

STAFF EVALUATION

Case No.: Use Permit No. 23-0351

Planning Commission Date: December 14, 2023

City Council Date: January 10, 2023

Prepared By:	Davis Pemberton, City Planner	728-2040
Reviewed By:	Mike Hayes, Planning and Zoning Division Manager	728-5244
Reviewed By:	Jessica Kraus, Assistant City Attorney	

General Information

Applicant SCI Virginia Funeral Services, Inc.

Property Owner(s) City of Hampton, Virginia

Site Location An unaddressed 0.85-acre parcel located at the northwest corner of the intersection of Coliseum Drive and Hampton Roads Center Parkway [LRSN: 13005223].



Requested Action Use permit to allow for an expansion of an existing cemetery

Description of Proposal The applicant is requesting a Use Permit to allow the expansion and operation of a cemetery on the unaddressed parcel at the northwest corner of Coliseum Drive and Hampton Roads Center Parkway [LRSN 13005223].

<i>Existing Land Use</i>	Vacant
<i>Zoning</i>	One Family Residential (R-11) District; Coliseum Central Overlay (O-CC) District;

Chesapeake Bay Preservation Overlay (O-CBPD) District; and
Flood Zone Overlay (O-FZ) District

Applicable
Regulations

None

Surrounding Land
Use and Zoning

North: One Family Residential (R-11) District; single-family residence
South: General Commercial (C-2) District; hospital and hotel
East: One Family Residential (R-13) District; vacant
West: One Family Residential (R-11) District; cemetery

Surrounding Zoning Map:



Public Policy

Hampton Community Plan

The Hampton Community Plan (2006, as amended) recommends public/semipublic for the subject property and adjacent properties.

Listed below are policies related to this request:

LU-CD Policy 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

CF Policy 51: Provide an adequate level of social and institutional services without overburdening neighborhoods with an excessive concentration of institutional uses aimed to meet the needs of the city as a whole.

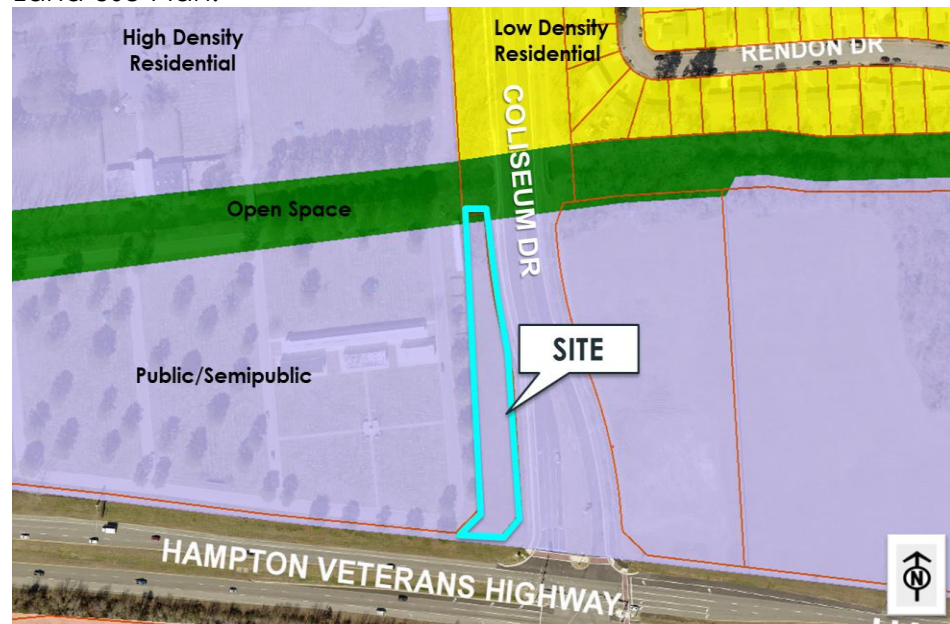
Community Facilities Objectives:

- 1:** Provide community facilities that are targeted to address the needs of both city residents and visitors.
- 2:** Provide community facilities that are attractive, well designed, and well maintained.
- 5:** Promote partnerships with private, non-profit, and government agencies in the provision of community facilities.
- 14:** Promote maintenance, reinvestment, preservation, adaptive reuse, and renewal of existing facilities and sites.

Future Land Use

The Hampton Community Plan (2006, as amended) designates this area as public/semipublic.

Land Use Plan:



Coliseum Central Master Plan:

The property is located in the Coliseum Central Master Plan (2015, as amended) which reinforces the public/semipublic use. The site is located in the Sentara initiative area and there are no specific plan recommendations.

<i>Traffic/Parking</i>	Staff does not anticipate that the requested use or operation would cause a significant or negative impact on traffic.
<i>Complaints & Violations</i>	There are no complaints or active enforcement action items pending at this time.
<i>Community Meeting</i>	A community meeting has not been scheduled at this time.

Analysis:

Use Permit Application No. 23-0351 is a request to allow the expansion and operation of a cemetery on the unaddressed parcel at the northwest corner of Coliseum Drive and Hampton Roads Center Parkway [LRSN 13005223]. The property is zoned One-Family Residential (R-13) District, which allows for the desired use subject to an approved use permit. The property is also located within the Coliseum Central Overlay (O-CC) District.

The subject parcel is a proposed expansion of the Hampton Memorial Garden cemetery, totaling +/- 0.85 acres. The parcel was created as a result of the Coliseum Drive extension from the Hampton Roads Center Parkway to Butler Farm Road. Currently, the parcel is under contract for purchase by the applicant. The proposed expansion will be populated with burial plots and sodded turf grass, and no structure and/or roads are proposed.

The Hampton Community Plan (2006, as amended) designates this area as public/semipublic. The Plan discusses the importance of evaluating land use proposals from a neighborhood, city-wide, and neighborhood perspective, as well as promoting high-quality design and site planning that is compatible with surrounding development. It also emphasizes the need to work cooperatively and expand partnerships with health and human service providers to address needs for health and human service facilities, and concentrating services throughout the city as to not overburden our neighborhoods.

The property is also located in the Coliseum Central Master Plan (2015, as amended), more specifically the Sentara Medical Campus Initiative area, which is predominantly comprised of a combination of office and medical uses. The Plan does not call-out or establish a specific plan recommendation for the subject property.

If the use permit is to be granted, staff has identified seven (7) recommended conditions based upon the proposed use's operational and land use characteristics. A few key conditions are highlighted below:

- Fencing, if proposed in the future, shall be black decorative metal picket fencing or similar, and may incorporate brick columns and/or posts, and shall not be greater than six (6) feet in height;
- All landscaping and screening shall be provided in accordance with the "City of Hampton Landscape Guidelines"; and
- The cemetery operator(s) shall obtain and maintain all applicable licenses to conduct the business and shall comply with all applicable local, state, and federal laws and regulations as it relates to the operation of a cemetery

Staff recommends **approval** of Use Permit No. 23-0351 with seven (7) conditions.