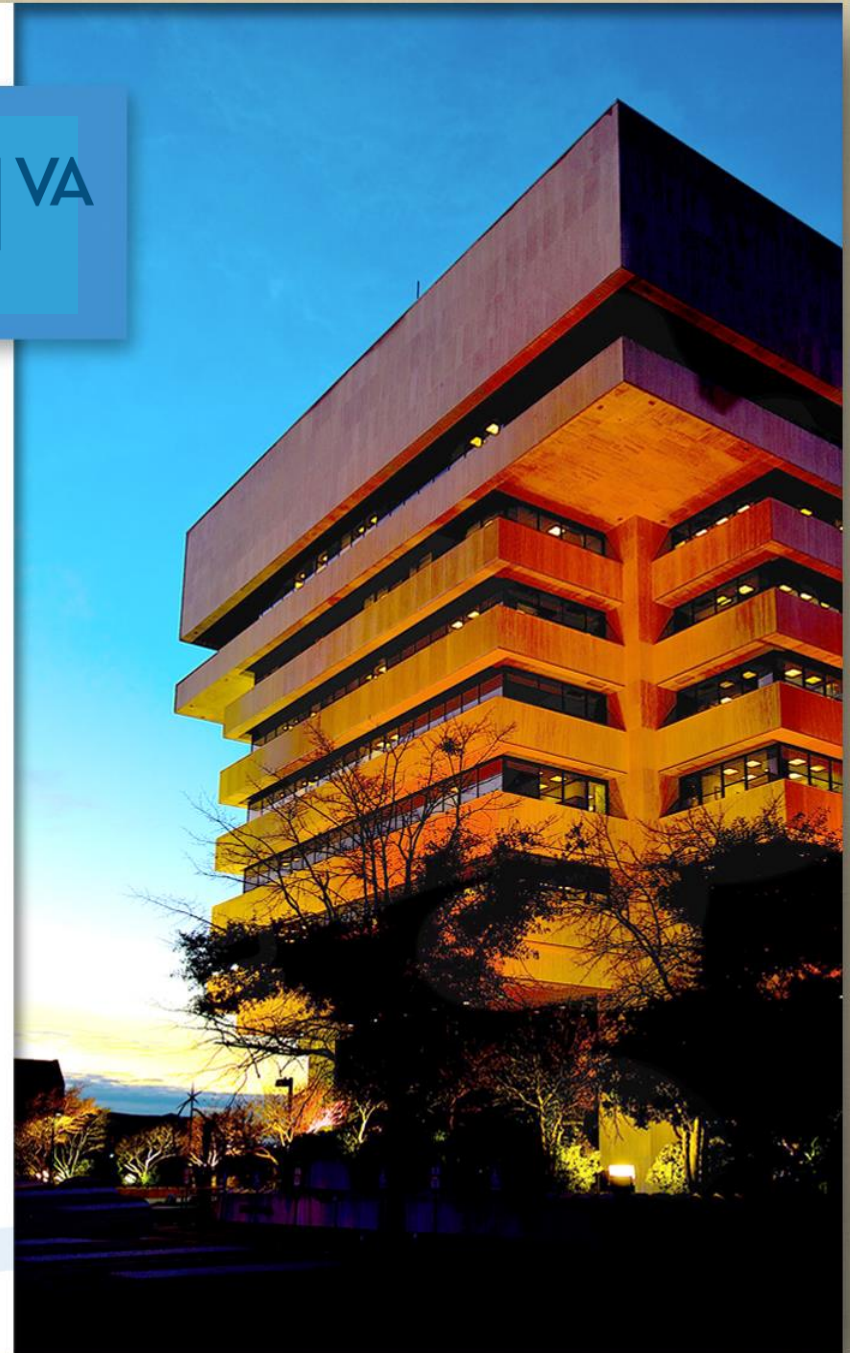




**Use Permit Application
Item No. 23-0251**

**26 Coliseum Crossing
*Stephen Hartley***

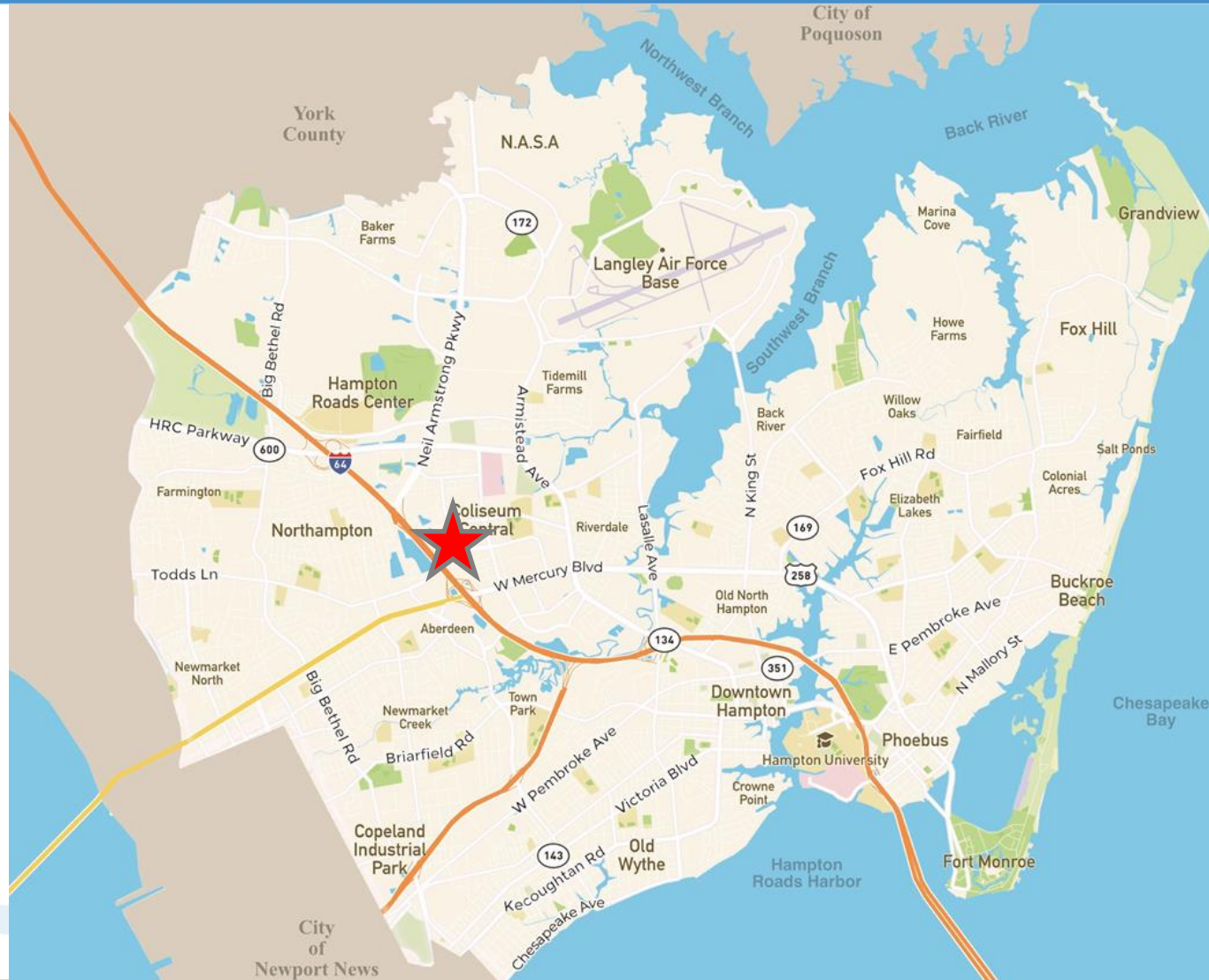
**City Council
September 13, 2023**



Application

Use permit to allow for a *veterinary office* in the Limited Commercial (C-2) district

Location



Location



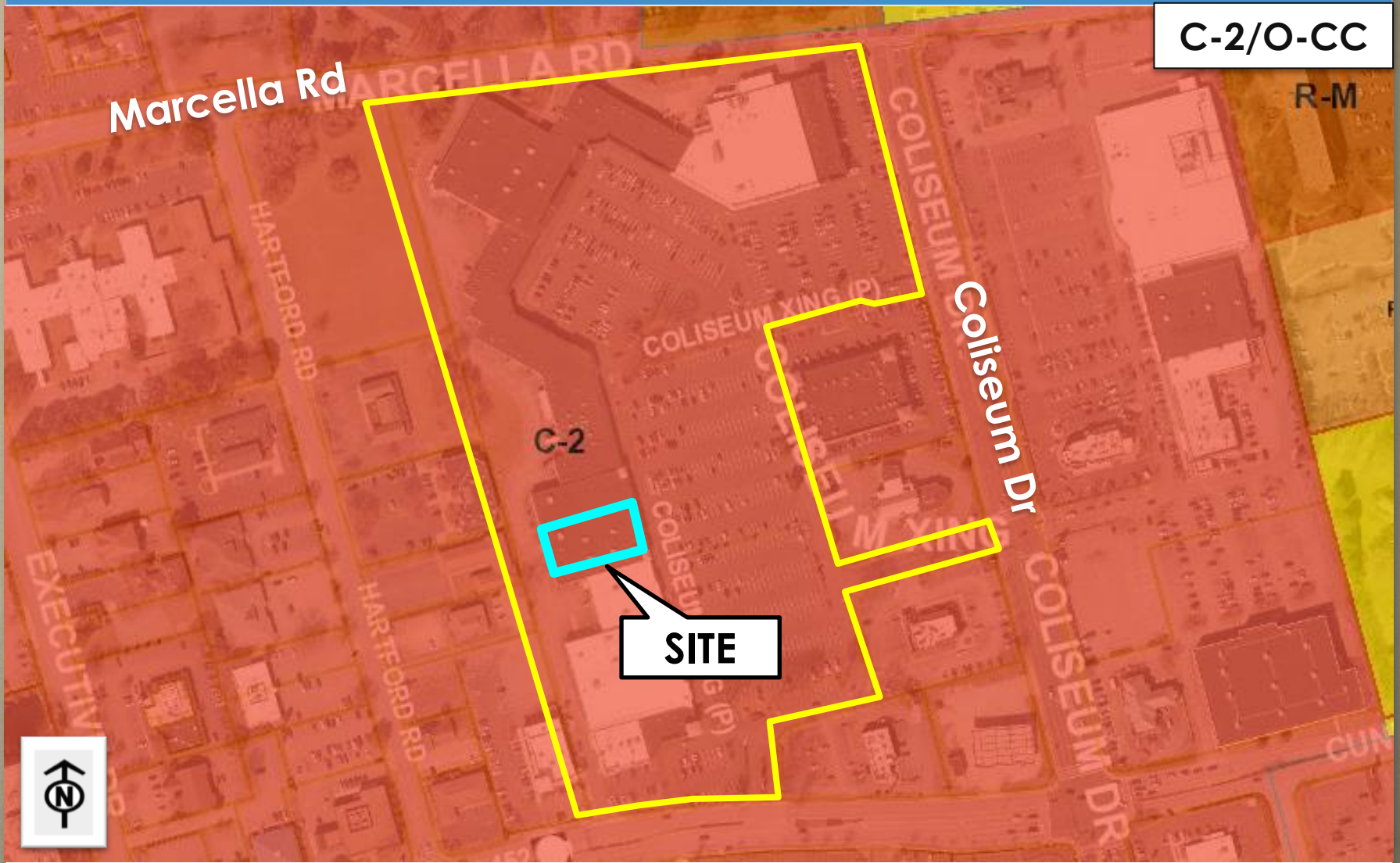
Location



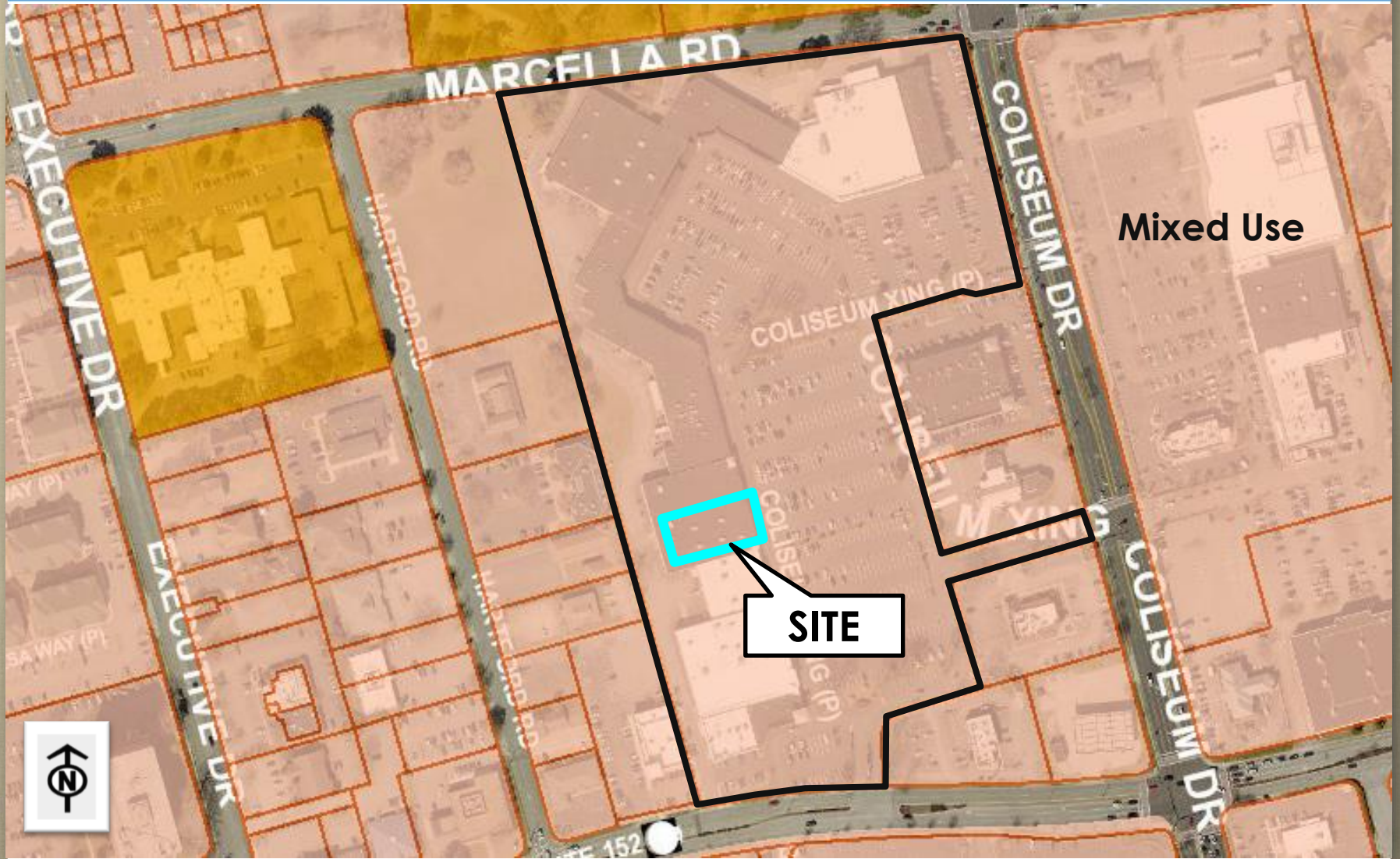
Proposal

- ~1,700 sq. ft. of veterinary office area
- Hours of operation
 - Monday through Saturday: 9:00 AM – 9:00 PM
 - Sunday: 10:00 AM – 7:00 PM
- Out-patient pet services such as health exams, vaccines, and minor procedures
- No overnight boarding or emergency services

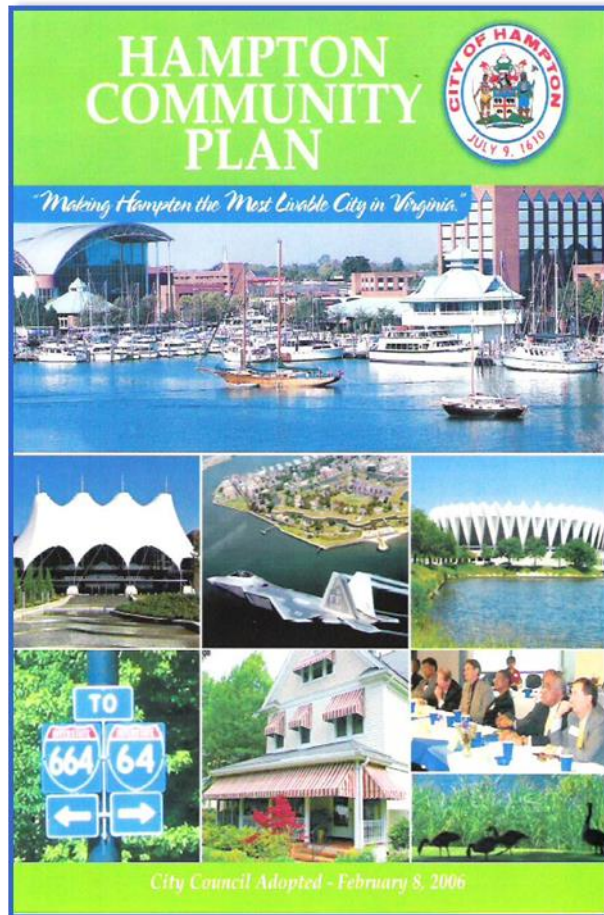
Zoning



Land Use



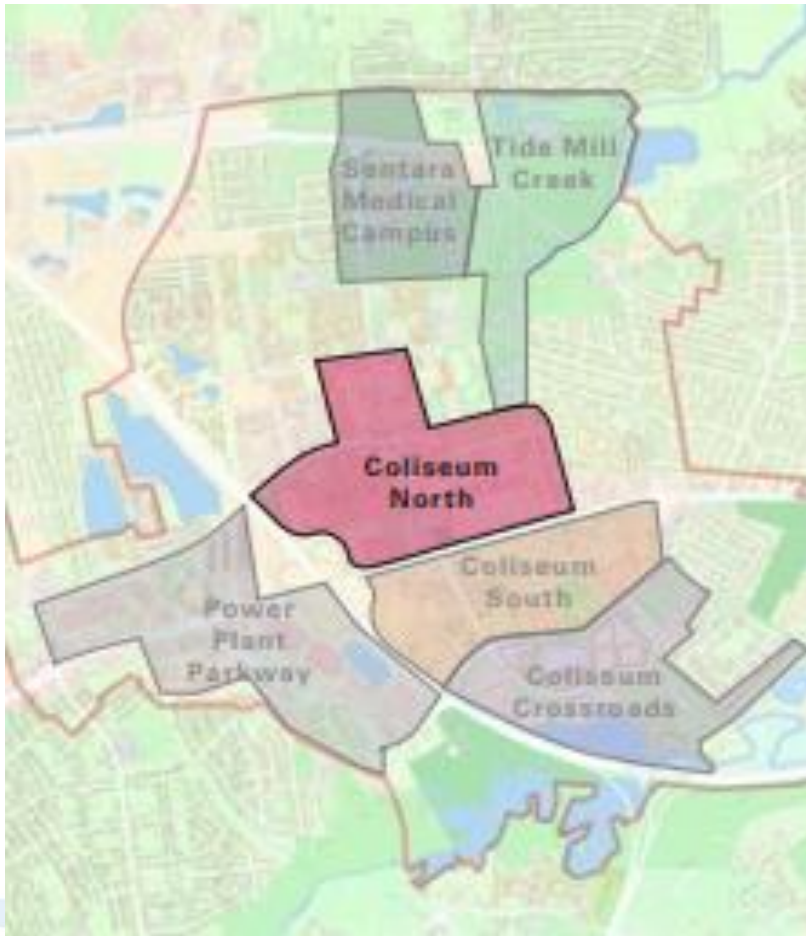
Public Policy



Hampton Community Plan (2006, as amended)

- **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.
- **ED Policy 3:** Diversify and strengthen the region's economic base through the development of economic clusters around existing basic industries.
- **ED Policy 10:** Foster the successful redevelopment of well-situated vacant and underutilized commercial and industrial properties within the city.

Public Policy



The property falls within the Coliseum North initiative area of the **Coliseum Central Master Plan** (2015, as amended) which specifically addresses the Coliseum Crossing Shopping Center.

The Plan recognizes that there is a lower demand for store space for traditional retail than in the past and recommends using the available real estate for fast-casual restaurants and lifestyle services instead.

Analysis

- Proposal is consistent with City policies
- Proposed use is compatible with surrounding land uses
- Due to small-scale nature, traffic circulation is expected to experience minimal impact
- No outdoor runs or boarding services proposed, minimizing impacts to surrounding properties
- Addresses the need for veterinary services in the city

Recommended Conditions

- Issuance of permit
- Operation of use
- Certificate of Occupancy
- Licensing
- Revocation
- Nullification

Conclusion

- Applicant opportunity to present
- Public hearing
- Action
 - Staff and Planning Commission recommend **APPROVAL** of Item No. 23-0251 with six (6) conditions