

STAFF EVALUATION

Case No.: Use Permit No. 23-0350

Planning Commission Date: January 18, 2024

City Council Date: February 14, 2024

Prepared By: Urvi Patel, City Planner 728-5144
Reviewed By: Mike Hayes, Planning and Zoning Division Manager 728-5244
Reviewed By: Jessica Kraus, Assistant City Attorney

General Information

Applicant & Property Owners Hampton University

Site Location 2 Eaton St [LRSN: 2003199]



Requested Action Use permit to allow for a *private university*

Description of Proposal Hampton University is seeking to operate an event space on the 14th floor of Harbour Centre in conjunction with the university. The subject site is located on a parcel that is \pm 0.79 acres.

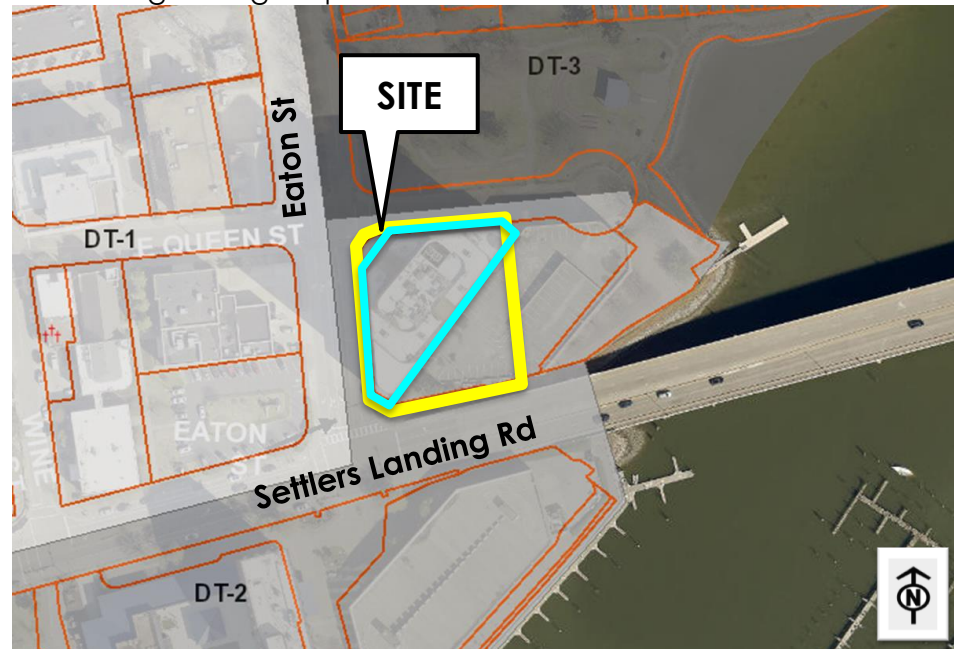
Existing Land Use Office, general

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.

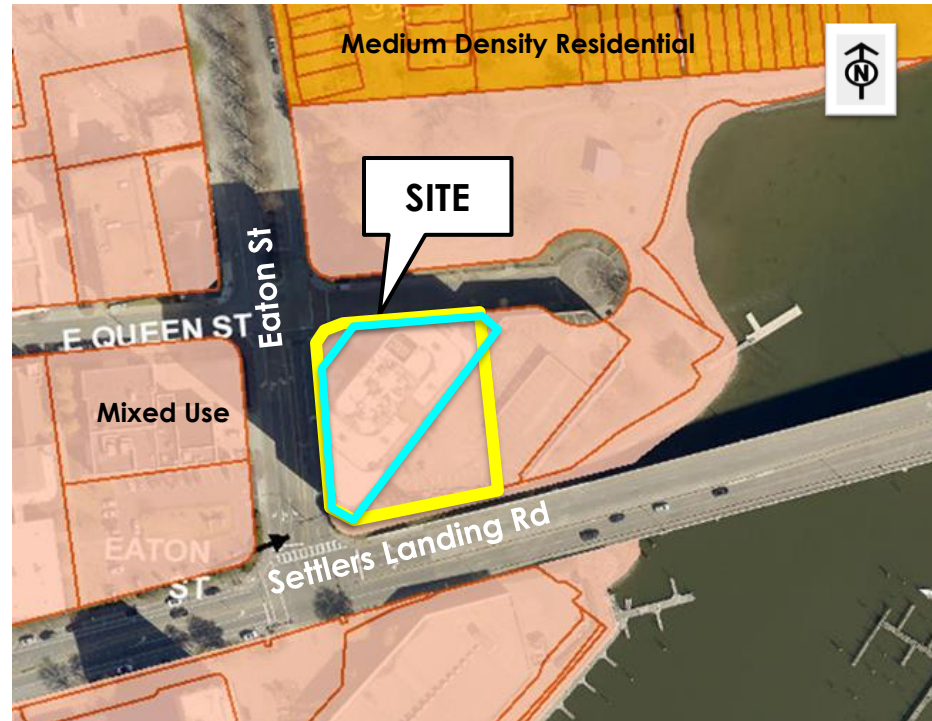
LU-CD Policy 31: Encourage a mix of land uses that is appropriate for each district. Promote the efficient use of land and high-quality urban design.

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 is a request by Hampton University to establish a *private university* use in order to operate an event space at 2 Eaton St [LRSN: 2003199]. The property is zoned Downtown Waterfront (DT-2) District.

The application proposes a remodel to convert an existing roof into an enclosed lounge space as well as add a prep kitchen, dressing rooms, restrooms, a stage, and an assembly/dining area in order to create an event space approximately 14,500 square feet in size. The applicant is proposing to use this space for events hosted by Hampton

University as well as make it available for rent by third parties based on availability. The proposal does not include any expansion of or addition to the existing building. The requested hours of operation for the event space are 8:00AM to 2:00AM. These hours are generally consistent with what is permitted for banquet halls.

The Hampton Community Plan (2006, as amended) recommends mixed use for this site. Policies applicable to this proposal include evaluating land use proposals from a regional, city-wide, and neighborhood perspective, promoting the appropriate use and reuse of waterfront land, encourage a mix of land uses appropriate for each district, and fostering the successful redevelopment of well-situated vacant and underutilized commercial and industrial properties within the city.

The subject site also falls within the area governed by 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.

Should the use permit be granted, staff has identified thirteen (13) recommended conditions based upon the use's operational and land use characteristics. Given the intent to use the area for event space, key conditions relate to limitations on amplified sound and live entertainment, along with security and the standard prohibition on third party promoters.

Staff recommends **APPROVAL** of the Use Permit Application No. 23-0350 with fourteen (14) recommended conditions.