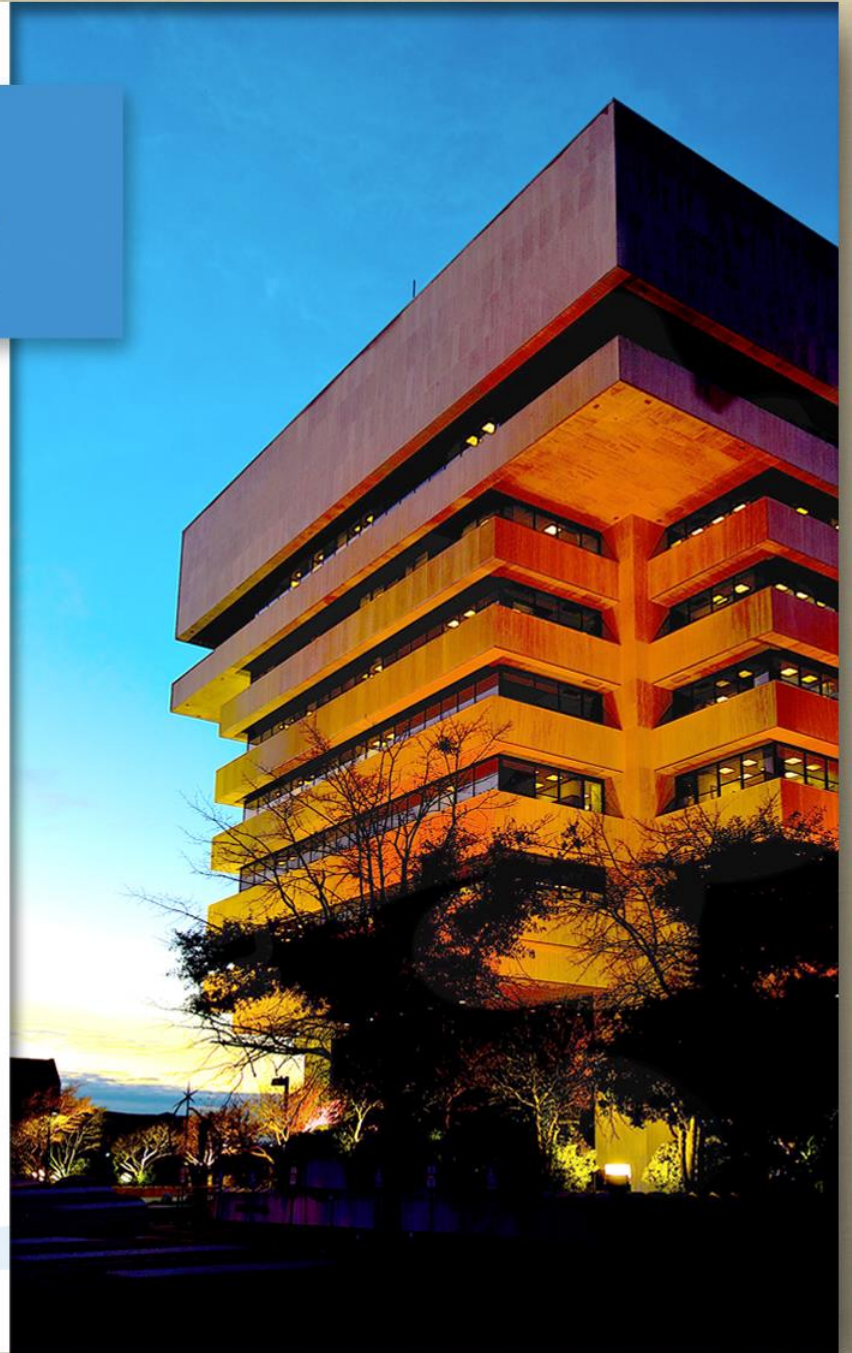


# HAMPTON VA

## Item No. 23-0157

**91 E Mercury Blvd.**  
***Hampton Roads Community  
Action Program (HRCAP)***

City Council  
June 14, 2023



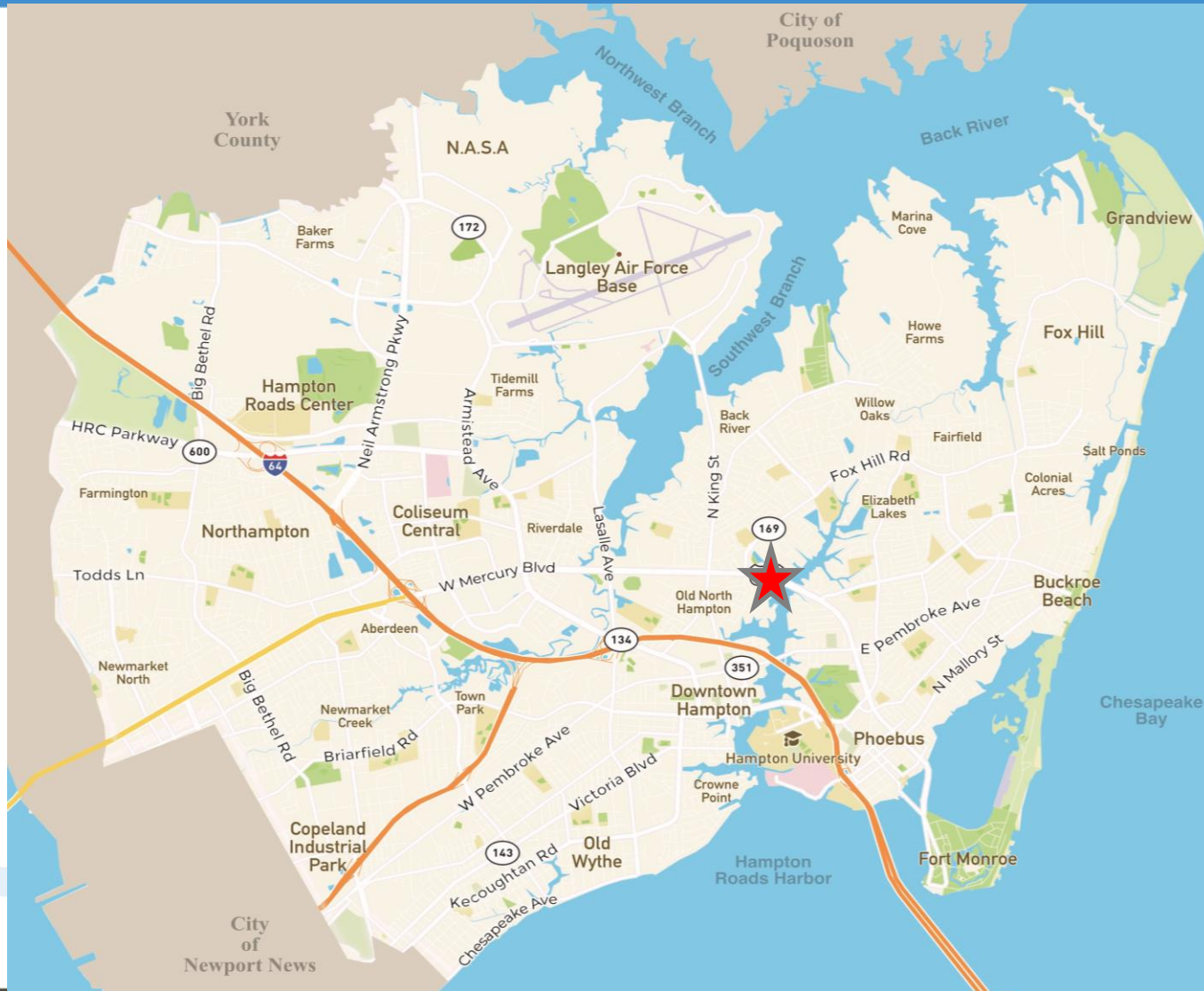
# Application

Amend proffered conditions of  
Rezoning No. 14-00007  
Neighborhood Commercial (C-1) District  
with conditions

# Purpose

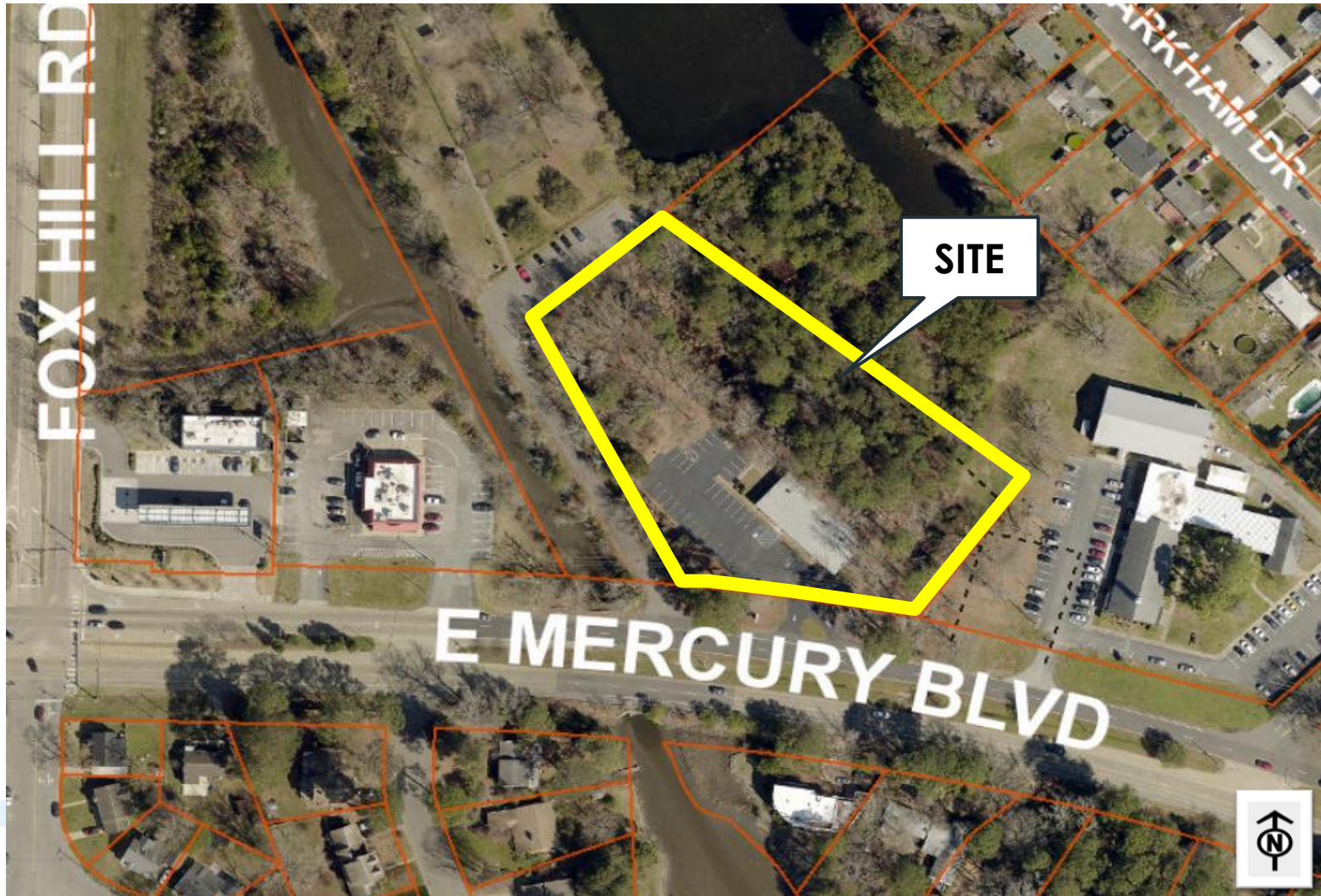
Permit Day Care 1, Commercial  
as well as other uses permitted  
in the C-1 district.

# Application





# Location Map



# Zoning History

**2014:** RZ14-0007 – Rezone from One Family Residential (R-13) to conditional Neighborhood Commercial (C-1) District.

**Permitted primary uses and their accessory uses and structures:**

- a) Retail shops.
- b) Restaurants, excluding drive-thru establishments.
- c) Catering establishments.
- d) Dry cleaning collection stations.
- e) Banks, excluding payday and title loan offices.
- f) Print shops.
- g) Business and professional offices.
- h) Dental clinics.
- i) Medical offices, specifically including but not limited to Physical Therapy Offices.

Day Care use is not listed.

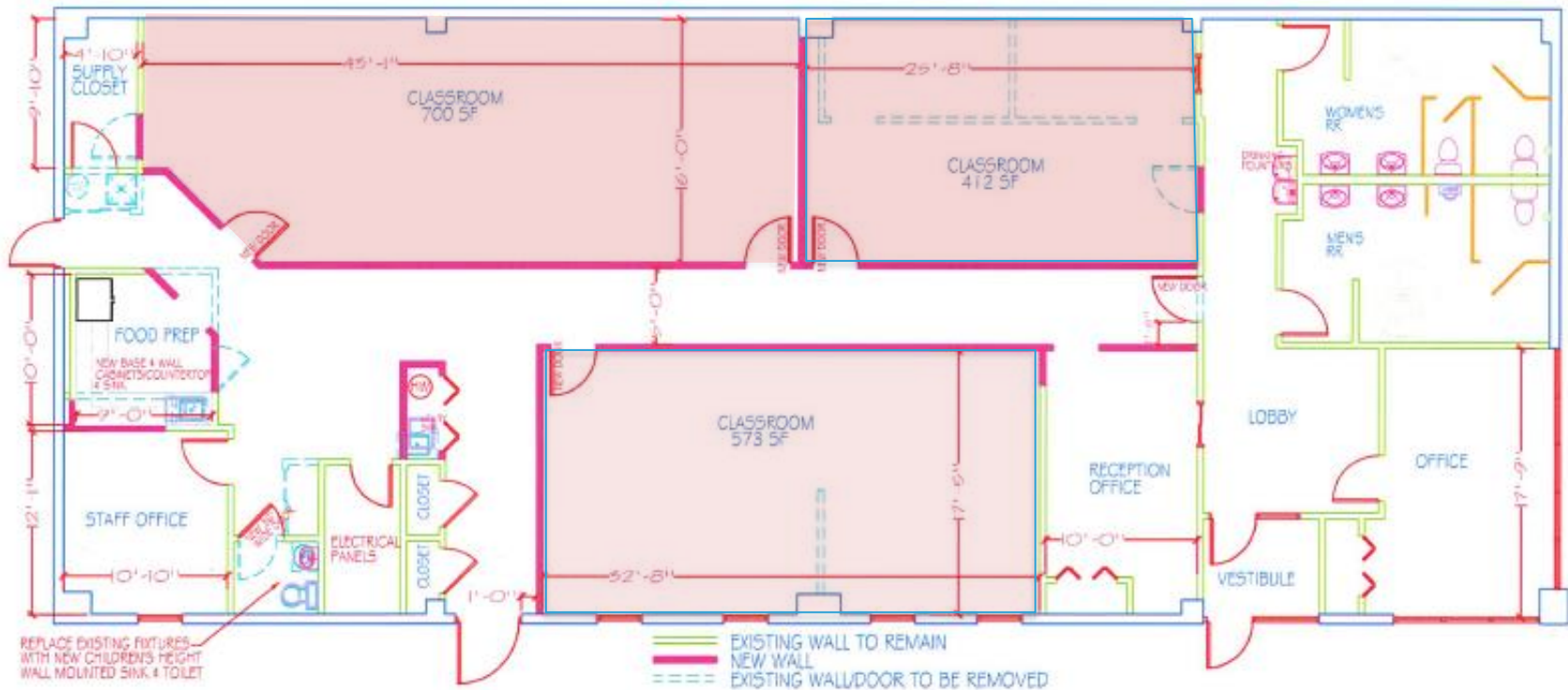


# Proposal

- Existing structure was developed in 1984 as a medical office
- Has since been used as a nursing school and physical therapy office
- Proposed use is for a *Day Care 1, Commercial* (Head Start Program) in the existing facility

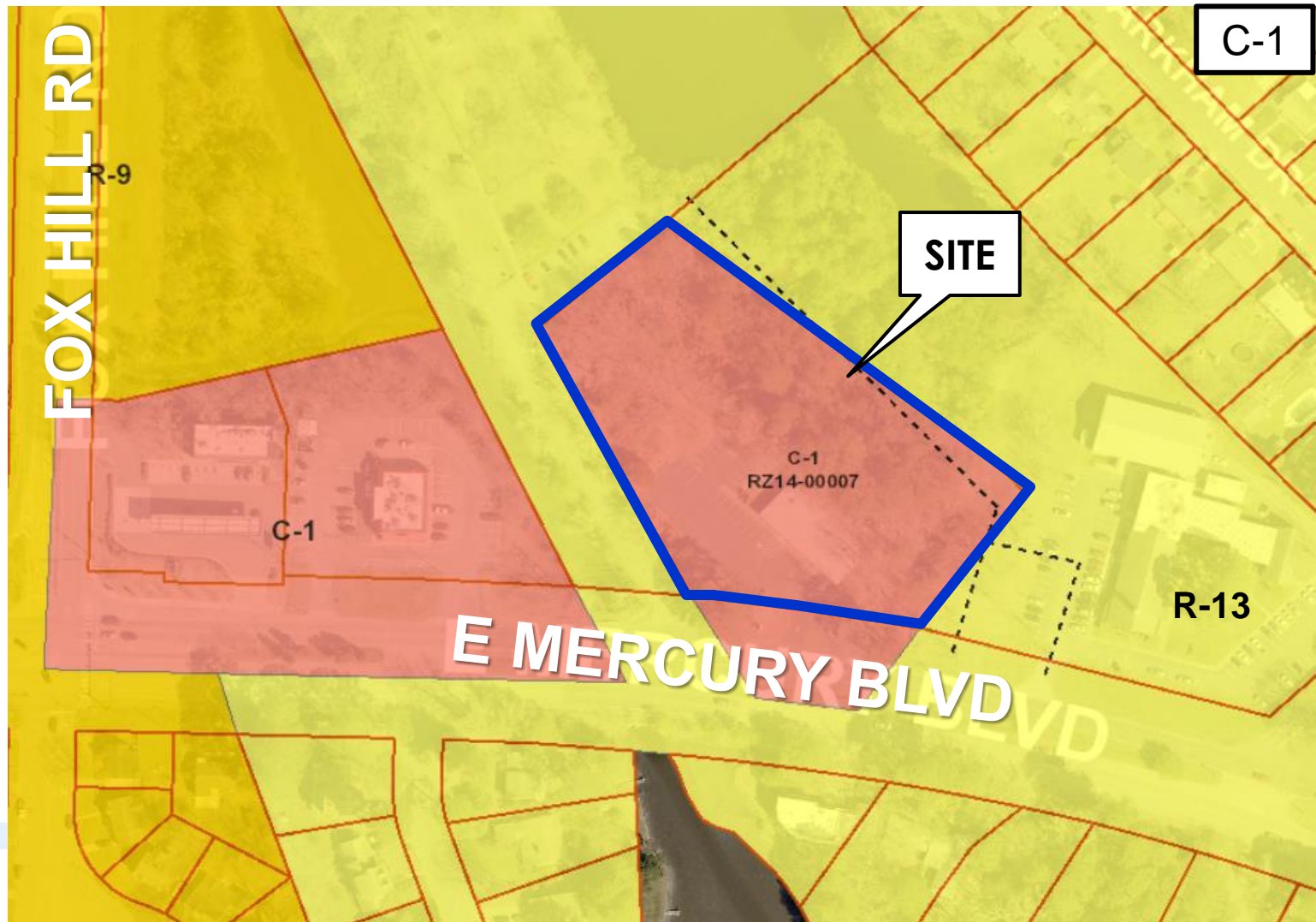


# Proposal

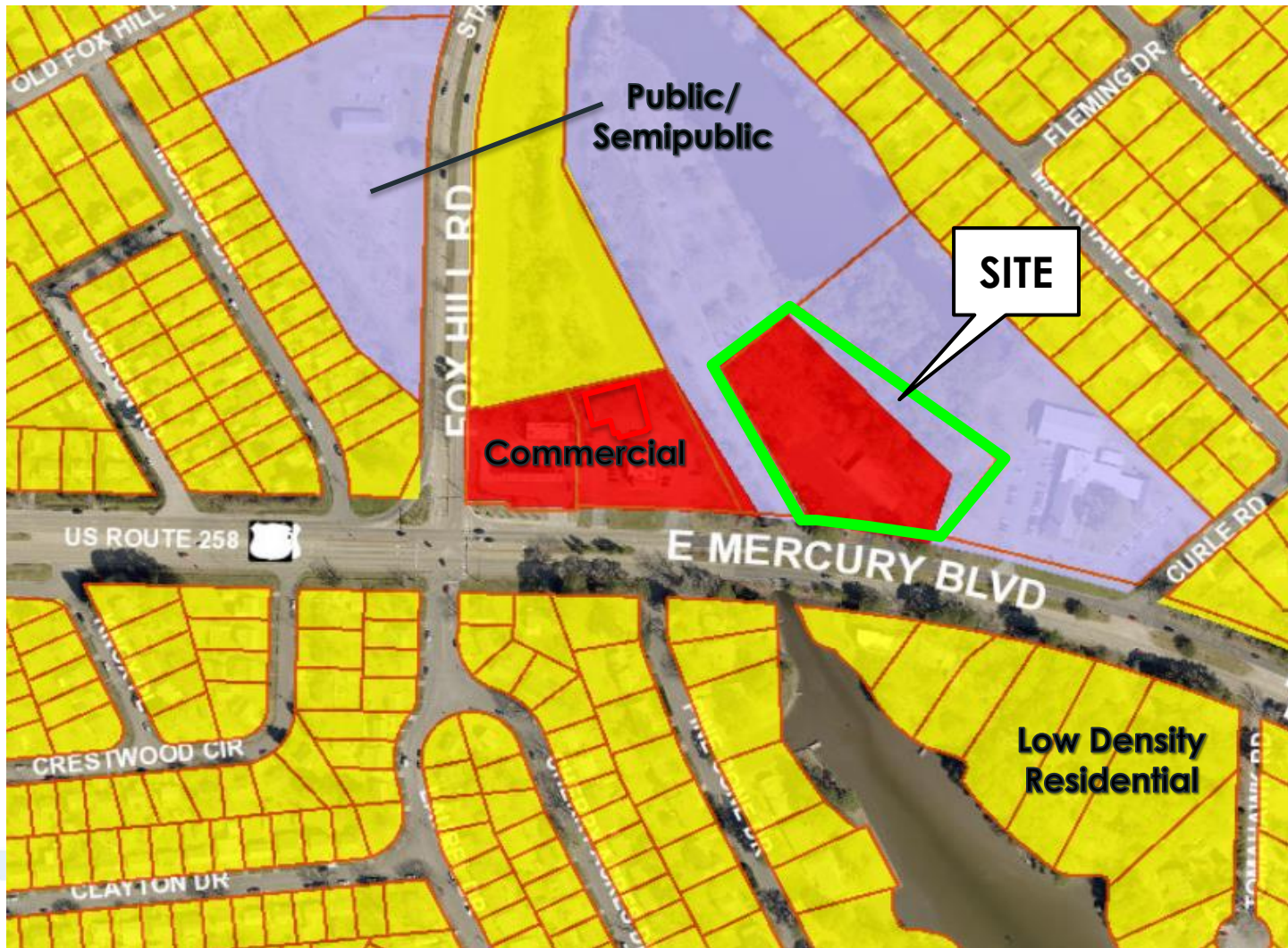




# Zoning Map

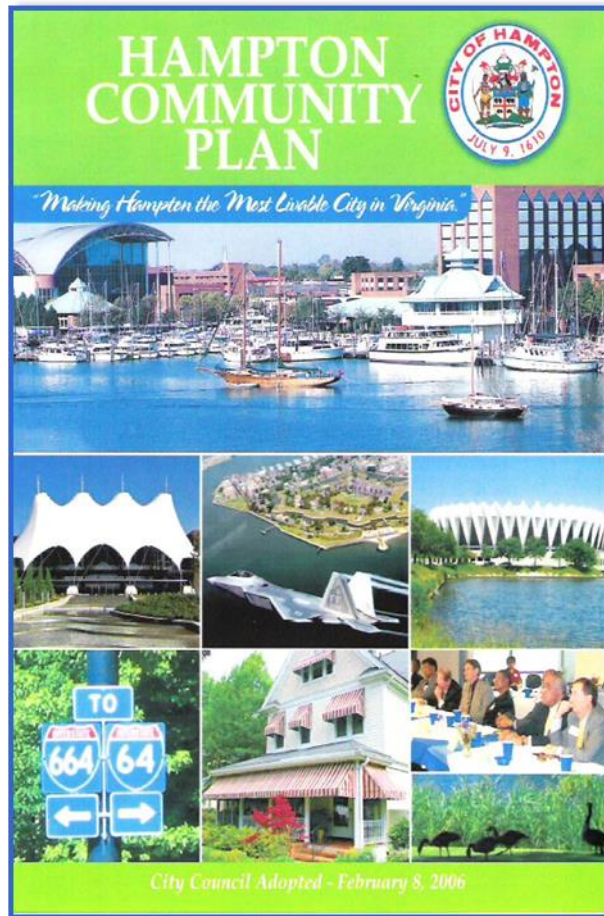


# Land Use Map





# Public Policy



Hampton Community Plan (2006, as amended)

- **LU-CD Policy 4:** Evaluate land use proposals from a regional, city-wide, and neighborhood perspective.
- **LU-CD Policy 26:** Promote access to educational, social, civic, recreational, and employment opportunities for youth and seniors
- **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
- **ED Policy 4:** Nurture small and start-up businesses.



# Public Policy



## Youth Master Plan (Youth Component of the Community Plan)

- **Objective Y3.1:** Youth Have Access to Educational, Social, Civic, and Recreational Opportunities That Provide Opportunities for the Development of Strong Life Skills.

# Analysis

- The site is currently zoned to allow for certain commercial uses
- The subject property sits along a major commercial corridor
- The proposed use is compatible with the level of commercial activity of the subject property and surrounding properties

# Proffered Conditions

- Limitations on permitted primary and accessory uses
- Compliance with all ordinances of the City of Hampton

\*Additional proffers can be found in the Package



# Recommendation

Staff and Planning Commission  
recommend **approval** of  
Item No. 23-0157 with five (5)  
proffered conditions