

# STAFF EVALUATION

**Case No.:** Use Permit No. 24-0437

**Planning Commission Date:** October 17, 2024

**City Council Date:** November 13, 2024

**Prepared By:** Mike Hayes, Planning and Zoning Division Manager 728-5244

**Reviewed By:** Jessica Kraus, Assistant City Attorney

## General Information

*Property Owner* Armada/Hoffler-HPT Center Assoc.

*Applicant* Hampton University

*Site Location* 2 Eaton St [LRSN: 2003199]



*Requested Action* Amend conditions of previously approved Use Permit No. 23-0350 to allow for greater flexibility in the layout of the space on the 14<sup>th</sup> floor.

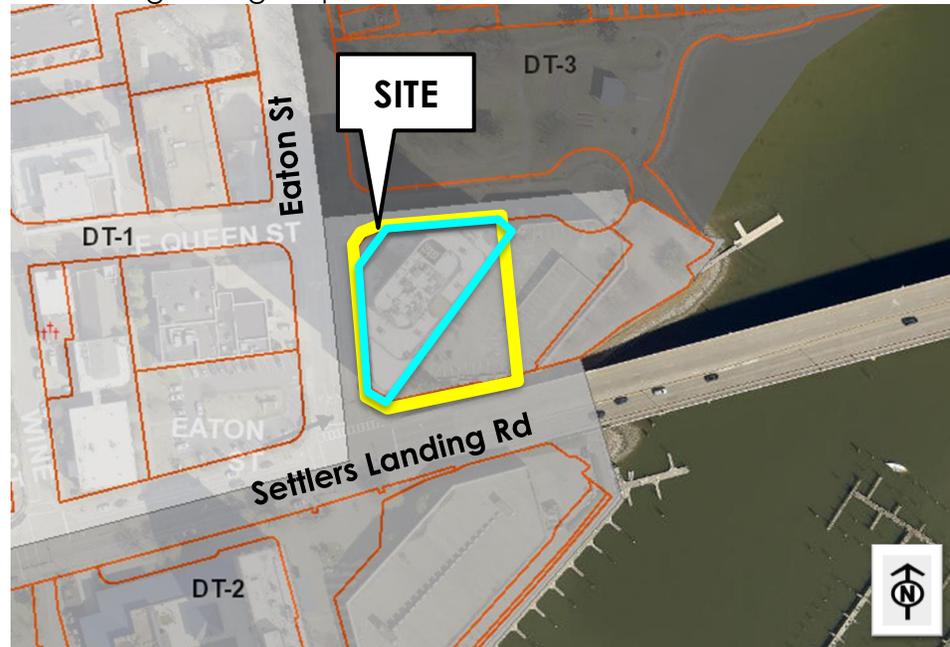
*Description of Proposal* Hampton University is seeking to construct a much larger kitchen in a different location than was approved with the layout conditioned for Use Permit No. 23-0350. The new design would better preserve views over the water and provide a full commercial kitchen used for instruction in the university's culinary program.

*Existing Land Use* University, private

*Zoning* Downtown Waterfront (DT-2) District; Chesapeake Bay Preservation Overlay (O-CBP) District; and Flood Zone Overlay (O-FZ)

*Surrounding Land Use and Zoning* **North:** Downtown Residential (DT-3), public park  
**South:** Downtown Waterfront (DT-2), parking garage  
**East:** N/A  
**West:** Downtown Business (DT-1), event space

Surrounding Zoning Map:



*Public Policy*

**Hampton Community Plan**

The Hampton Community Plan (2006, as amended) recommends mixed use for the subject property and adjacent properties.

Listed below are policies related to this request:

**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.

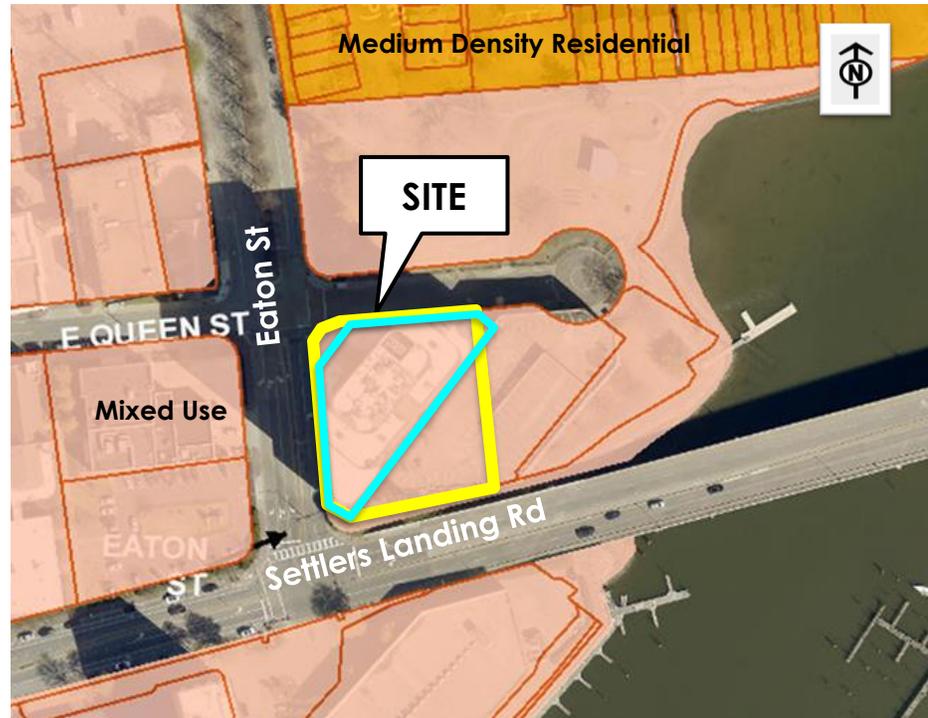
**LU-CD Policy 31:** Encourage a mix of land uses that is appropriate for each district. Promote the efficient use of land and high-quality urban design.

**ED Policy 10:** Foster the successful redevelopment of well-situated vacant and underutilized commercial and industrial properties within the city.

**Future Land Use**

The Hampton Community Plan (2006, as amended) designates this area as mixed use.

Land Use Plan:



**Downtown Hampton Master Plan**

The subject property falls within the area of the Downtown Hampton Master Plan (2017, as amended). The Master Plan calls for creating as many physical and psychological connections as possible between the Downtown Core and the Waterfront. It also recommends leveraging both public and private investments for implementation of the Plan. Within the King Street Landing and Waterfront Core initiative area, the Plan establishes a long-term goal of pursuing options for additional development atop and around Waterfront parking garages.

*Traffic/Parking* Parking is adequate for this use within the existing building.

*Community Meeting* A community meeting has not been scheduled at this time.

*Analysis:*

Use Permit Application No. 23-0350 was approved by City Council in February of this year. Three of the conditions reference a particular layout of the space on the 14<sup>th</sup> floor, which is subject to this Use Permit. Since then, Hampton University was awarded a grant,

which provides the necessary funding to establish a full commercial kitchen, allowing for instruction within the culinary program.

Having a condition depicting a particular layout is typical of restaurant 3 and banquet hall Use Permits. The purpose of this condition is to assure that staff, the Planning Commission, and City Council fully understand the intended operation and potential safety concerns and impacts to neighboring properties.

In this particular case, staff finds that this application is quite unique. The Use Permit is for a private university use. Unlike most other spaces in the downtown area, this space is located on the 14<sup>th</sup> floor. It is to be operated by Hampton University and provide both university level instruction as well as host University meetings and events.

There are also conditions, which would remain in place, addressing security and noise. Given the uniqueness of Hampton University's operation and this location, staff believes the best solution is to remove references to an interior layout. This means amending current conditions No.1 and No. 4, and striking current condition No. 6.

The proposed use remains inline with the City's adopted policies and vision for Downtown.

Staff recommends **APPROVAL** of the Use Permit Application No. 24-0437 with thirteen (13) recommended conditions.