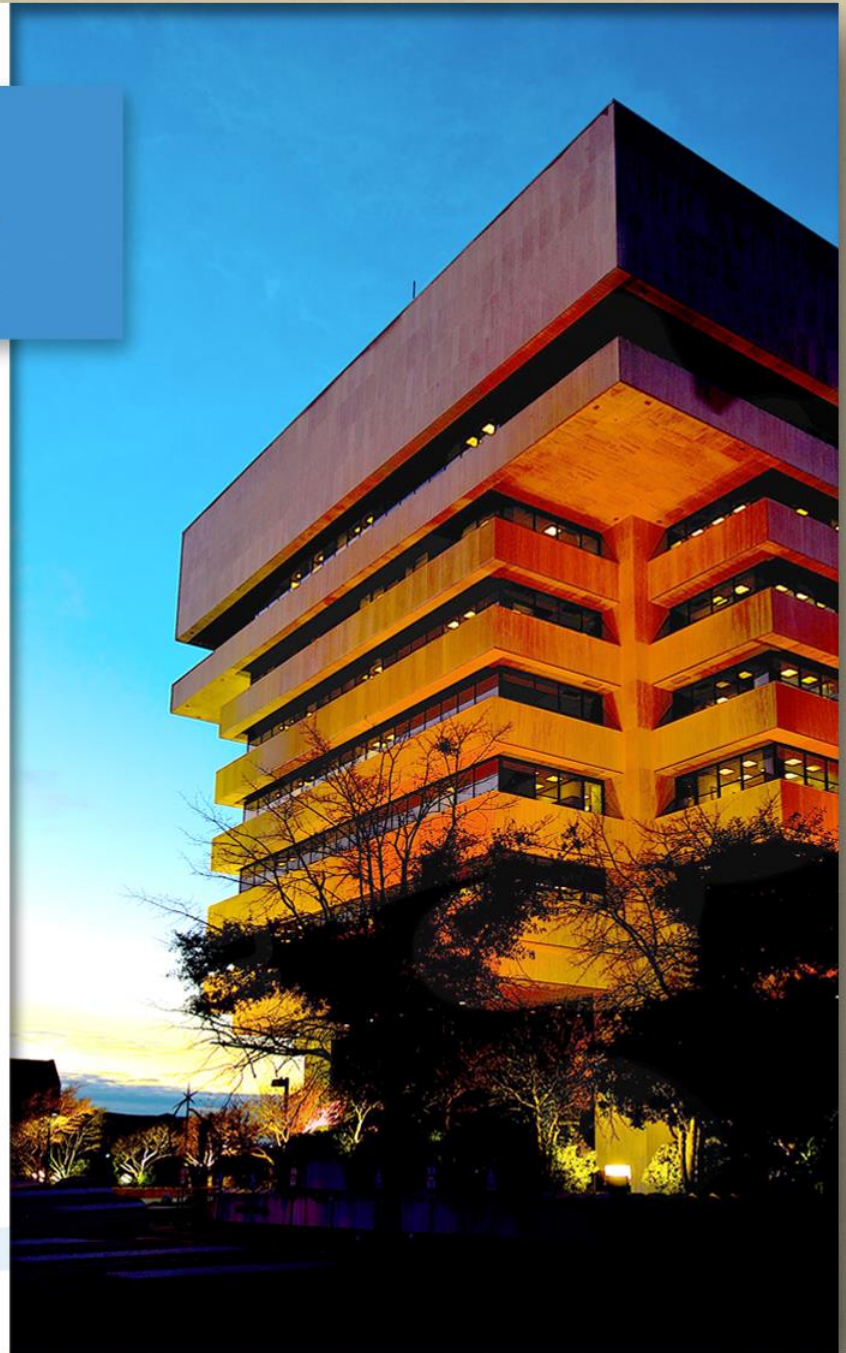


HAMPTON VA

Item #21-0327

*2021-B Cunningham Drive
Jordan's Learning Center*

City Council
December 89, 2021



Application

Use Permit to allow for a private school in the Limited Commercial (C-2) District

Site Location



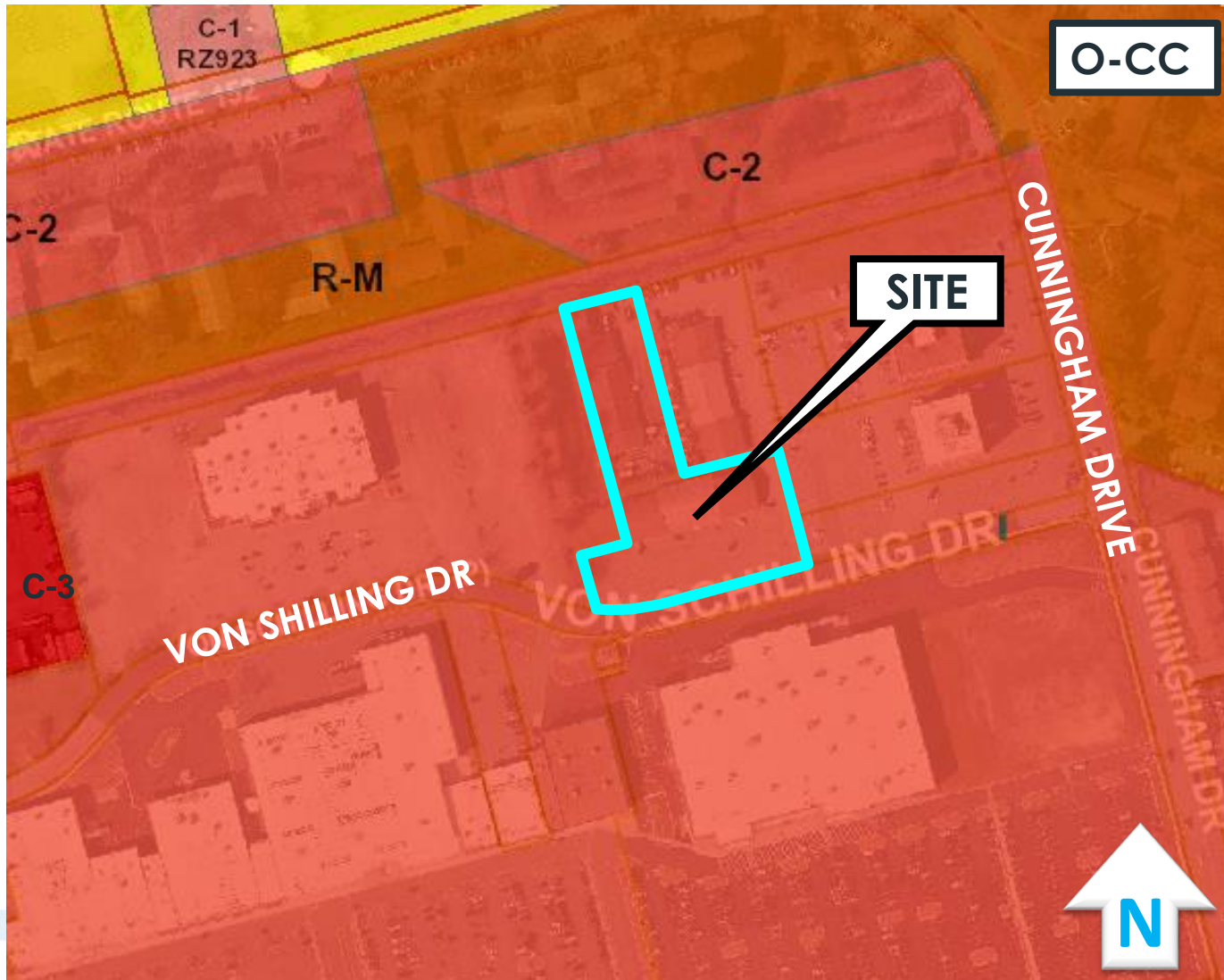
Site Location



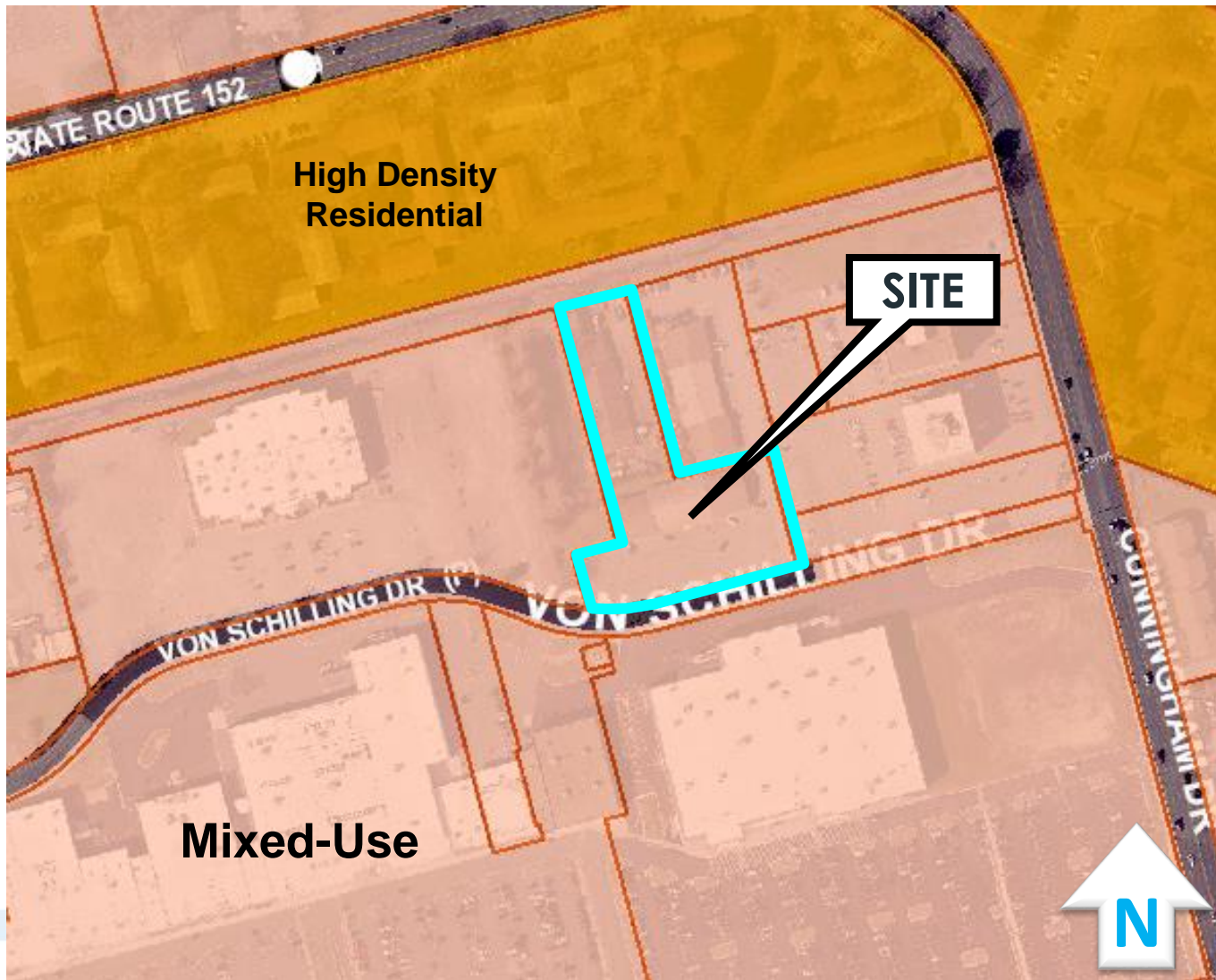
Site Location



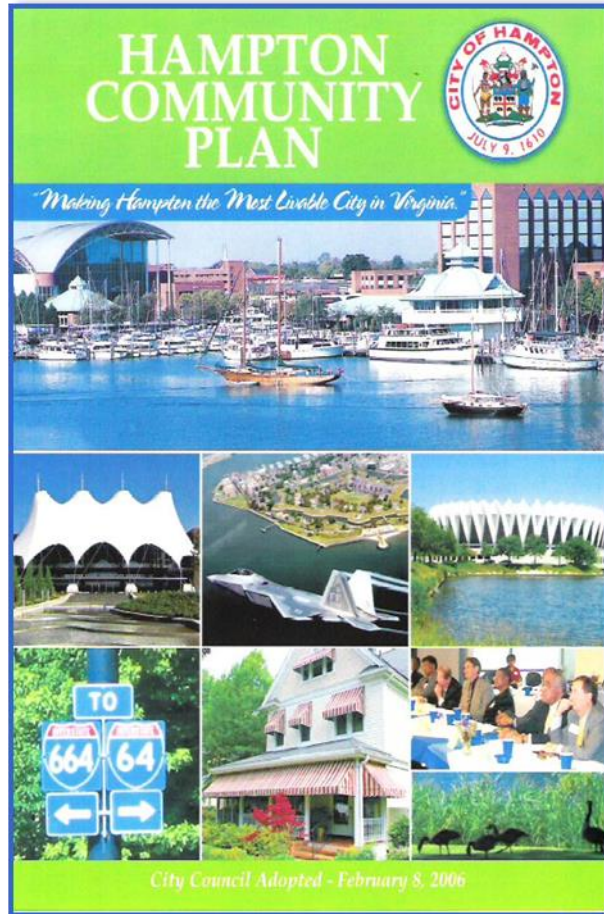
Zoning Map



Land Use Map



Public Policy:

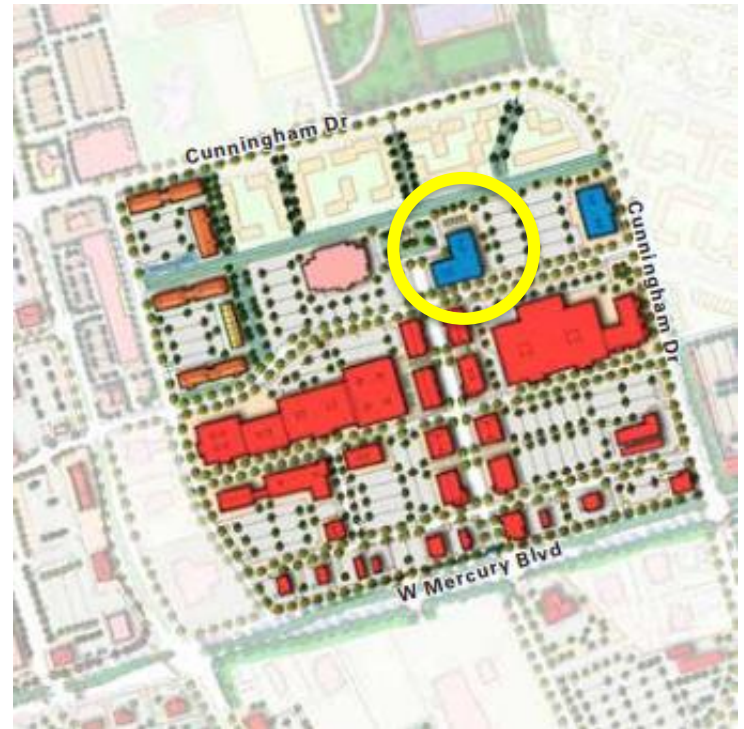


Hampton Community Plan (2006, as amended)

- **LU-CD Policy 4:** Evaluate land use proposals from a regional, city-wide, and neighborhood perspective
- **ED Policy 4:** Nurture small and start-up businesses
- **ED Policy 10:** Foster the successful development of well-situated vacant and underutilized commercial and industrial properties within the city.
- **ED Policy 12:** Focus special attention on strengthening the ability of older commercial... to support new and expanded business activity.

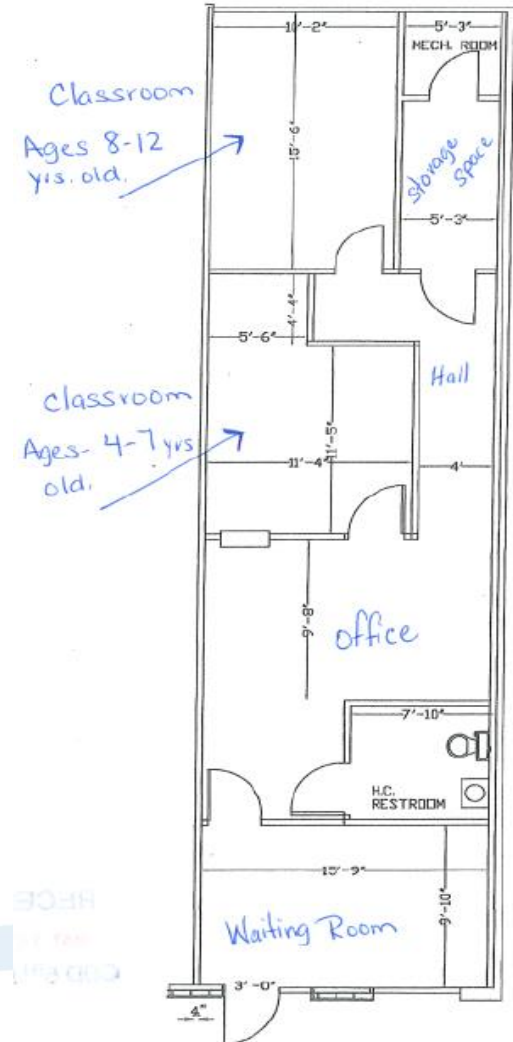
Public Policy: Coliseum Central Master Plan Area

- Mixed Use Developments
- Pedestrian Connectivity
- Explore Innovative Ways to Maintain Competitive Edge
- **Coliseum Drive North Initiative Area:**
 - Redevelop area to a mixed-use, pedestrian-oriented regional activity center
 - Plans for additional residential units, and new freestanding retail buildings
 - Subject site continue to be office uses



Background

- Private School (tutoring center)
- Proposed Hours:
 - Monday-Thursday: 9am– 12pm & 4pm – 8:30pm
 - Friday: 9am-12pm & 4pm – 7pm
 - Saturday: 10am-3pm
 - Sunday: Closed
- Five students per hour
- Two classrooms
- Students will be dropped off and picked up on site
- Neighborhood meeting was held



Analysis

- Tutoring Center is an appropriate use in an office complex
- Coliseum Central North Initiative Area promotes office uses on this site
- There is adequate parking and access on this site

Recommended Conditions

- Issuance of Permit
- Certificate of Occupancy
- Hours of Operation:
 - Mon. – Sun. 8:30AM to 9:00PM

Recommendation

Planning Commission & Staff
recommend **approval**
of Item #21-0327
with five (5) conditions

Schools near Site

- Eaton Middle – 0.22 miles
- Cooper Elementary – 0.44 miles
- Burbank Elementary – 0.88 miles
- Aberdeen Elementary – 1.43 miles
- Hampton High – 1.51 miles
- Tyler Elementary – 1.62 miles
- Kraft Elementary – 1.76 miles
- Lindsey Middle – 2.09 miles
- (Private) Hampton Christian – 0.65 miles