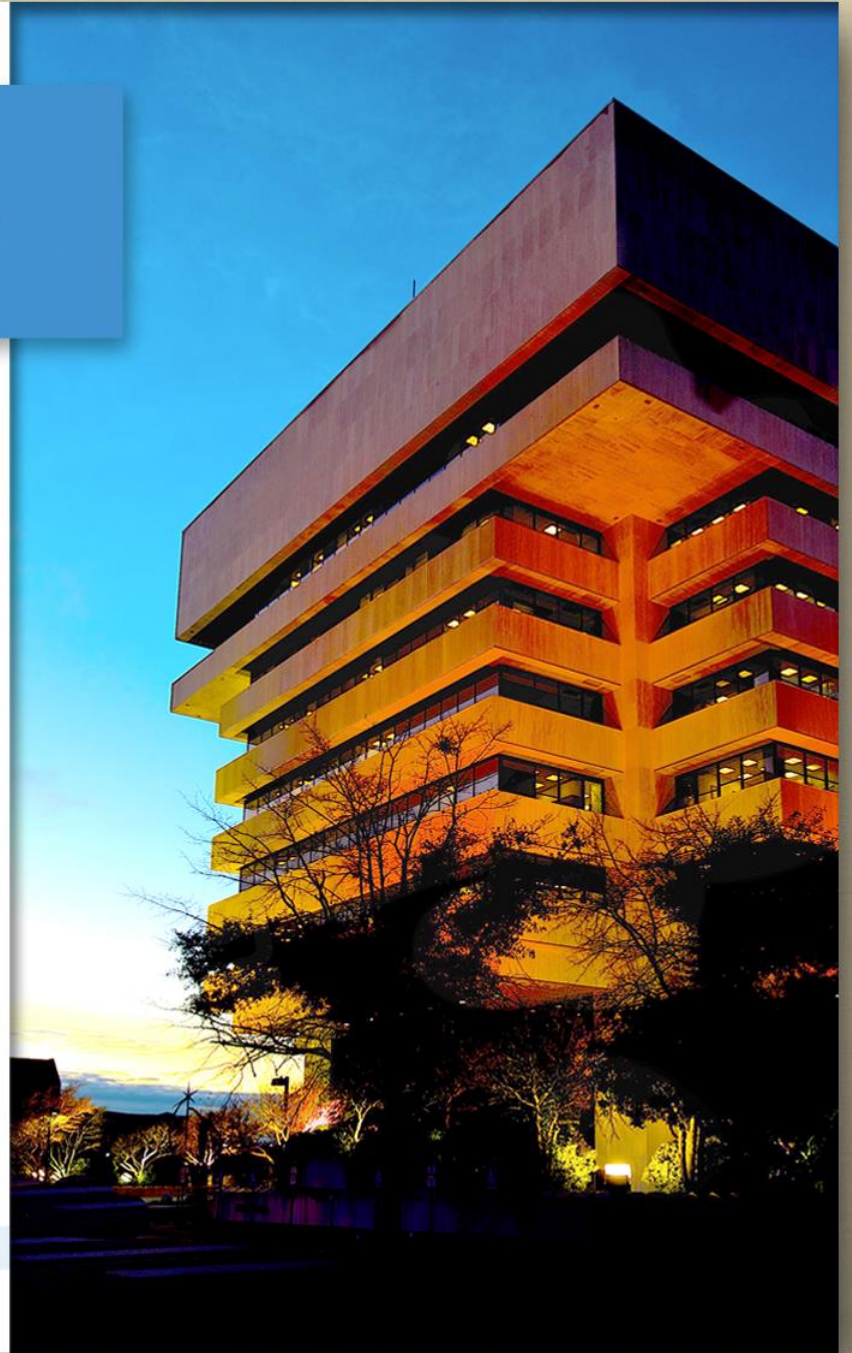


HAMPTON VA

Item No. 23-0145

**8 Findley St.
*Erin & David Scott***

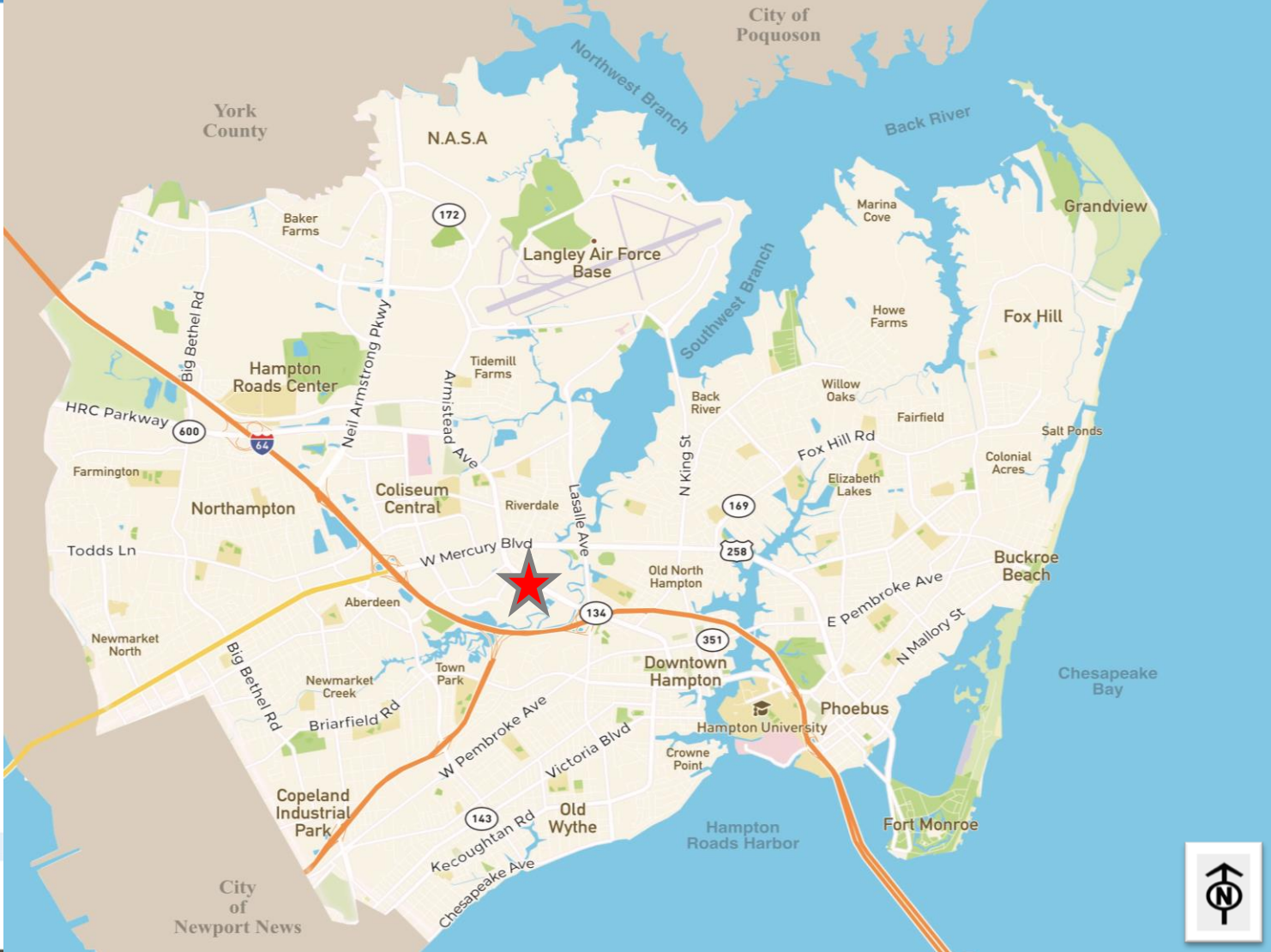
**City Council
May 24, 2023**



Application

Use permit to allow for a *short-term rental* in the One-Family Residential (R-13) district

Location



Location



Location




Proposal

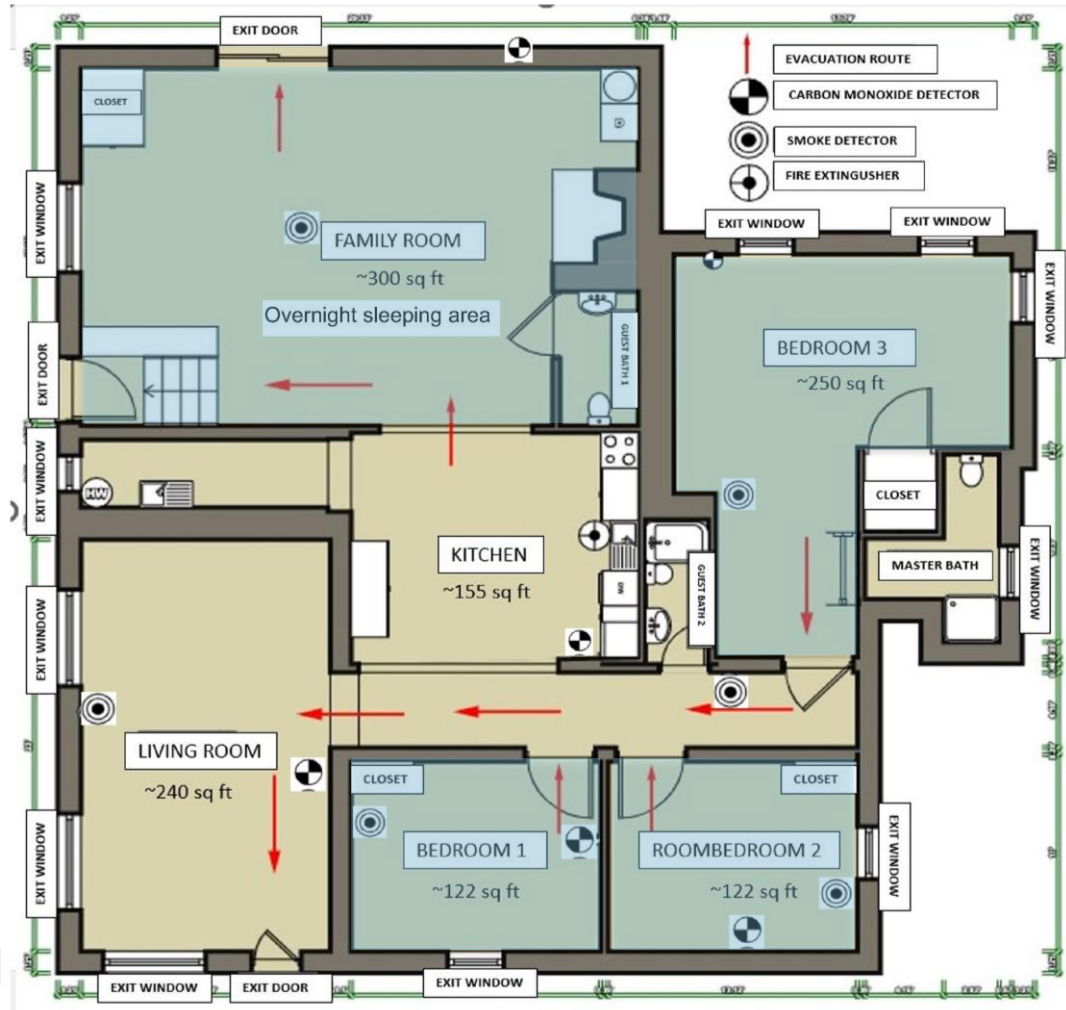
Dwelling/Property Details:

- 1,949 square feet
- 3 bedrooms, 2 full bathrooms, 1 half bathroom
- 1 common space offered as an overnight sleeping area

Operational Details:

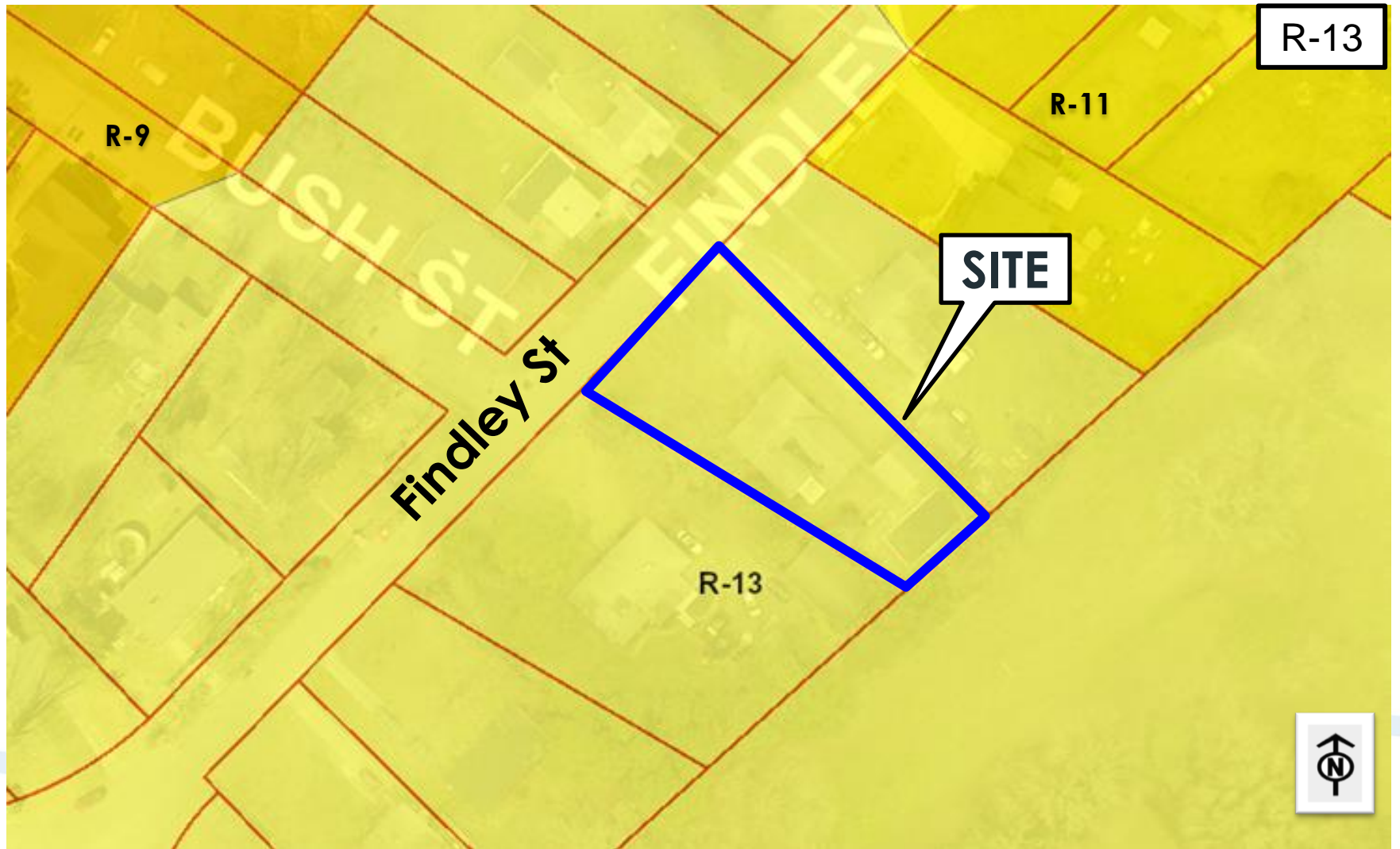
- Operating as a rental year-round for both short- and long-term stays
 - May be occasionally occupied by the property owners
 - Outdoor amenities available to renters
 - No events proposed
- 

Floor Plan



Front door

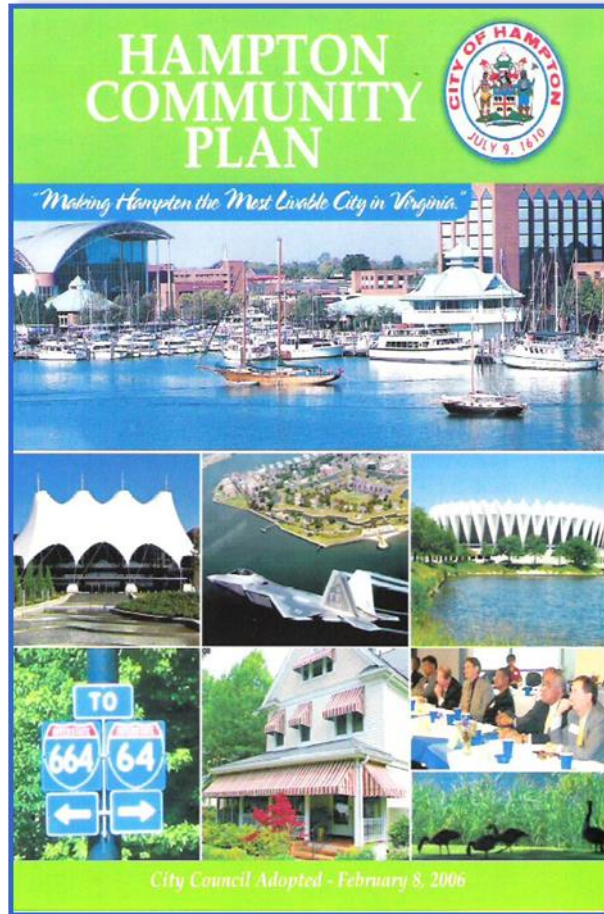
Zoning Map



Land Use Map



Public Policy



- **LU-CD Policy 4:** Evaluate land use proposals from a regional, city-wide, and neighborhood perspective.
- **LU-CD Policy 7:** Safeguard the integrity of existing residential neighborhoods.
- **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 6:** Expand tourism, entertainment, and cultural opportunities within the city.

Hampton Community Plan (2006, as amended)

Public Policy



The ideas set forth in the Coliseum Central Master Plan (2015, as amended):

- Envision a fundamental change in how the District operates, shifting focus from simply commercial revitalization towards creating a unique identity founded on its stable neighborhoods and excellent regional access
- Call for developing high-quality lodging to support the Hampton Roads Convention Center, sports tourism, and other tourism initiatives

Analysis

- Located near the Coliseum Central commercial district with access to both mercantile and natural amenities
- Recommended conditions expected to sufficiently mitigate impacts to the neighborhood
 - Property features sufficient on-site parking to support the short-term rental
 - Maximum number of overnight lodgers limited to ten (10)
 - Maximum number of people on property between 7:00am and 10:00pm limited to twenty (20)

Recommended Conditions

- Designation of a Responsible Local Person (RLP) to address conditions occurring at the STR
- Must post the approved floor plan and STR Fact Sheet within the dwelling
- Overnight lodging capacity limited to ten (10) people
- No more than four (4) rooms shall be rented or offered as overnight sleeping areas
- All parking in conjunction with the STR required to be on an improved surface
- Inspection required prior to operation
- Compliance with Hampton Zoning Ordinance, Hampton City Code, and applicable federal and state law
- Nullification and revocation terms

*Additional Recommended Conditions found in PC Package

Recommendation

Planning Commission and Staff
recommend **APPROVAL** of
Item No. 23-0145 with fifteen (15)
conditions