

# 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 14<sup>th</sup> floor of Harbour Centre in conjunction with the university. The subject site is located on a parcel that is  $\pm$  0.79 acres.

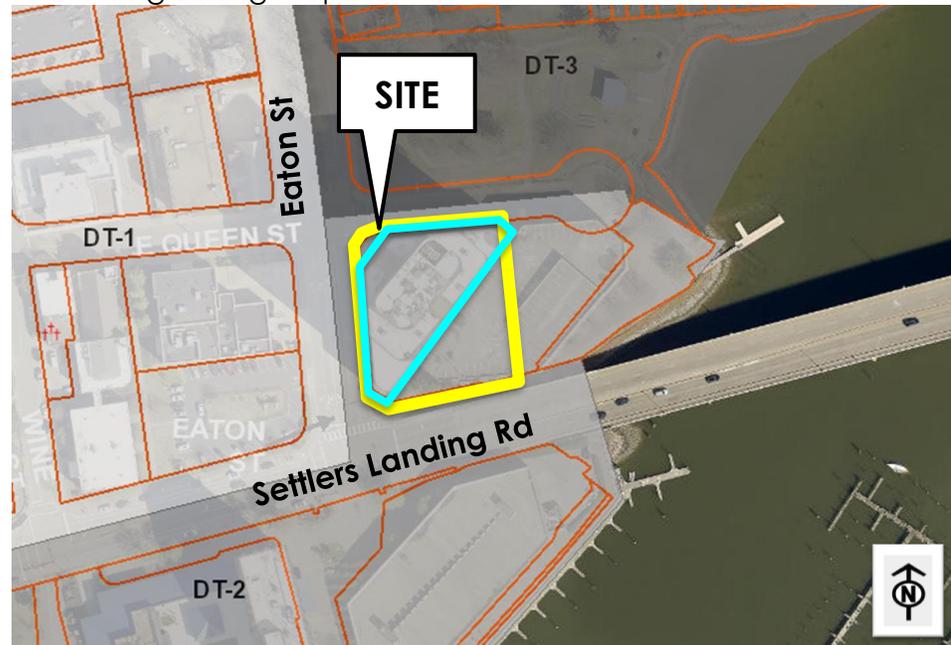
*Existing Land Use* Office, general

*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.

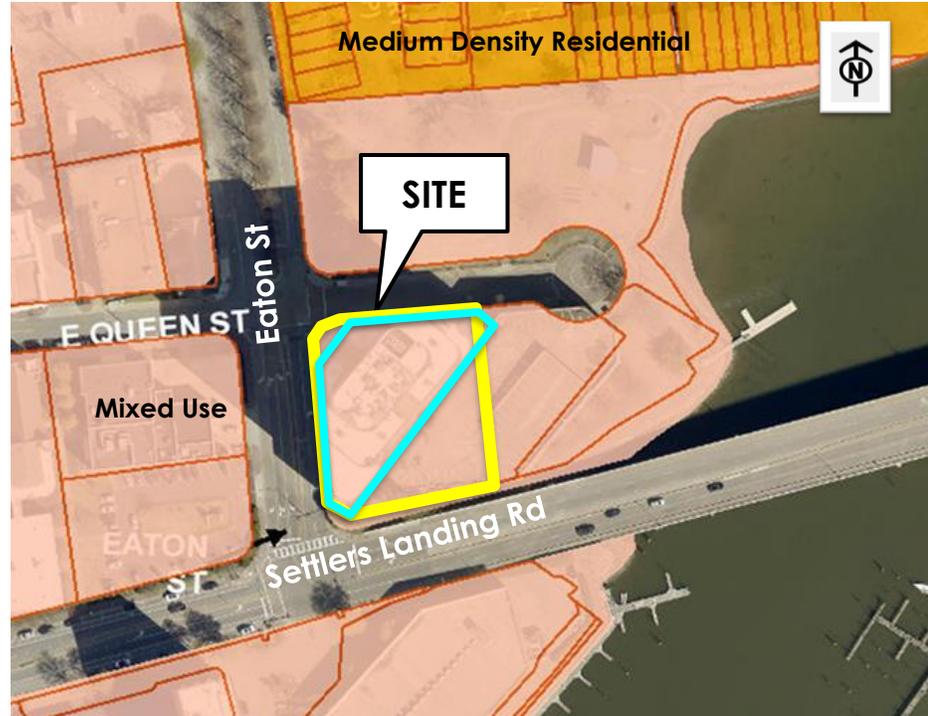
**LU-CD Policy 31:** Encourage a mix of land uses that is appropriate for each district. Promote the efficient use of land and high-quality urban design.

**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.