

Hampton Manor Project Summary

Site Name: Hampton Manor (proposed Assisted Living Facility)

Property Address: 9301 Patterson Avenue
Richmond, VA 23229 [Base \(henrico.us\)](http://Base.henrico.us)

Current Zoning: 30 single family homes (Zoned R-5AC).
See PowerPoint Slides 4-5 demonstrating current zoning and renderings of single family homes.

Proposed Rezoning: Assisted living facility (R-6C with a Provisional Use Permit (a “PUP”) as described below.



Project Specifications:

- A single building assisted living facility with a memory care unit to include approximately 98 beds (35 of which will be memory care).
- The building will be **one story** and contain a mixture of studio, 1 and 2 bedroom units.
- Amenities will include a restaurant-style dining room, movie theater, library, hair salon and spa. *See PowerPoint Slides 8-9 and 11-17 for sample renderings photos.*

Traffic Information:

- A new right turn lane is proposed for Maybeury Drive to Patterson Avenue. *See PowerPoint Slide 7 to view the proposed right turn lane.*
- The proposed development will generate **fewer** trips in the AM and PM peak hours and in general on an average weekday than if developed into 30 single family homes under current zoning.
- The primary facility entrance will be on Maybeury Drive and a secondary entrance is proposed off the private access drive at the YMCA property. The YMCA entrance will be used for construction traffic.