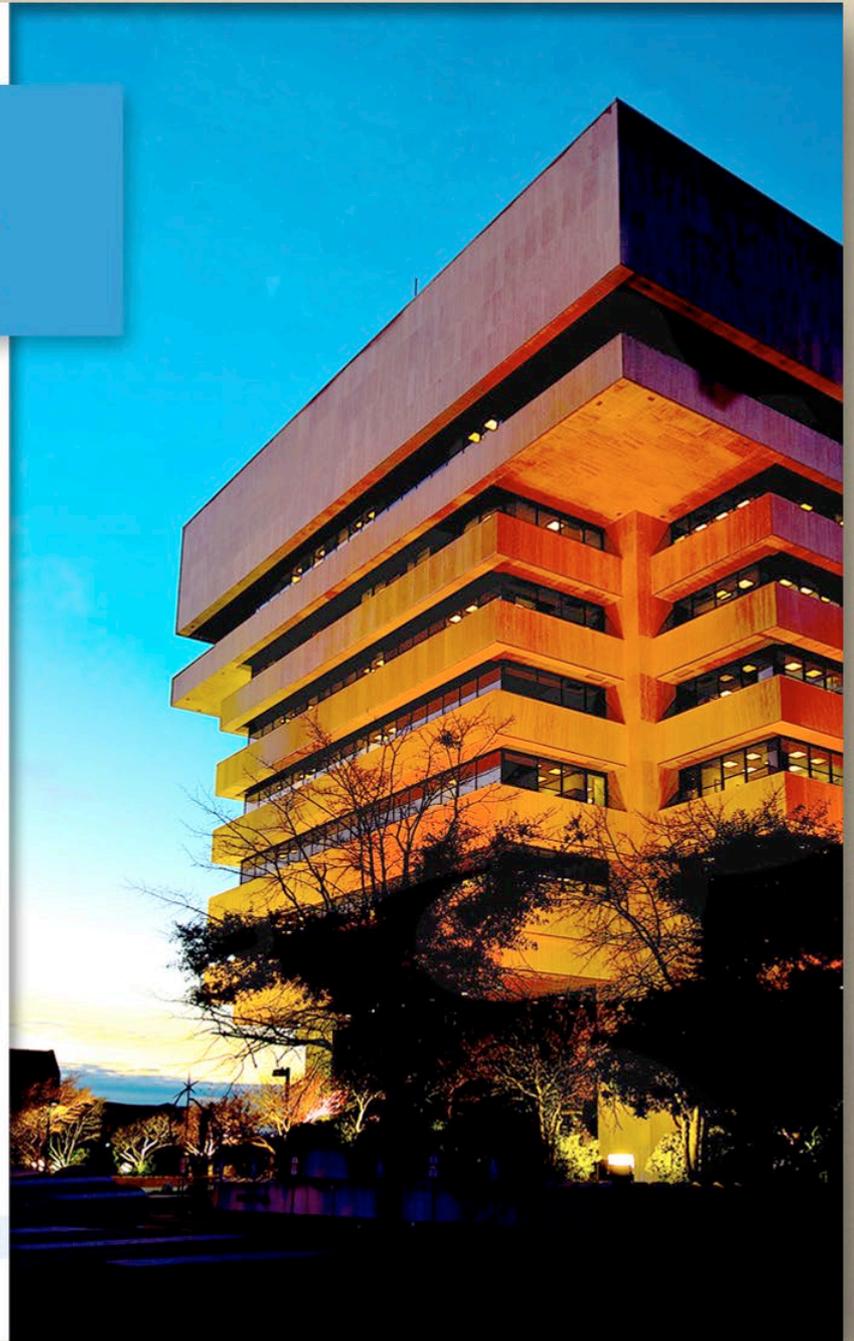


HAMPTON VA

Item No. 22-0291

***5112 W Mercury Blvd
Go Store It Hampton***

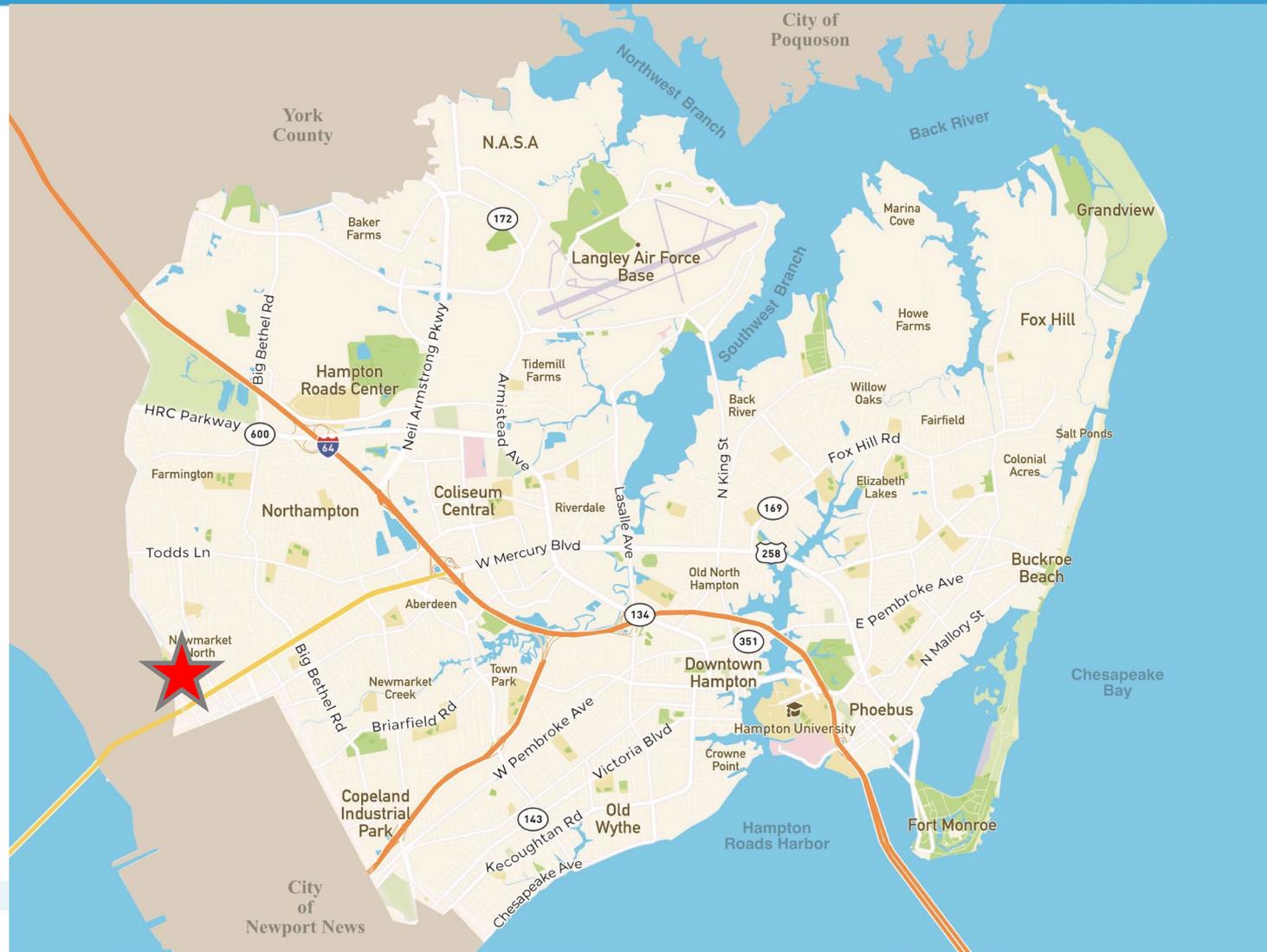
**City Council
November 9, 2022**



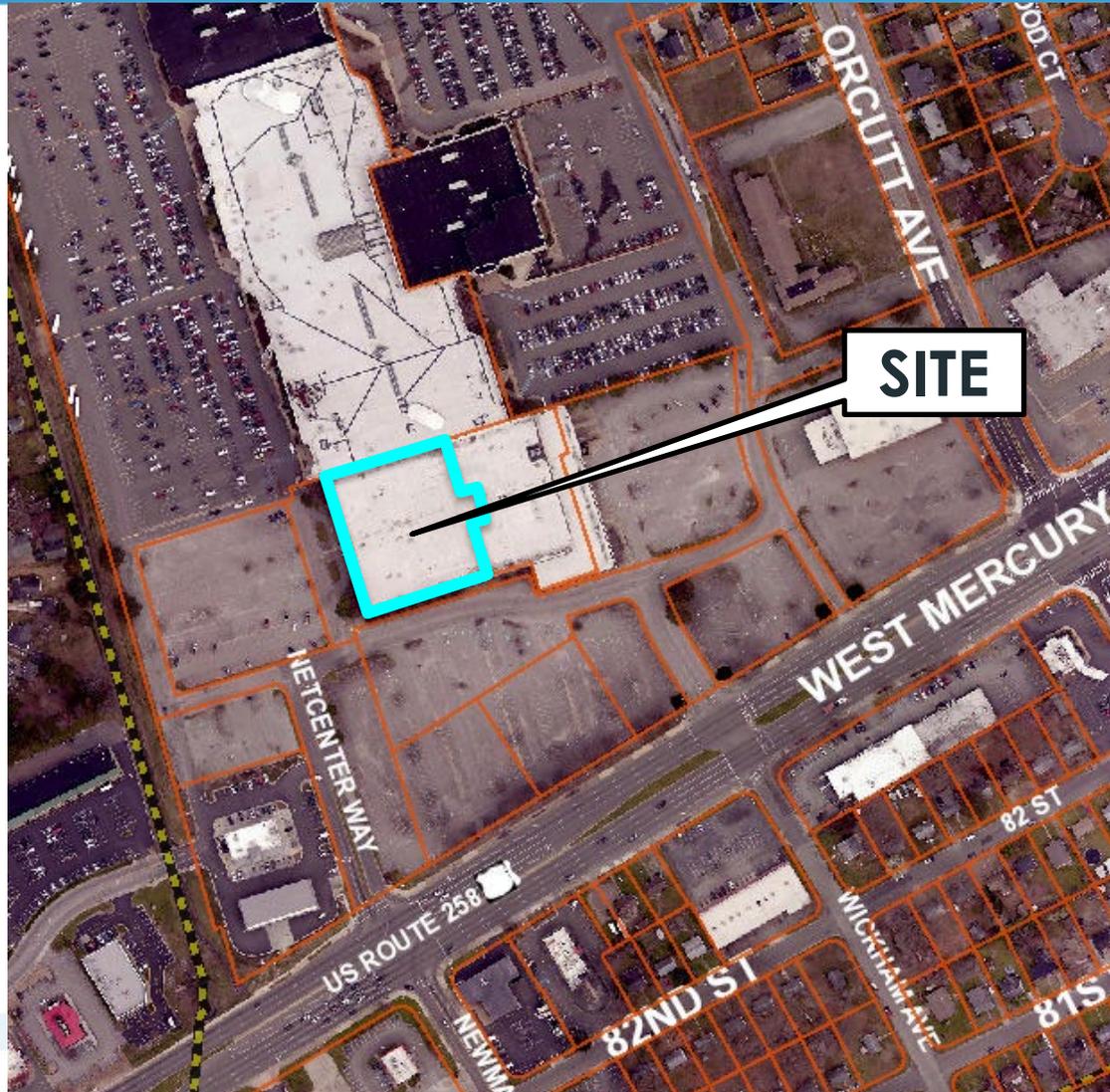
Application

Use Permit to allow for a storage facility 2 in the Limited Commercial (C-2) District

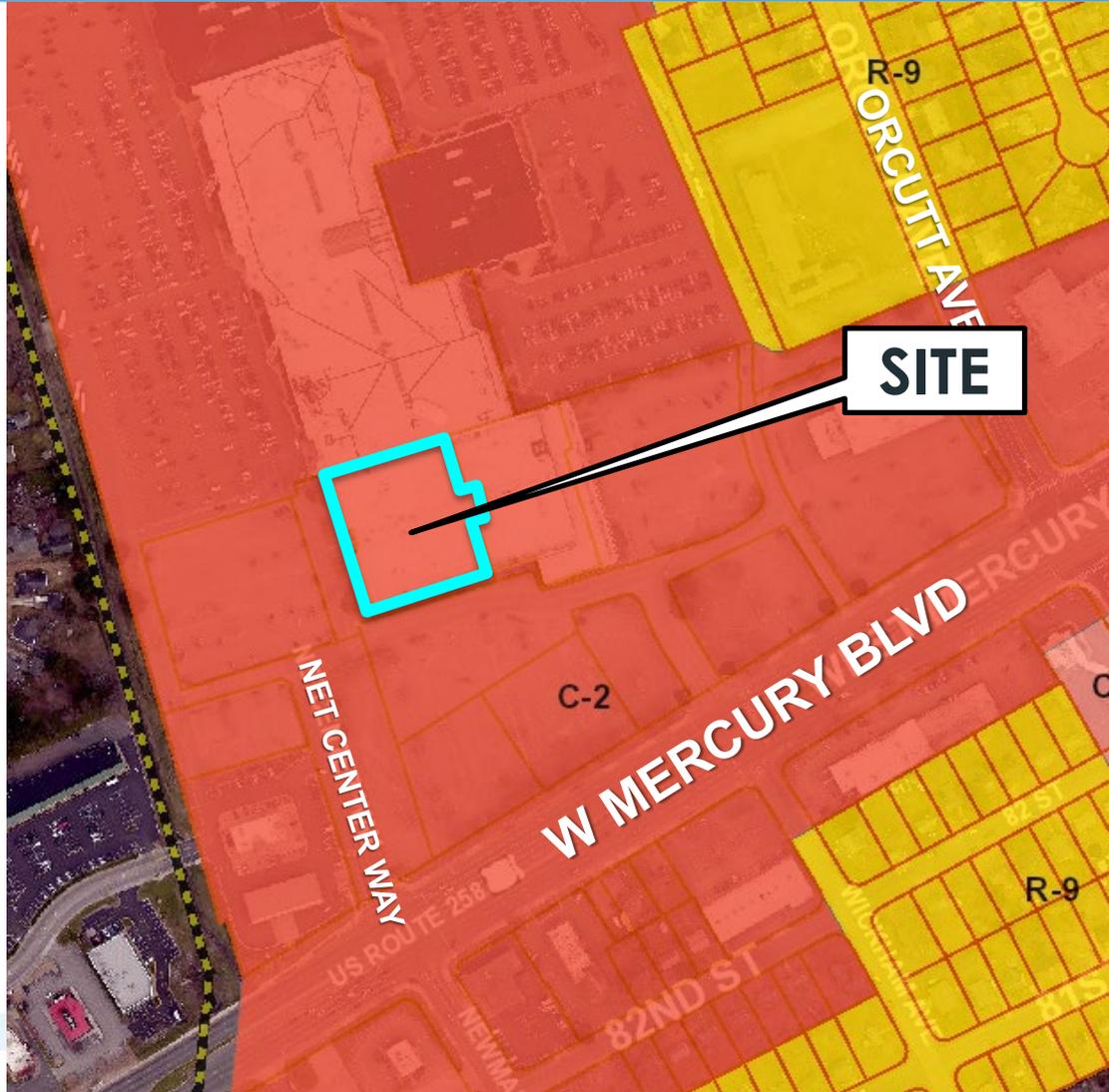
Location Map



Location Map



Zoning Map



Storage Facility Types

- **Storage Facility 1** - A multi-story fully enclosed mixed-use building, internal access to units
- **Storage Facility 2** - Fully enclosed with internal and/or external access to units, mixed-use either within the building, parcel, or shopping center
- **Storage Facility 3** – Indoor and/or outdoor storage spaces

Background

- UP19-00010: permitted self storage in eastern half of building
 - 500+ units; 100,000 sq.ft.

Proposal

- Self Storage
 - Two-story, 90,000 sq. ft.
 - 550 units
- Other Permitted Uses
 - 30% of first floor area
 - Facing Mercury Blvd



Proposal



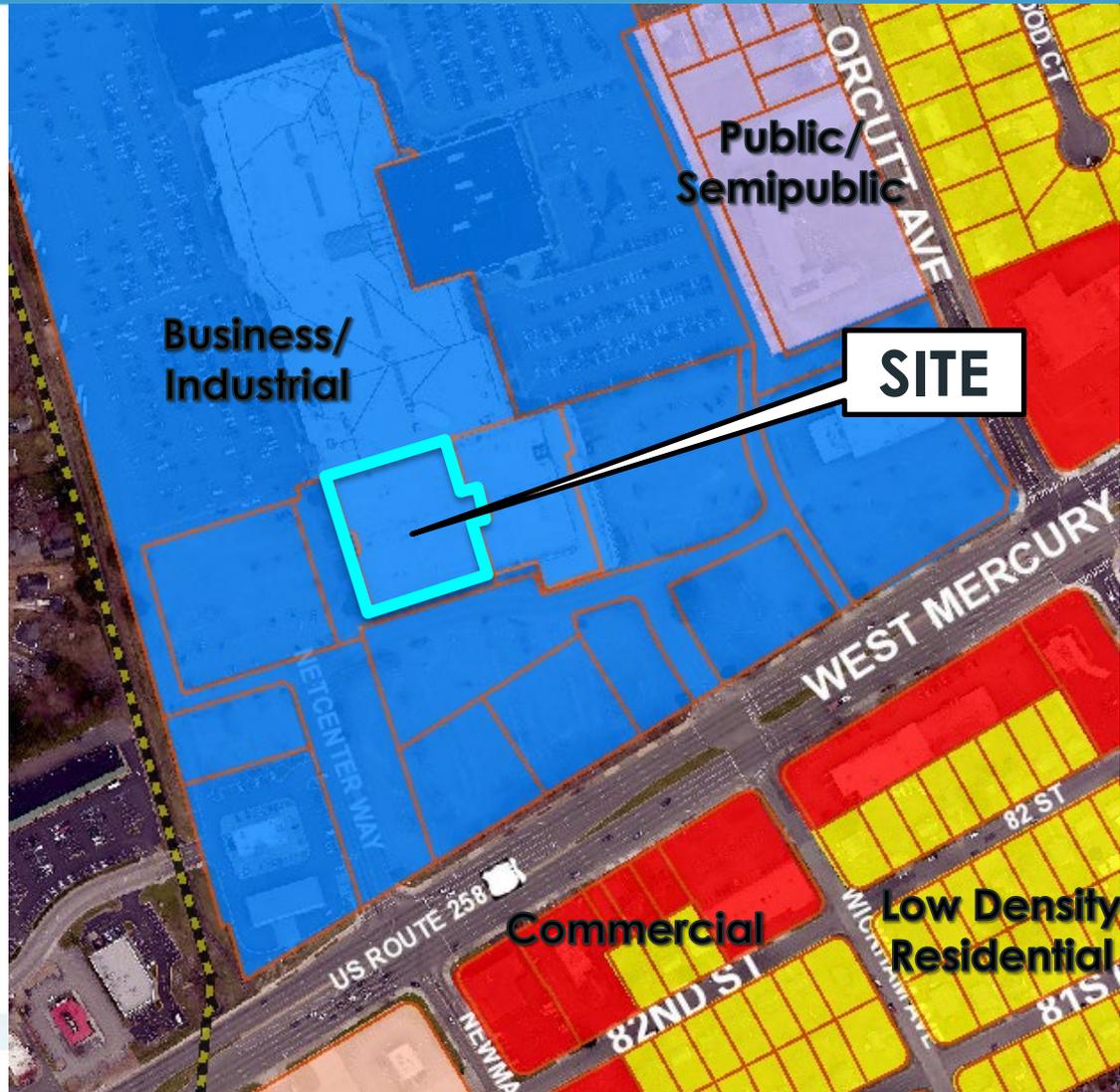
FIRST FLOOR PLAN - PHASE 2
SCALE: 1/8" = 1'-0"

Other Permitted Uses

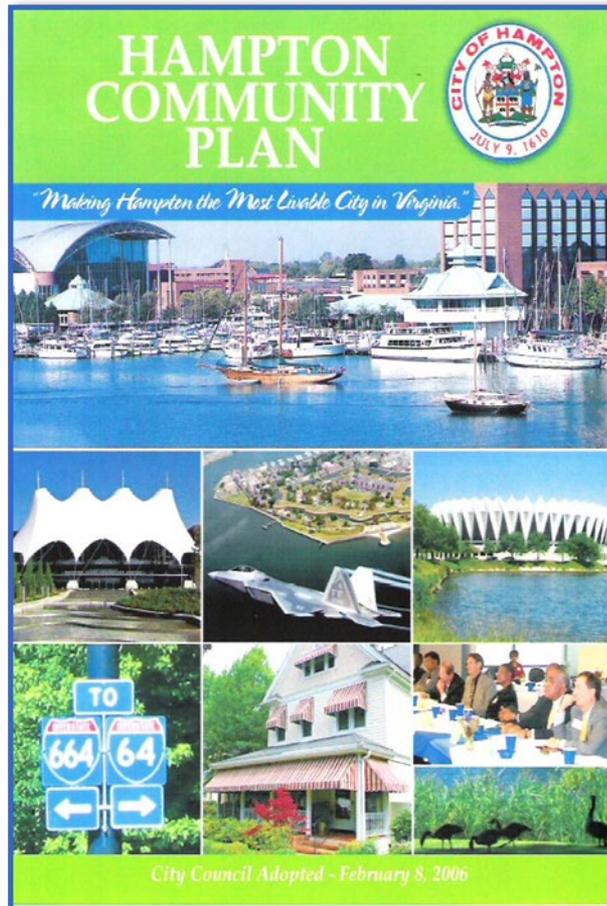


SECOND FLOOR PLAN - PHASE 2
SCALE: 1/8" = 1'-0"

Land Use Map



Public Policy



Hampton Community Plan (2006, as amended)

- **LU-CD Policy 4:** Evaluated land use proposals from a regional, city-wide, and neighborhood perspective.
- **LU-CD Policy 31:** Encourage a mix of land uses that is appropriate for each district.
- **LU-CD Policy 36:** Encourage corridor-oriented commercial development within specified areas to strengthen the viability of commercial uses and to protect residential uses and adjacent neighborhoods.

Analysis

- More active uses, such as retail and office, would be facing Mercury Blvd
- Market challenges of leasing large “big box” spaces
- Does not prevent future expansion of other permitted uses

Recommended Conditions

- Issuance of Permit
- Reservation for Other Permitted Uses
- Mixed Use
- Outdoor Storage
- Elevations
- Surveillance
- Nullification
- Revocation

Recommendation

Planning Commission & Staff
recommend **approval** of
Item No. 22-0291 with eight (8)
conditions