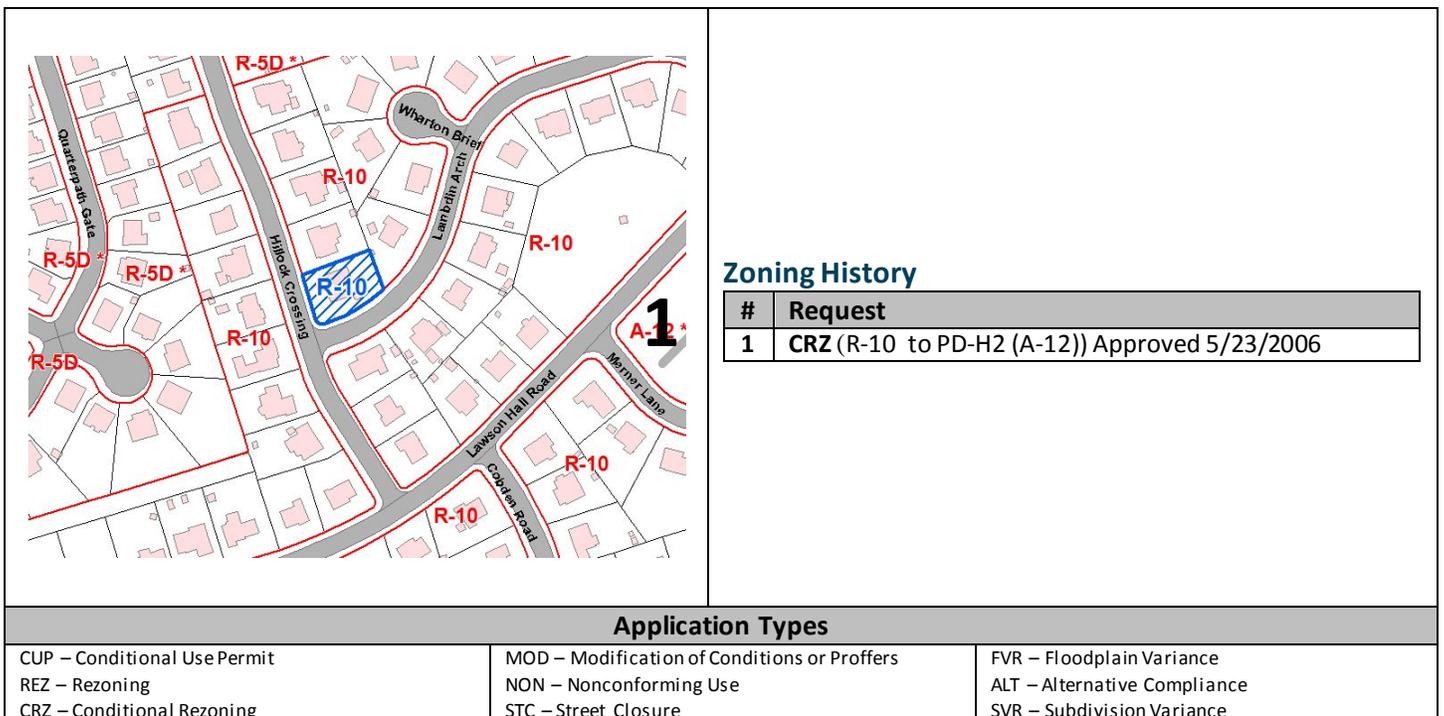
Hillock Crossing

Single-family dwellings / R-10 Residential



Background and Summary of Proposal

- The applicant is operating as a certified Adult Foster Care Facility. Currently, the applicant has three adults residing in the home and proposes to increase the occupants to up to 10 adult individuals who are 55 years of age and older.
- Under the guidelines of the City of Virginia Beach Department of Human Services, Adult Foster Care facilities can care for only up to three adults. To increase the number of adults in the home, the applicant must convert from an Adult Foster Care Facility to a Residential Living Care Facility.
- Residential Living Care Facilities provide affordable housing and care to individuals who may have physical and mental impairments and require only minimal assistance with activities of daily living.
- According to the Virginia Department of Social Services, a Residential Living Care Facility allows for the care of four or more adults, provided that the applicant is licensed by the Virginia Department of Social Services and has obtained a Conditional Use Permit.
- As a result, the applicant is requesting a Conditional Use Permit for a Group Home. Services will be available 24 hours a day and will include use of a bedroom, three meals a day, snacks, laundry services, assistance with medication, and travel to and from medical appointments.
- To accommodate additional adults in the home, the applicant is proposing renovations to their current residence. The first floor renovation will consist of a master bedroom suite with a master bath, an additional bedroom, bathroom, and office space. The second floor renovation will consist of three additional bedrooms and a bathroom. The adults who will be receiving care will be residing on the second floor of the home in the three existing bedrooms and in the three proposed bedrooms.
- Routine inspections will be conducted by a designated Social Services Inspector to ensure safety and adequate care is provided to the individuals living in the home.



Comprehensive Plan Recommendations

The Comprehensive Plan identifies this site as being located within the Suburban Area. The general planning principles for the Suburban Area focus on creating and maintaining great neighborhoods through stability and sustainability; protecting and enhancing open spaces and places of cultural and historical significance; and creating and maintaining a transportation system that provides connectivity and mobility. Achieving these goals requires that all land use activities either maintain or enhance the existing neighborhood through compatibility with surroundings, quality and attractiveness of site and buildings, improved mobility, environmental responsibility, livability, and effective buffering with respect to type, size, intensity and relationship to the surrounding uses. (pp. 1-59 to 1-68)

Natural and Cultural Resources Impacts

This site is located within the Chesapeake Bay watershed. There does not appear to be any significant natural or cultural resources associated with the site.

Traffic Impacts

Street Names	Present Volume	Present Capacity	Generated Traffic
Hillock Crossing & Lambdin Arch	No Data Available	6,200 ADT ¹ (LOS ⁴ "C") 9,900 ADT ¹ (LOS ⁴ "D") 11,100 ADT ¹ (LOS ⁴ "E")	Existing Land Use ² – 10 ADT Proposed Land Use ³ – 27 ADT
¹ Average Daily Trips	² as defined by one single-family detached dwelling	³ as defined by 10 beds of residential assisted living	⁴ LOS = Level of Service

Master Transportation Plan (MTP) and Capital Improvement Program (CIP)

Hillock Crossing and Lambdin Arch are both considered two-lane local streets. There are no current roadway CIP projects proposed for this area.

Public Utility Impacts

Water & Sewer

This site is currently connected to both City water and sanitary sewer service.

Evaluation and Recommendation

In Staff's opinion, this Conditional Use Permit for a Group Home is consistent with the Comprehensive Plan's land use policies for the Suburban Area. While reviewing this request, Staff considered carefully whether the proposed use is appropriately located in this residential area with consideration to the size and scale of the project and with regard to any impacts to the surrounding neighborhood. During this review, Staff was concerned with the proposed number of additional individuals who would be residing in the home. The applicant is requesting to care for up to 10 adults. In Staff's view, 10 individuals in the home requiring care is excessive and may cause issues with parking. While the adults living in the residence will not drive or have vehicles, visitors and caregivers will require parking. The frequency, number and duration of family and friends visiting the residents is difficult to assess. Therefore, Staff recommends that the number of adults receiving care be limited to eight. Also, in order to address the parking needs, Staff recommends that the existing single-car driveway be expanded to accommodate at least four vehicles (two vehicles wide), to reduce the number of cars parked on the public street.

With these recommendations, Staff believes that the size and scale of this proposal will not negatively impact the surrounding neighborhood, and will meet the intent of the Comprehensive Plan. The Plan recommends the provision of affordable housing options for individuals and groups with special needs.

Additionally, this proposal was reviewed by the Senior Housing Advisory Committee (SHAC). The SHAC is comprised of both City and state Staff members that provide input on all senior housing proposals. Based on the information submitted to the SHAC, the proposed project is supported and considered a valuable and needed use within the community.

The applicant will continue to work with the Department of Social Services and the Planning & Community Development Department's Permits and Inspections division regarding state licensing and Building Code requirements.

Based on these considerations, Staff recommends approval of this request subject to the conditions below.

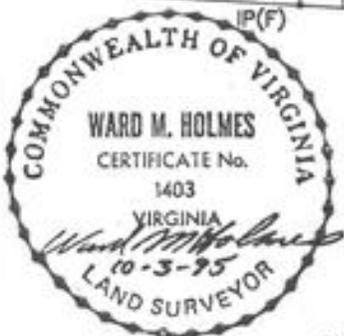
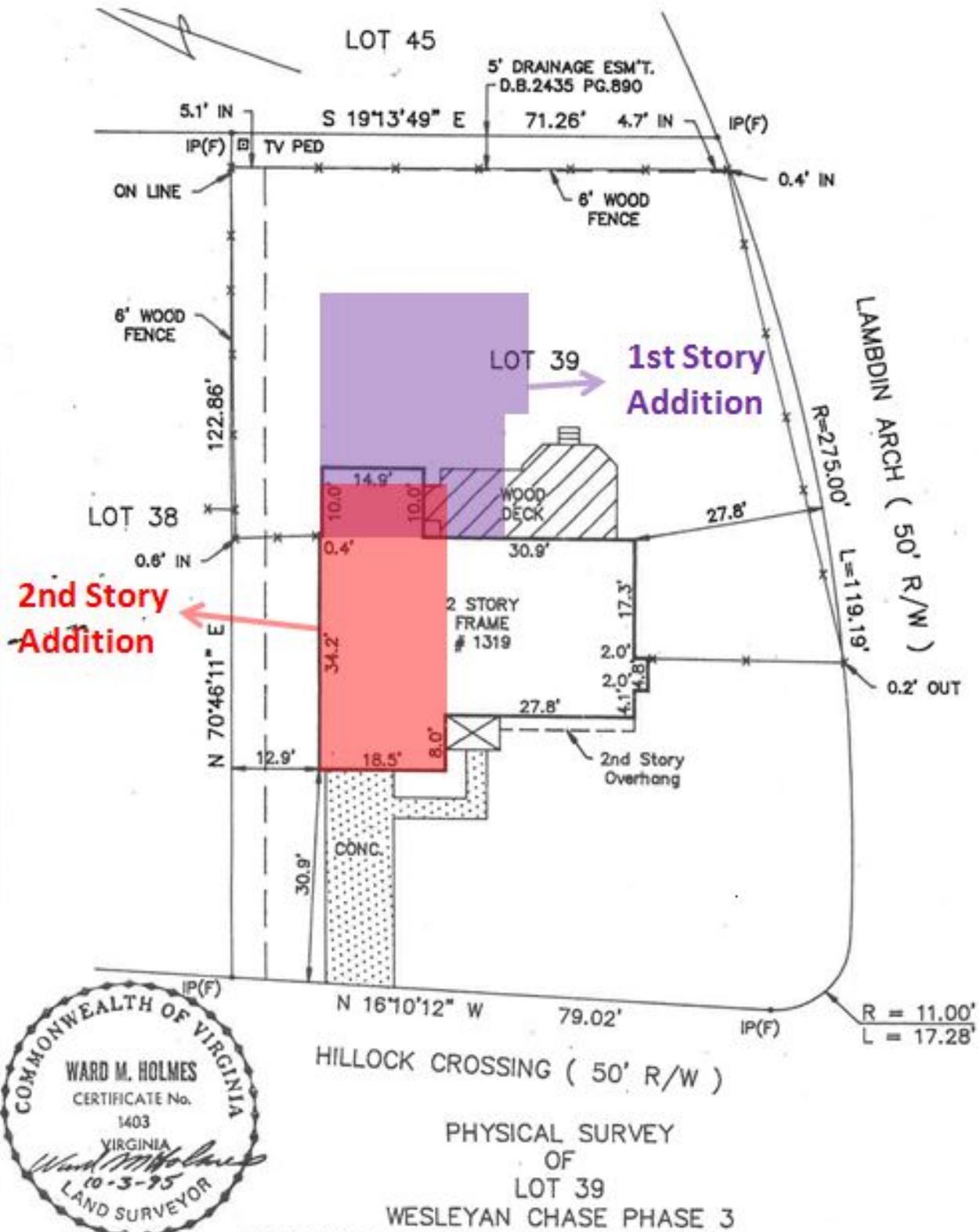
Recommended Conditions

1. The Conditional Use Permit shall be for a Group Home for adults who are 55 years of age and older. The number of adults provided care in the Group Home shall not exceed eight.
2. The Conditional Use Permit for a Group Home shall be valid for a period of one year, after which the Planning Director may administratively extend the approval on an annual basis.
3. The applicant shall obtain all necessary building permits for all construction activities and shall obtain a Certificate of Occupancy from the Building Official's Office prior to the occupancy of the Group Home.
4. In no case shall the occupancy exceed the number of bedrooms increased beyond what is approved by both the Department of Social Services and the Building Official's Office.
5. The dwelling shall be protected by centrally monitored alarm systems. Bedrooms and bathrooms shall be served by a centrally monitored call-for-aid system.
6. The applicant shall obtain all necessary licensing and meet all regulations set forth by the Department of Social Services for Residential Living Care Facilities.
7. Only one additional employee aide, who does not reside in the home, may be on the site at any one time.
8. The existing single-car driveway must be expanded to accommodate at least four vehicles (two vehicles wide). The proposed driveway must meet Public Works Standards.
9. The design and size of the addition shall be substantially in conformance with the submitted elevation exhibits. Said elevations have been exhibited to the Virginia Beach City Council and are on file with the Planning & Community Development Department.

Further conditions may be required during the administration of applicable City Ordinances and Standards. Any site plan submitted with this application may require revision during detailed site plan review to meet all applicable City Codes and Standards. All applicable permits required by the City Code, including those administered by the Department of Planning / Development Services Center and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any uses allowed by this Use Permit are valid.

The applicant is encouraged to contact and work with the Crime Prevention Office within the Police Department for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts and strategies as they pertain to this site.

Proposed Site Layout



PHYSICAL SURVEY
 OF
 LOT 39
 WESLEYAN CHASE PHASE 3

Proposed Elevations



EXISTING FRONT



EXISTING REAR

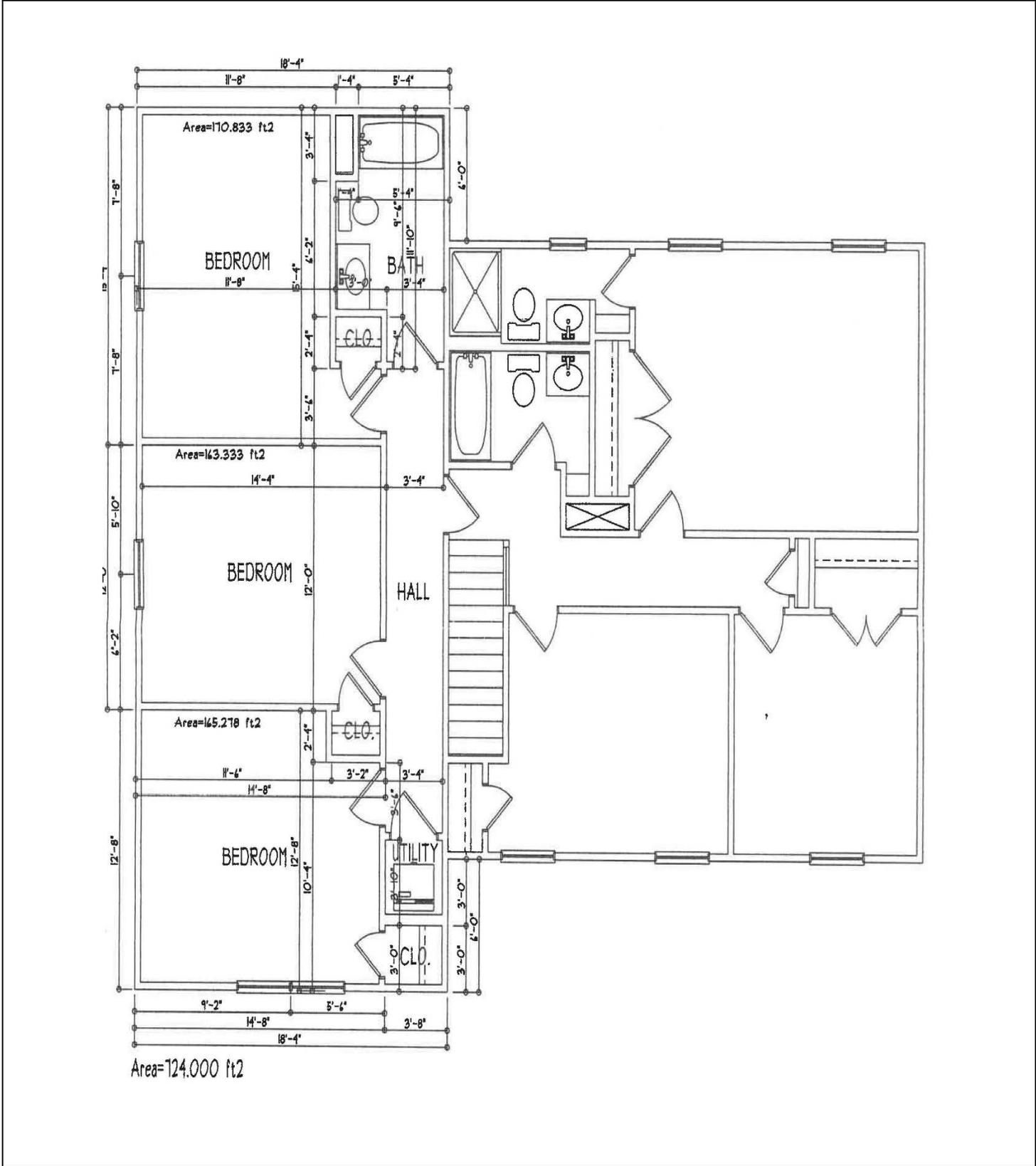


PROPOSED FRONT



PROPOSED REAR

Proposed 2nd Floor Renovation



Site Photos





Check here if the **APPLICANT IS NOT** a corporation, partnership, firm, business, or other unincorporated organization.

Check here if the **APPLICANT IS** a corporation, partnership, firm, business, or other unincorporated organization.

(A) List the Applicant's name: Normita A. & Randy P. Platten
If an LLC, list all member's names:

If a CORPORATION, list the the names of all officers, directors, members, trustees, etc. below: *(Attach list if necessary)*

(B) List the businesses that have a parent-subsidiary¹ or affiliated business entity² relationship with the Applicant: *(Attach list if necessary)*

See next page for information pertaining to footnotes¹ and ²

SECTION 2 / PROPERTY OWNER DISCLOSURE

Complete Section 2 only if property owner is different from Applicant.

Check here if the **PROPERTY OWNER IS NOT** a corporation, partnership, firm, business, or other unincorporated organization.

Check here if the **PROPERTY OWNER IS** a corporation, partnership, firm, business, or other unincorporated organization, **AND THEN**, complete the following.

(A) List the Property Owner's name: Normita A. & Randy P. Platten
If an LLC, list the member's names:



If a Corporation, list the names of all officers, directors, members, trustees, etc. below: *(Attach list if necessary)*

- (B) List the businesses that have a parent-subsiary¹ or affiliated business entity² relationship with the Property Owner: *(Attach list if necessary)*

¹ "Parent-subsiary relationship" means "a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation." See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.

² "Affiliated business entity relationship" means "a relationship, other than parent-subsiary relationship, that exists when (i) one business entity has a controlling ownership interest in the other business entity, (ii) a controlling owner in one entity is also a controlling owner in the other entity, or (iii) there is shared management or control between the business entities. Factors that should be considered in determining the existence of an affiliated business entity relationship include that the same person or substantially the same person own or manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a close working relationship between the entities." See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.

SECTION 3. SERVICES DISCLOSURE

Are any of the following services being provided in connection with the subject of the application or any business operating or to be operated on the Property. If the answer to any item is YES, please identify the firm or individual providing the service: IF THE OWNER AND APPLICANT ARE DIFFERENT, EACH MUST COMPLETE THE SECTION SEPERATELY



APPLICANT

YES	NO	SERVICE	PROVIDER (use additional sheets if needed)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Accounting and/or preparer of your tax return	Ker Enterprises, LLC
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Architect / Landscape Architect / Land Planner	Brian Fentress
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Contract Purchaser (if other than the Applicant) - identify purchaser and purchaser's service providers	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Any other pending or proposed purchaser of the subject property (identify purchaser(s) and purchaser's service providers)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Construction Contractors	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Engineers / Surveyors/ Agents	Ward M. Holmes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Financing (include current mortgage holders and lenders selected or being considered to provide financing for acquisition or construction of the property)	Wells Fargo
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Legal Services	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Real Estate Brokers / Agents/Realtors for current and anticipated future sales of the subject property	

SECTION 4. KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

YES NO
 Does an official or employee of the City of Virginia Beach have an interest in the subject land or any proposed development contingent on the subject public action?

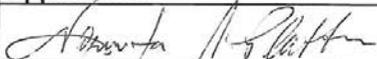
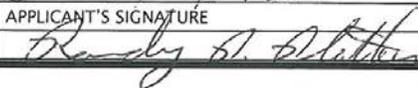
If yes, what is the name of the official or employee and what is the nature of the interest?



CERTIFICATION:

I certify that all of the information contained in this Disclosure Statement Form is complete, true, and accurate.

I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein two weeks prior to the Planning Commission, Council, VBDA meeting, or meeting of any public body or committee in connection with this Application.

	NORMITA A. PLATTEN	18 May 2017
APPLICANT'S SIGNATURE	PRINT NAME	DATE
	RANDY P. PLATTEN	18 May 2017