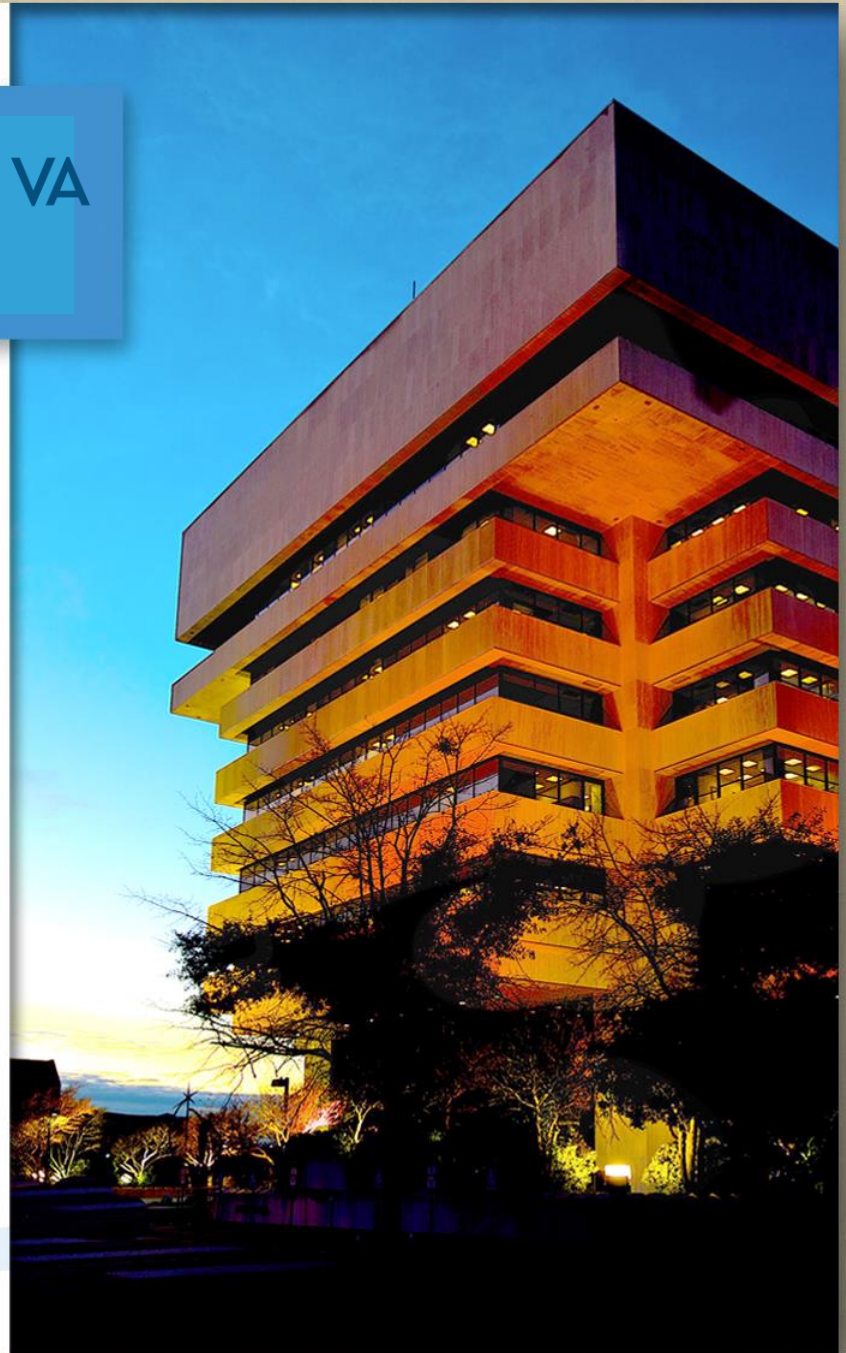




**Use Permit Application  
No. 24-0437**

**2 Eaton St  
*Hampton University***

**Planning Commission  
October 17, 2024**



# Application

Amend conditions to Use Permit No. 23-0350 to allow for greater flexibility with interior improvements and layout



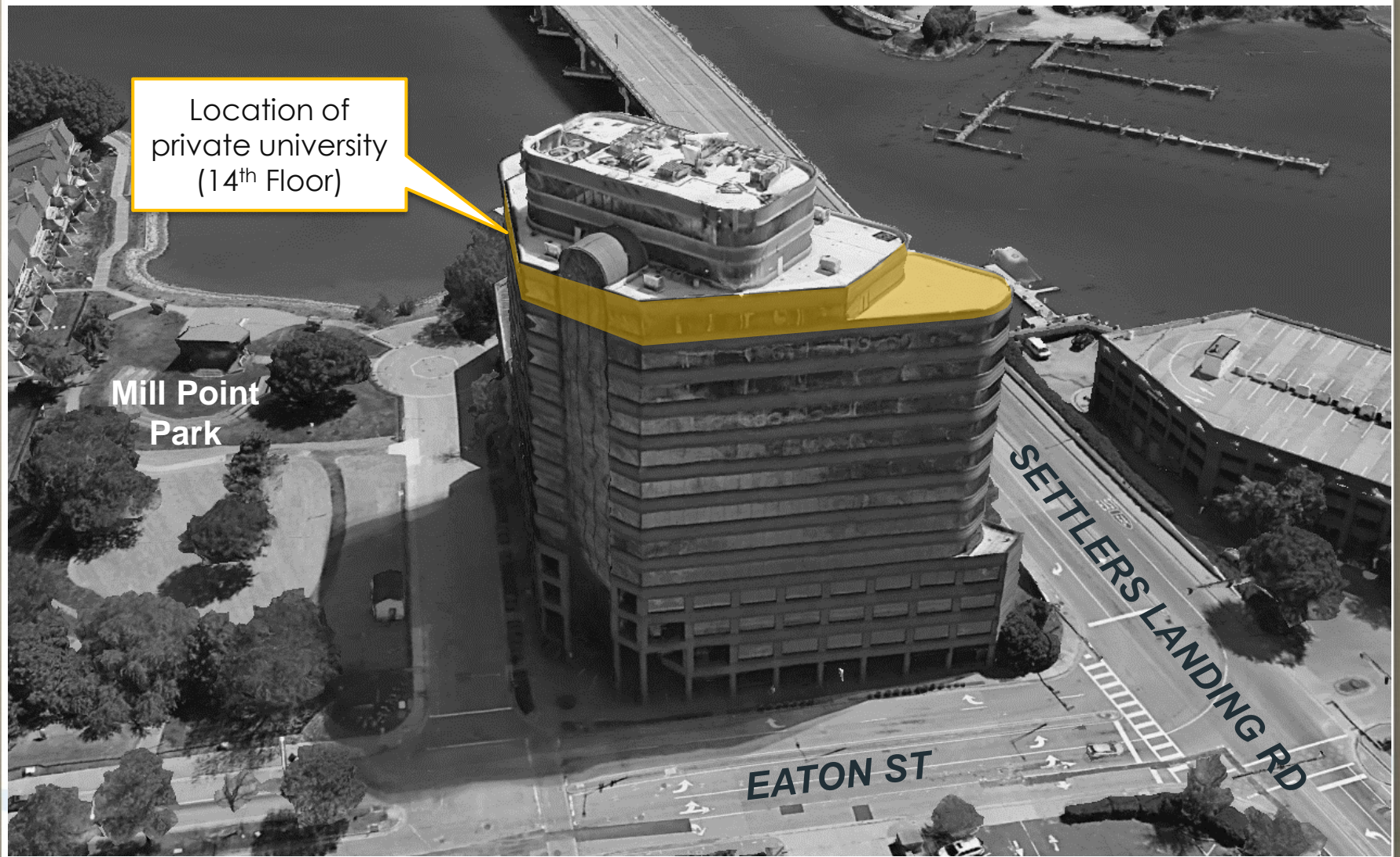


# Location





# Street View



Location of  
private university  
(14<sup>th</sup> Floor)

Mill Point  
Park

EATON ST

SETTLERS LANDING RD

# Existing Conditions

- Issuance of permit
- No third party promoters
- Live entertainment & amplified sound
- Security
- ***Floor plan***
- Certificate of Occupancy
- Revocation
- Nullification

\*Full wording of conditions can be found within the package

# Existing Floor Plan

Eaton Street Side

PRESIDENT DARRELL K. WILLIAMS

HARBOUR CENTRE  
FOURTEENTH FLOOR  
2 EATON STREET  
HAMPTON, VA 23669

SEPTEMBER 6TH, 2023



Parking Garage Side

**FOURTEENTH FLOOR PLAN**

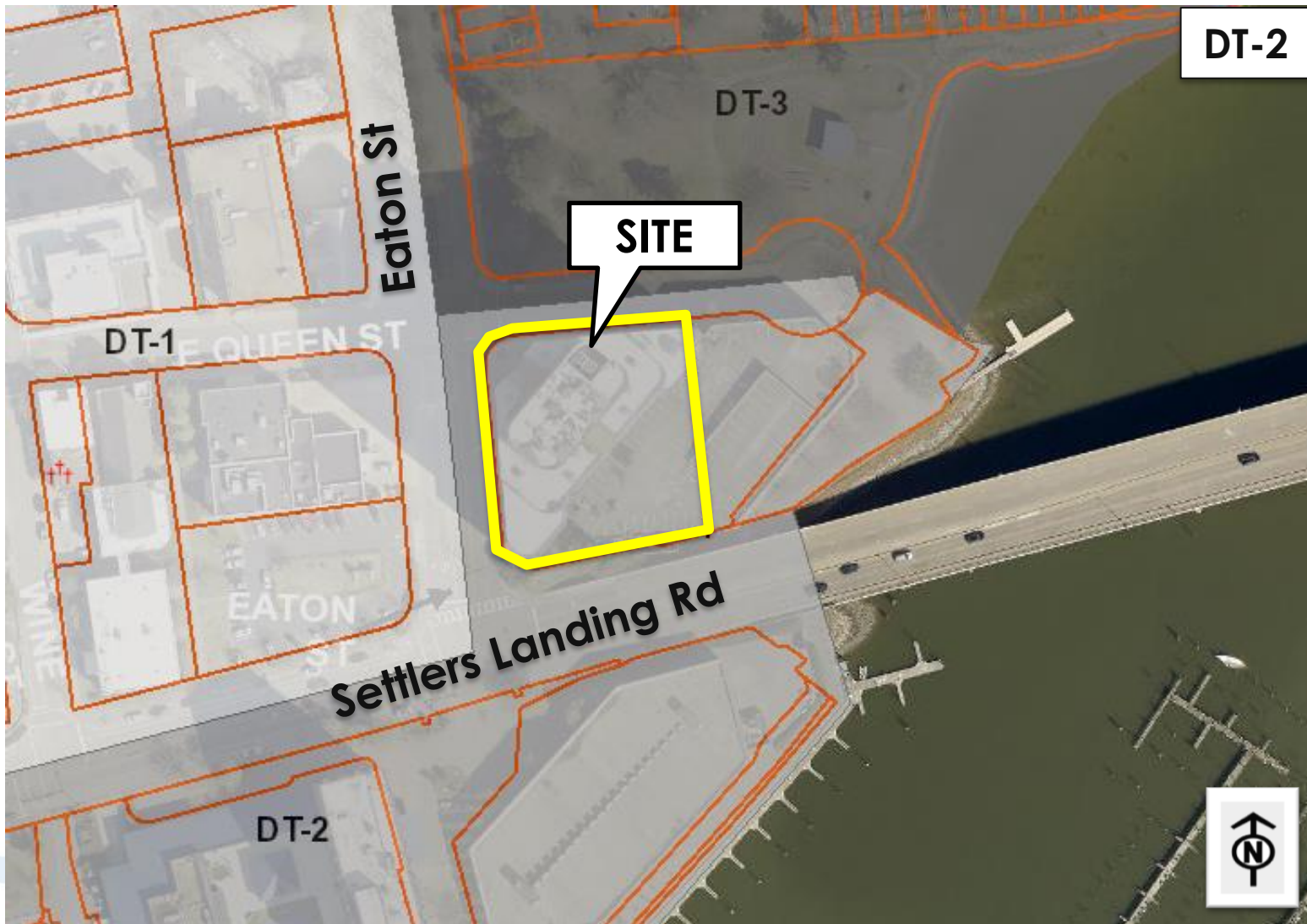


# Proposal

- Relocate, upgrade, and enlarge kitchen
  - Commercial kitchen
  - Greater teaching opportunities for culinary program
  - Preserve views
  - Better connect outdoor patio to interior space
- Relocate kitchen to preserve best views
- Flexibility with other amenities



# Zoning

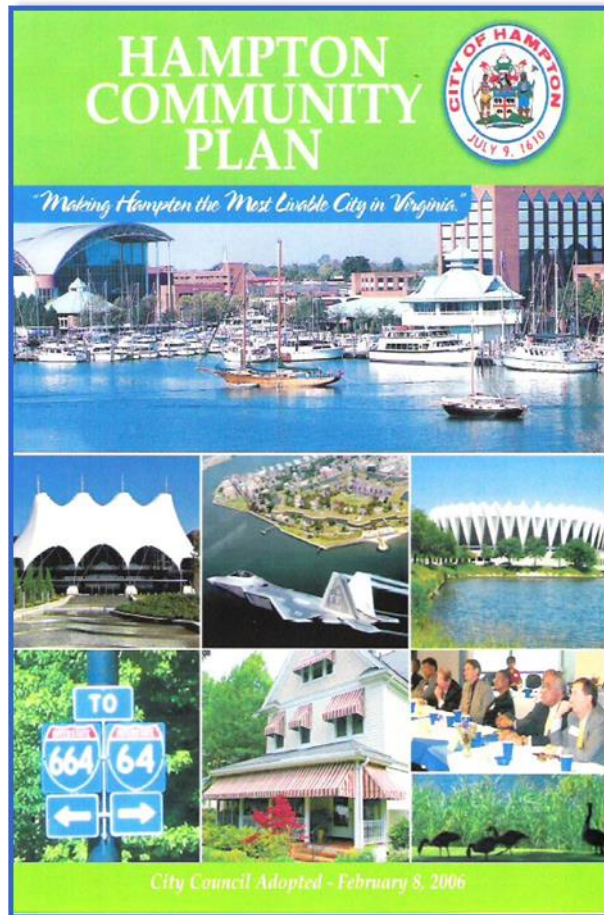


# Land Use





# Public Policy



Hampton Community Plan (2006, as amended)

- **LU-CD Policy 4:** Evaluate land use proposals from a regional, city-wide, and neighborhood perspective.
- **LU-CD Policy 9:** Promote the appropriate use and reuse of waterfront land.
- **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 10:** Foster the successful redevelopment of well-situated vacant and underutilized commercial and industrial properties within the city.



# Public Policy



The subject property falls within the area governed by the Downtown Hampton Master Plan (2004, as amended). The Master Plan calls for:

- Creating as many physical and psychological connections as possible between the Downtown Core and the Waterfront
- Leveraging both public and private investments
- Pursuing options for additional development atop and around Waterfront parking garages

# Analysis

- Unique use providing both an educational opportunity and meeting and social space common for a university
- Unique location
- Proposal is consistent with City policies
- Noise and security conditions address potential operational impacts

# Staff Recommendation

- Amend conditions No.1 and 4
  - References the floor plan exhibit
- Strike current condition No.6
  - Requires substantial conformance with floor plan



# Conclusion

- Applicant opportunity to present
- Public hearing
- Action
  - Staff recommends **APPROVAL** of UP24-0437 with thirteen (13) conditions