

# STAFF EVALUATION

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To: City Council

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Bonnie Brown,  
Sr. Assistant City Attorney

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Case No.: Use Permit Application No. 18-00003

Date: 6/13/2018

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## General Information

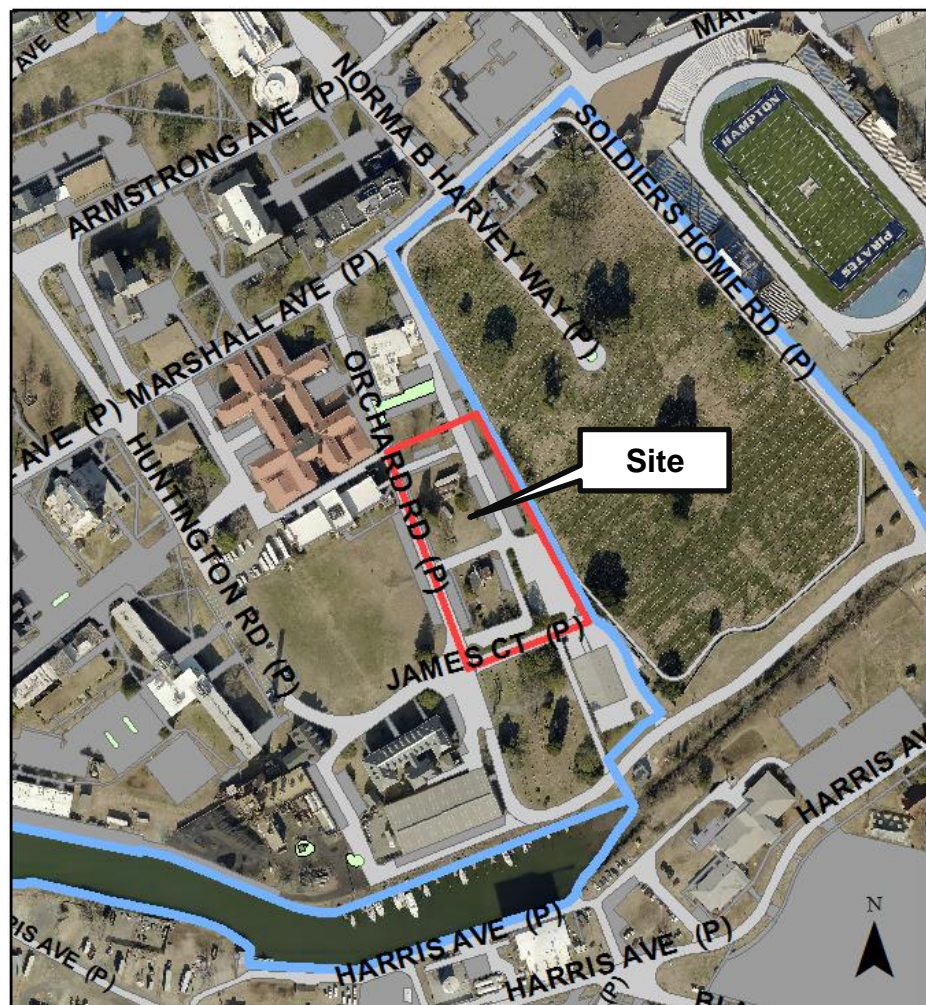
Applicant Hampton University c/o Doretha Spells

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Owner Hampton University

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Location 717 Orchard Rd. [LRSN 12001034]



Requested Action

Use permit to allow for a private college/university, specifically a residence hall.

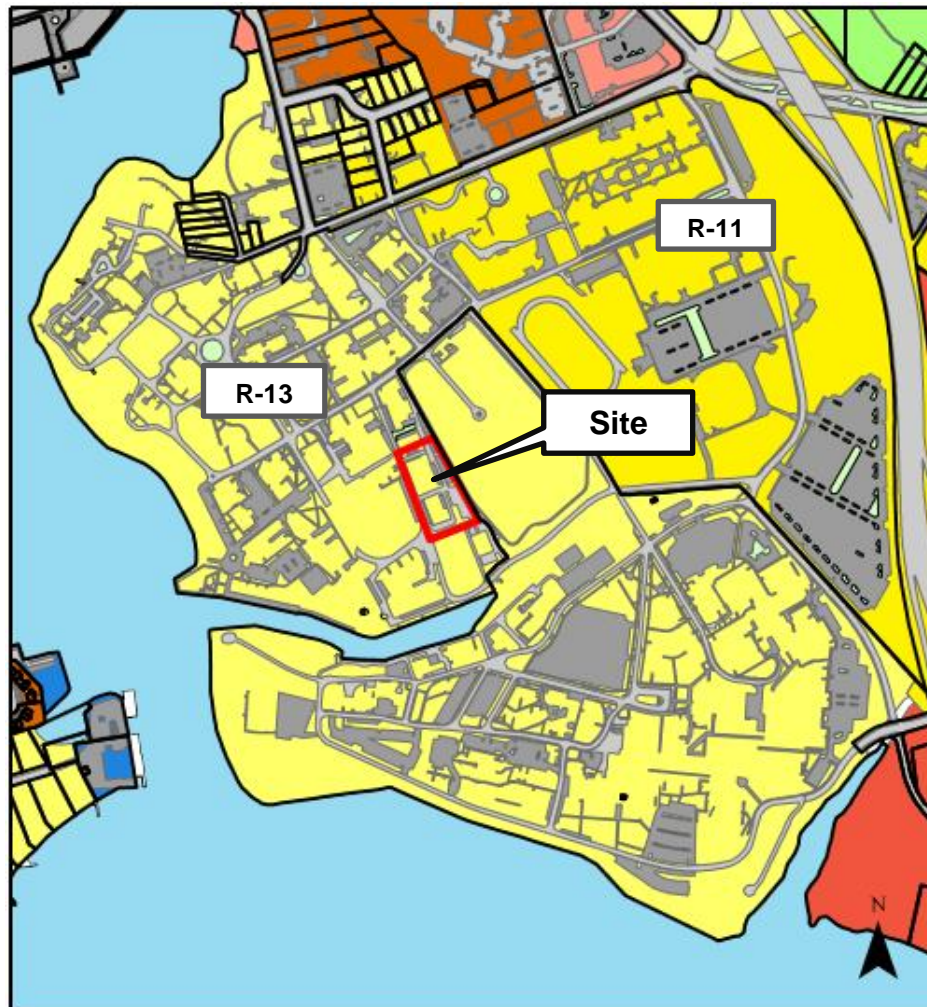
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*Description of Proposal* The applicant is proposing to use the subject property to build a new, two-story residence hall. The applicant proposes to have 13 two-bedroom units, and 3 one-bedroom units, and a total of 18,407 square feet.

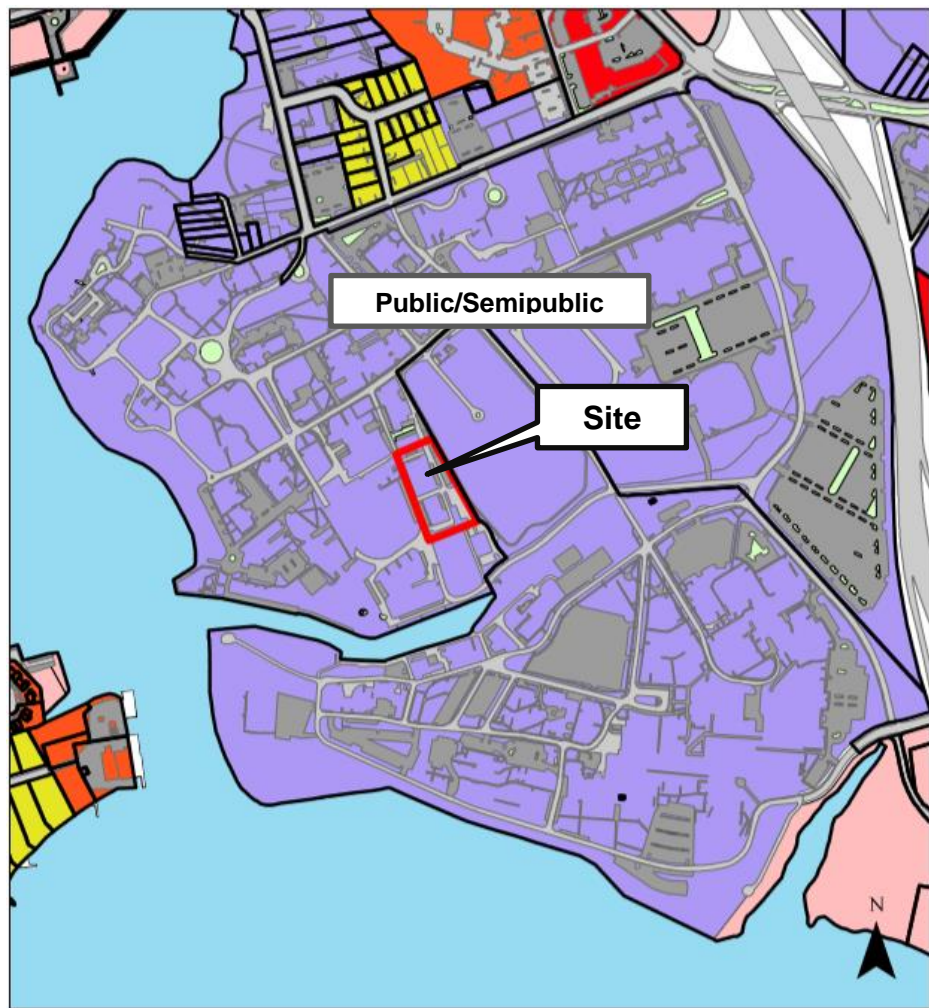
*Existing Land Use* Hampton University Campus, Vacant Site

*Zoning* R-13 (Residential)

*Surrounding Land Use and Zoning*  
**North:** R-13, Private University/College  
**South:** R-13, Private University/College  
**East:** R-13, Cemetery; R-11, Private University/College  
**West:** R-13, Private University/College



*Public Policy* The Hampton Community Plan (2006, as amended) recommends public/semipublic use for this property, as well as for all the properties adjacent to the site.



Objectives and policies supporting this vision include:

**LU-CD Policy 8:** Support opportunities for the development and expansion of educational, cultural, medical, research, and military activities that are consistent with the City's vision and goals.

**LU-CD Policy 11:** Promote high quality design and site planning that is compatible with surrounding development.

**ED Policy 18:** Maintain a top-notch workforce through close coordination among key institutions; employment and training agencies, the business community, Hampton City Schools, Thomas Nelson Community College, Hampton University, and other local educational and research facilities.

The "Community Plan Strategies" chapter states, "One of the most important and fundamental resources in our community is our people." (p. ST-2) The chapter also highlights the development of strong schools and universities as being important to preparing citizens for future success, which in turn is an economic development strategy for attracting businesses and investment.

#### Zoning History

Hampton University is primarily one large parcel and the site for the proposed residence hall is within this larger campus. The University has

	been in place since the early 1900's, predating the zoning ordinance and the designation as R-13. The R-13 district does allow for private universities with the securing of a use permit. Because of this, subsequent expansions of the University, such as this proposed residence hall, each require a use permit.
<i>Applicable Regulations</i>	The R-13 district allows for a private college/university subject to securing a use permit. While this proposed residence hall is on Hampton University's main campus, the university has never sought an overarching use permit for the entire campus; therefore, one is required for new development.
<i>Traffic/Parking</i>	Hampton University maintains a parking study to ensure adequate parking is provided for the campus. This study was submitted with the application and shows that adequate parking exists. The concept plan, which is binding as a proposed condition, includes two handicap parking spaces to improve access to the building.
<i>Environmental</i>	Newly created environmental impacts are not anticipated.
<i>Community Meeting</i>	There is no community meeting scheduled.

## Analysis

Hampton University is requesting a use permit for a private college/university residence hall on a portion of their campus [LRSN 12001034]. The proposed residence hall would be a two-story, brick building with 18,407 square feet. It would have 13 two-bedroom units and 3 one-bedroom units, housing 56 people in total. The property is zoned Single-Family Residential (R-13) District, which allows for a private college/university with the approval of a use permit. The site is not located within any master plan areas.

717 Orchard Road is located near the center of Hampton University's campus. The surrounding areas are zoned residential as well, but are occupied by the private college/university use. There were no concerns about the circulation of traffic to and from the site because this residence hall is replacing one that was previously torn down.

The proposed residence hall for Hampton University is consistent with the Hampton Community Plan (2006, as amended), which calls for public/semipublic uses which includes institutions such as schools, colleges, and universities. The Plan also contains a goal to support opportunities for the development and expansion of educational activities that are consistent with the City's vision. Physically, the site is located within the center of Hampton University and it does not affect surrounding parcels, and it embraces the goal of high quality design that is compatible with surrounding uses through the site plan process. The proposed dorm would sit next to the National Cemetery, with the scale, design and materials proposed for the new dorm being appropriate for this location.

If this application is approved, staff recommends attaching conditions that address aspects of the private college/university residence hall use including the conceptual plan, location, and capacity. Please see the included list of conditions for specific details.

**Staff and Planning Commission recommend approval of Use Permit Application #18-00003 with seven (7) conditions.**