

STAFF EVALUATION

To: City Council

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727-6301

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728-5244

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Case No.: Use Permit Application No. 17-00008

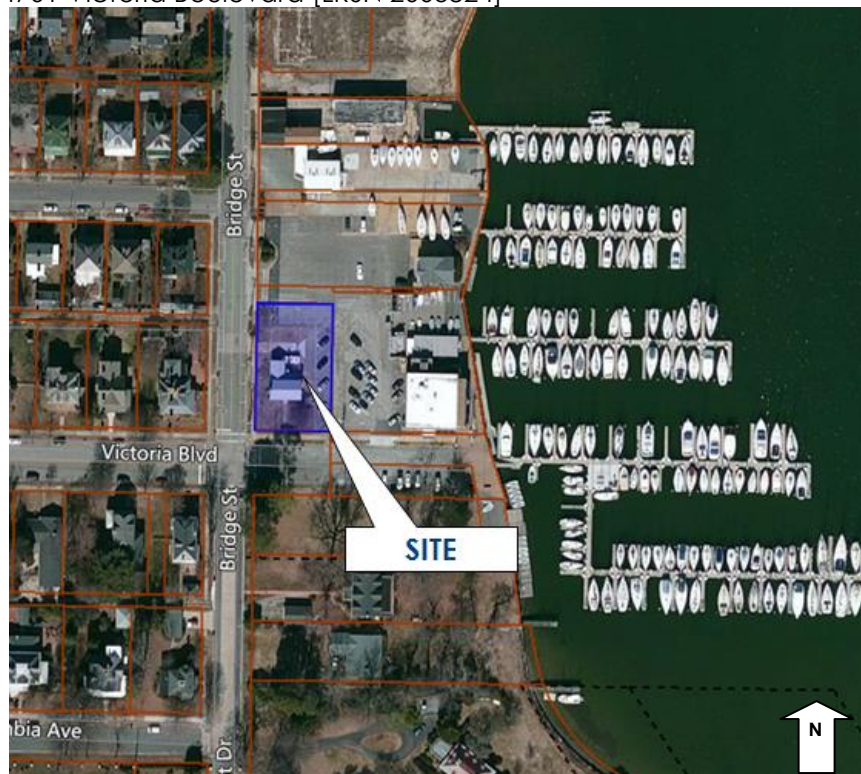
Date: 9/13/2017

General Information

Applicant Hampton Yacht Club, Inc. (HYC)

Owner Hampton Roads Sanitation District (HRSD)

Location 4701 Victoria Boulevard [LRSN 2003824]



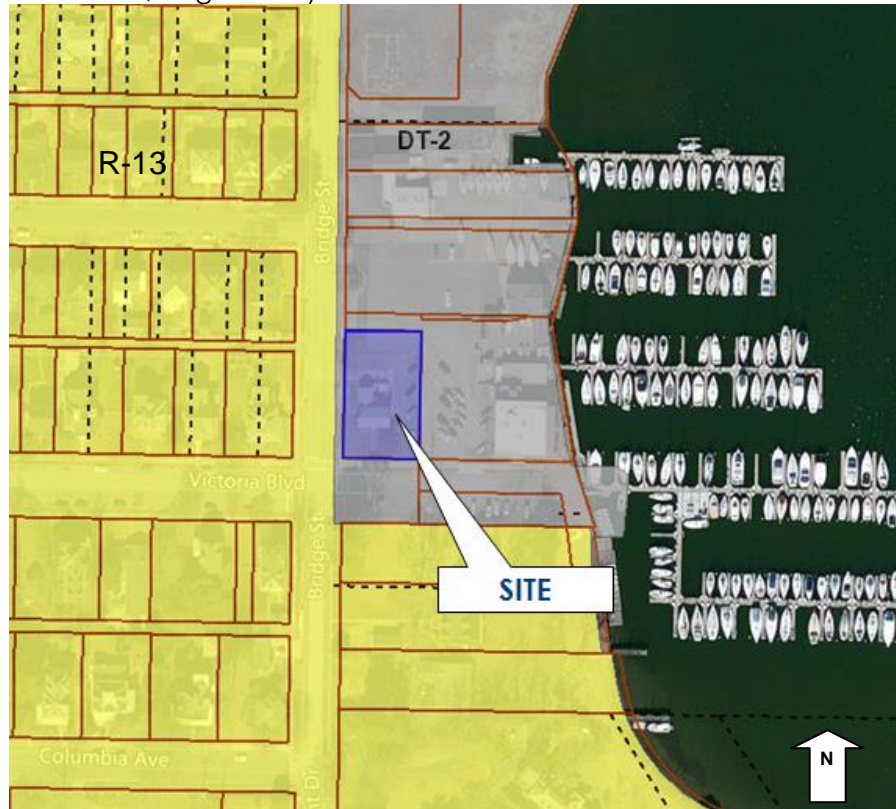
Requested Action Use Permit to allow for the expansion of the adjacent marina.

Description of Proposal The applicant is proposing to use the subject property to support the Hampton Yacht Club. The applicant proposes to use the property in one of two ways: as an expansion of parking for the marina and yacht club or with a small building to perform support services such as yacht club overflow meeting space and sailing instruction rooms. HYC hopes to adaptively reuse the existing pump station building, but HYC would also have the ability to replace the existing building with a new one.

Existing Land Use HRSD Pump Station

Zoning DT-2 (Downtown Waterfront District); also falls within O-CB (Chesapeake Overlay District) and O-FZ (Flood Zone District)

Surrounding Land Use and Zoning **North:** DT-2, Marina, future pump station
South: DT-2, R-13, Parking lot, single family home
East: DT-2, Marina, Hampton University across the water
West: R-13, Single family residences

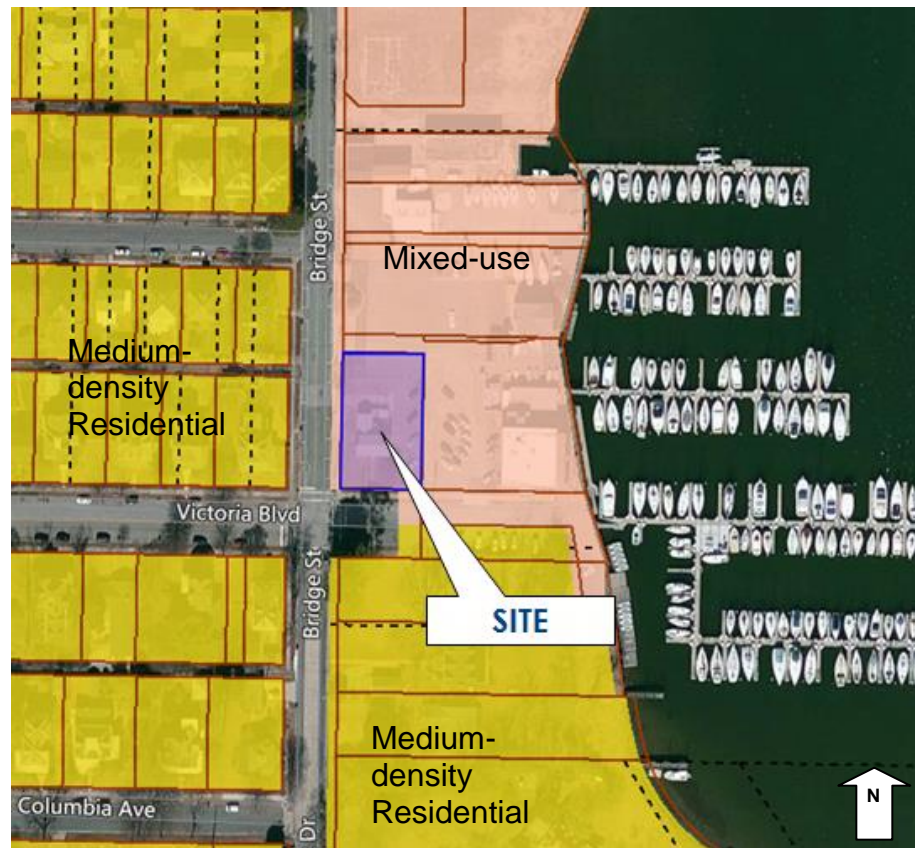


Public Policy

The Hampton Community Plan (2006, as amended) recommends mixed-use for this property, as well as for the properties to the north. The properties to the south and west are recommended to be medium-density residential. The site is within the Downtown Master Plan (2004, as amended). The Plan has several recommendations for redevelopment of the marina site as follows:

- The form of any considered future redevelopment should be compatible with the neighborhood.
- Visual access to the water should be maintained.
- Redevelopment should encourage public or semi-public access to and along the waterfront.

The subject property represents a piece of the marina site referenced in the Downtown Master Plan.



Objectives and policies supporting this vision include:

LU-CD Policy 16: Promote public access, both physical and visual to the water. Promote boating access, water uses, and dredging for recreational and commercial use of waterways.

LU-CD Policy 27: Preserve and enhance the character of historic residential neighborhoods by encouraging new or remodeled structures to be compatible (prevailing scale, form, and materials) with the neighborhood and adjacent structures.

EN Policy 24: Protect and enhance public access to waterways and waterfront areas

EN Policy 25: Encourage further development of boat launching and docking facilities.

Zoning History

While there is no history of use permits or rezoning this particular property, there is a zoning history on other parcels that comprise the Hampton Yacht Club marina. This includes UP 300, UP 516, UP 915, CP 34, and UP 14-00015. These use permits all expanded the marina facilities.

Applicable Regulations

The DT-2 district allows for a marina subject to securing a Use Permit. The purpose of this Use Permit is to identify the operational characteristics of the proposal and establish the conditions under which the facility will be operated. This action is necessary to ensure the safety and welfare of the public as well as minimize project impacts on the adjoining properties.

<i>Traffic/Parking</i>	This use permit will not increase the amount of required parking for the overall Hampton Yacht Club marina, and sufficient parking currently exists for the use. There were no concerns about the circulation of traffic to and from the site.
<i>Environmental</i>	The property falls into both the O-CBPD and O-FZ. A small portion of the property is in the Resource Management Buffer, which is the second 100 foot buffer on any Chesapeake Bay feature. The majority of the site is already impervious, and a small portion is managed turf, so the site provides little benefit to the water quality of the Chesapeake Bay in its present state. As such, there are unlikely to be any further impacts to the Chesapeake Bay in the event construction occurs. The applicant is aware they may need to introduce flood-proofing measures to the building in order to comply with the Flood Zone Overlay.
<i>Community Meeting</i>	A community meeting has been scheduled for August 8 th .

Analysis

Hampton Yacht Club, Inc. is requesting a Use Permit in order to expand their existing marina use onto an adjacent property located at Victoria Boulevard [LRSN 2003824]. This property is located just inside the entrance to the Hampton Yacht Club (HYC) at the corner of Bridge Street and Victoria Boulevard. The property is zoned DT-2 Downtown Waterfront District. DT-2 allows for a marina and accessory uses with a use permit.

At present, an HRSD pump station is located on the subject property. Once a new pump station (now under construction) is complete, the pump station at 4701 Victoria Boulevard will cease to operate, and HRSD will close up the existing sanitation infrastructure. Given the historic character and structural integrity of the existing pump station, the applicant has an interest in exploring adaptive reuse of the property.

The applicant is requesting a marina use in the form of two potential options. The first option is to reuse the existing building as noted above. The building would support the marina through possible uses such as overflow meeting space and sailing instruction. However, if the reuse of a pump station proves infeasible, the yacht club would demolish the existing structure. While staff has recommended a condition that would allow a new construction building with the same general characteristics of the existing building, the applicant has described they would instead replace the building with additional parking to serve the marina.

The Hampton Yacht Club and marina use are spread over a number of parcels. Historically, when a use permit for HYC has been requested, staff has reviewed the property in question as it relates to the whole HYC operation. At present, there is sufficient parking for the marina use when the entire HYC marina property is considered. Staff recommend a condition that sufficient parking be maintained at all times, and any new parking on the site be landscaped to screen it from the public right of way. There are no concerns with circulation at this site.

The property also falls into the Chesapeake Bay Preservation District and Flood Zone District (O-CBP and O-FZ respectively). A small portion of the property falls into the Resource Management Area; however, the majority of this property is already impervious surface and the potential impacts to the Chesapeake Bay are expected to be minimal. The applicant has been made aware that they may need to make flood-proofing improvements to the building in order to comply with flood zone regulations.

The Hampton Community Plan (2006, as amended) recommends mixed use for this site and the rest of the properties comprising the Hampton Yacht Club marina. To the west and south are single family homes, and the land use plan calls for medium density residential. The property also falls into the boundaries of the Downtown Master Plan (2004, as amended). The Downtown Master Plan recommends that the form of any future development be compatible with the surrounding neighborhood and that visual access to the water be maintained. This led staff to recommend a condition regarding general building mass, form, materials, and architectural features. The condition will prevent an incompatible building from being erected on the site, including preventing a new building from impairing views of the water (the building on the site presently only blocks views of another HYC building).

The proposed marina use permit for Hampton Yacht Club is consistent with the Hampton Community Plan (2006 as amended) as well as the Downtown Master Plan (2017).

If this application is approved, staff recommends attaching conditions that will limit the impact of the use on surrounding neighbors. These conditions address aspects of the marina including guidance on building construction, parking construction, and landscaping.

Staff recommends approval of Use Permit Application #17-00008 with 7 conditions.

Use Permit Application No. 17-00008
Marina
Hampton Yacht Club
4701 Victoria Boulevard, Hampton, VA 23669

1. Issuance of Permit

The Use Permit boundary applies only to the location at 4701 Victoria Boulevard [now/formerly LRSN 2003824] outlined in red and attached hereto as Exhibit A and is not transferable to another location.

2. Operation

Use of the property shall be limited to a parking lot or building directly supporting the Hampton Yacht Club and marina. This use permit does not increase the number of boat slips available to the Hampton Yacht Club.

3. Building

Any new building on the site shall conform to the general mass, form, materials, and architectural features of the existing building as shown in Exhibit B.

4. Parking

Sufficient off-street parking shall be provided at all times to meet the minimum required parking for a Marina use. A zoning permit and property line vacation shall be required prior to construction of any new parking.

5. Landscaping

Any new parking spaces shall be screened from public right-of-ways in accordance with section 2.1 (7) of the City of Hampton Landscape Guidelines (2015) and will require approval of a landscape plan.

6. Revocation

Failure to comply with any conditions of this Use Permit shall constitute a violation of the provisions of Chapter 14 of the Zoning Ordinance and shall be cause for revocation of the use permit by City Council.

7. Nullification

The use permit shall automatically expire and become null and void under any of the following conditions:

- (1) If, in the case of new construction, the building has not been erected, with doors, windows, roof covering and exterior finish materials in place within two (2) years of the issuance of the use permit;
- (2) No building permit to construct the authorized improvements has been issued within twelve (12) months of the date of approval by the city council, or if no building permit is required, if the use is not established within twelve (12) months of the date of approval by the city council; or
- (3) Once the property may be occupied, if the property is not used for the permitted purpose for a continuous two-year period unless otherwise specified in the zoning ordinance. In making this determination the city may consider such matters as the issuance of a building permit, a business license, utility connections and such related factors.

Exhibit B - Existing Building Features and Conditions



East Facade (2017)

Exhibit B - Existing Building Features and Conditions



South Facade (2015)



South Facade - Detail (2017)



South Facade (2012)



South Facade - Detail (2017)

Exhibit B - Existing Building Features and Conditions



West Facade (2017)



West Facade (2017)

Exhibit B - Existing Building Features and Conditions



North Facade (2017)



North Facade - Detail (2017)