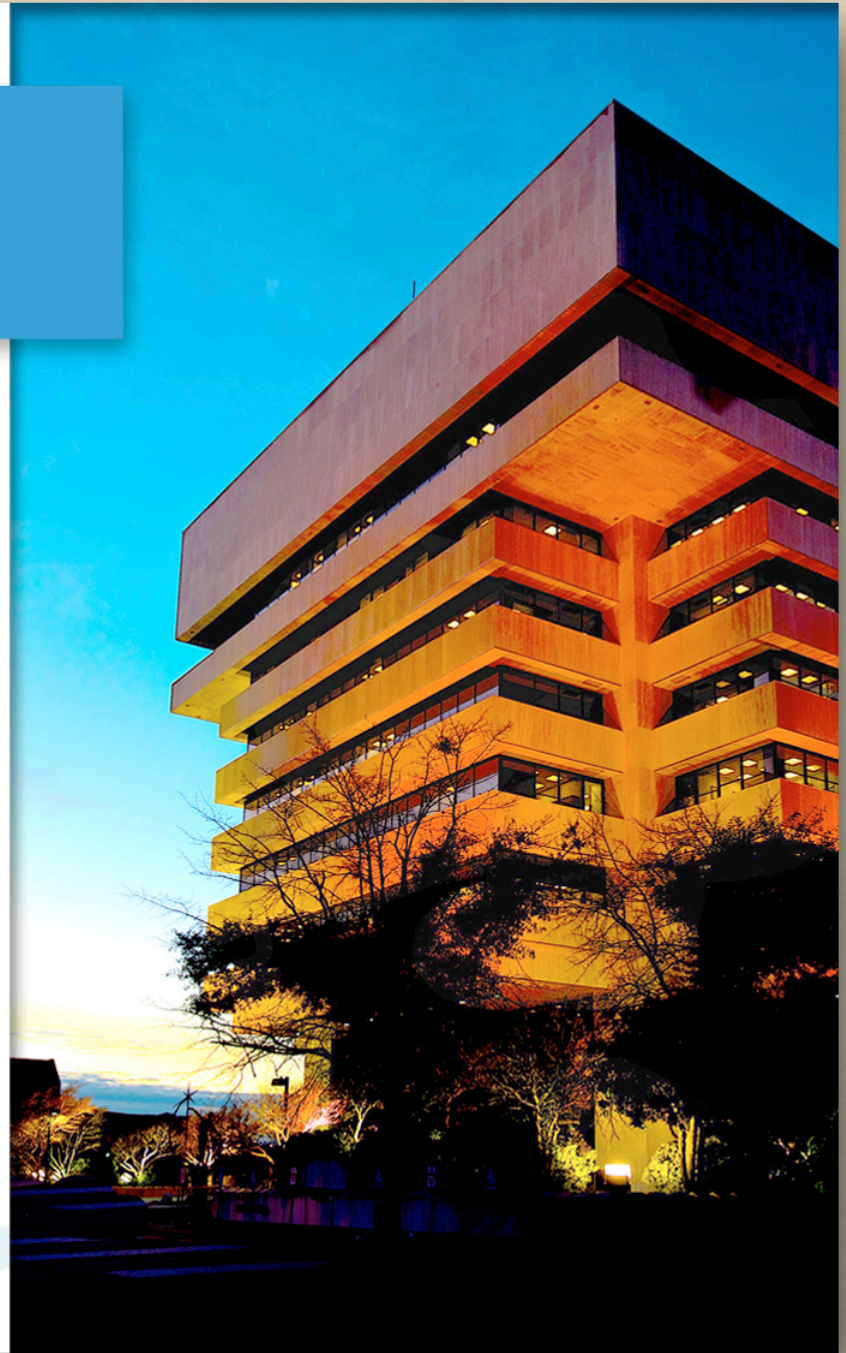


HAMPTON VA

Use Permit #21-0309

**2409 & 2411
Kecoughtan Road**

City Council
November 10, 2021



Application

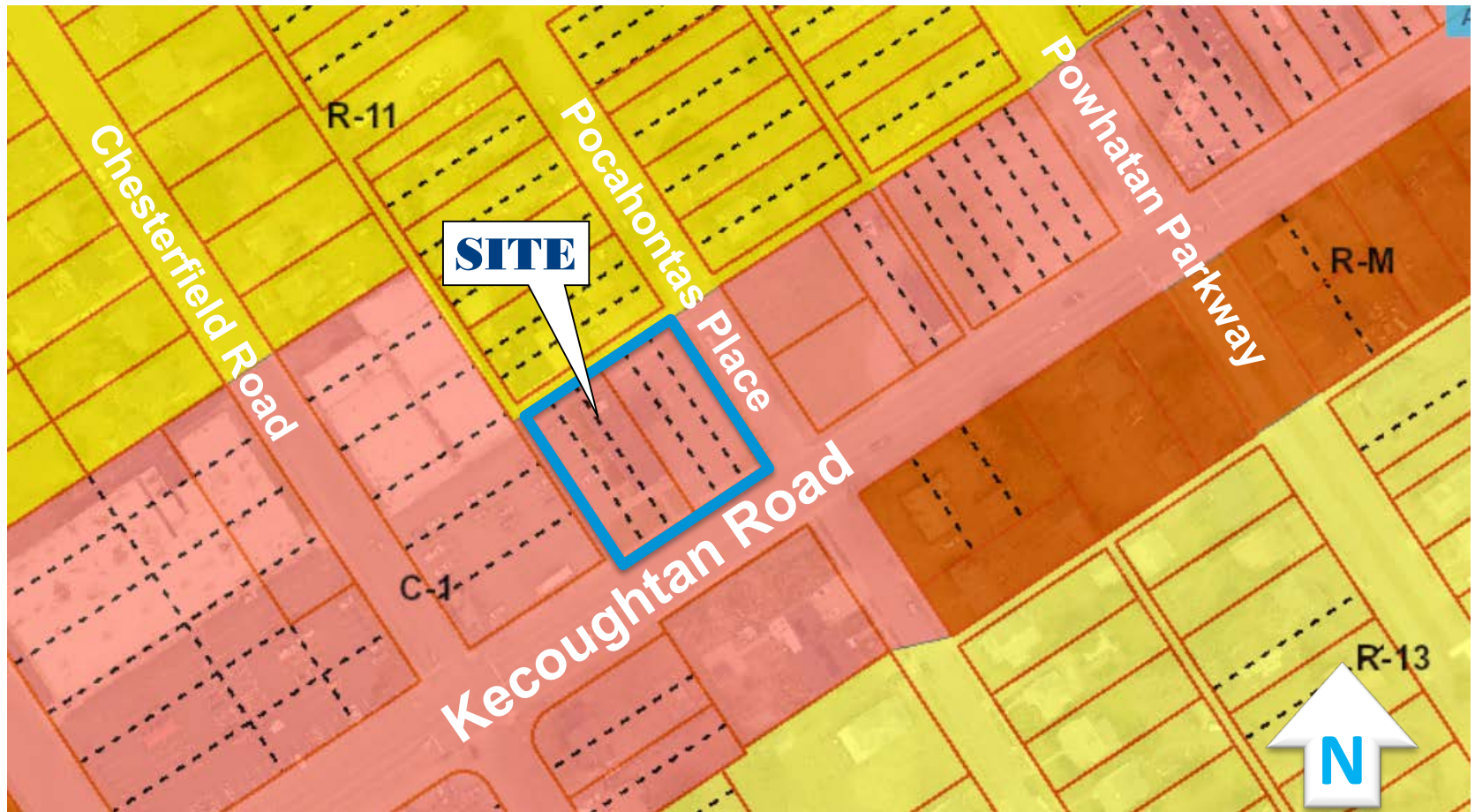
Use Permit for Animal Day Care
Red Letter Runners



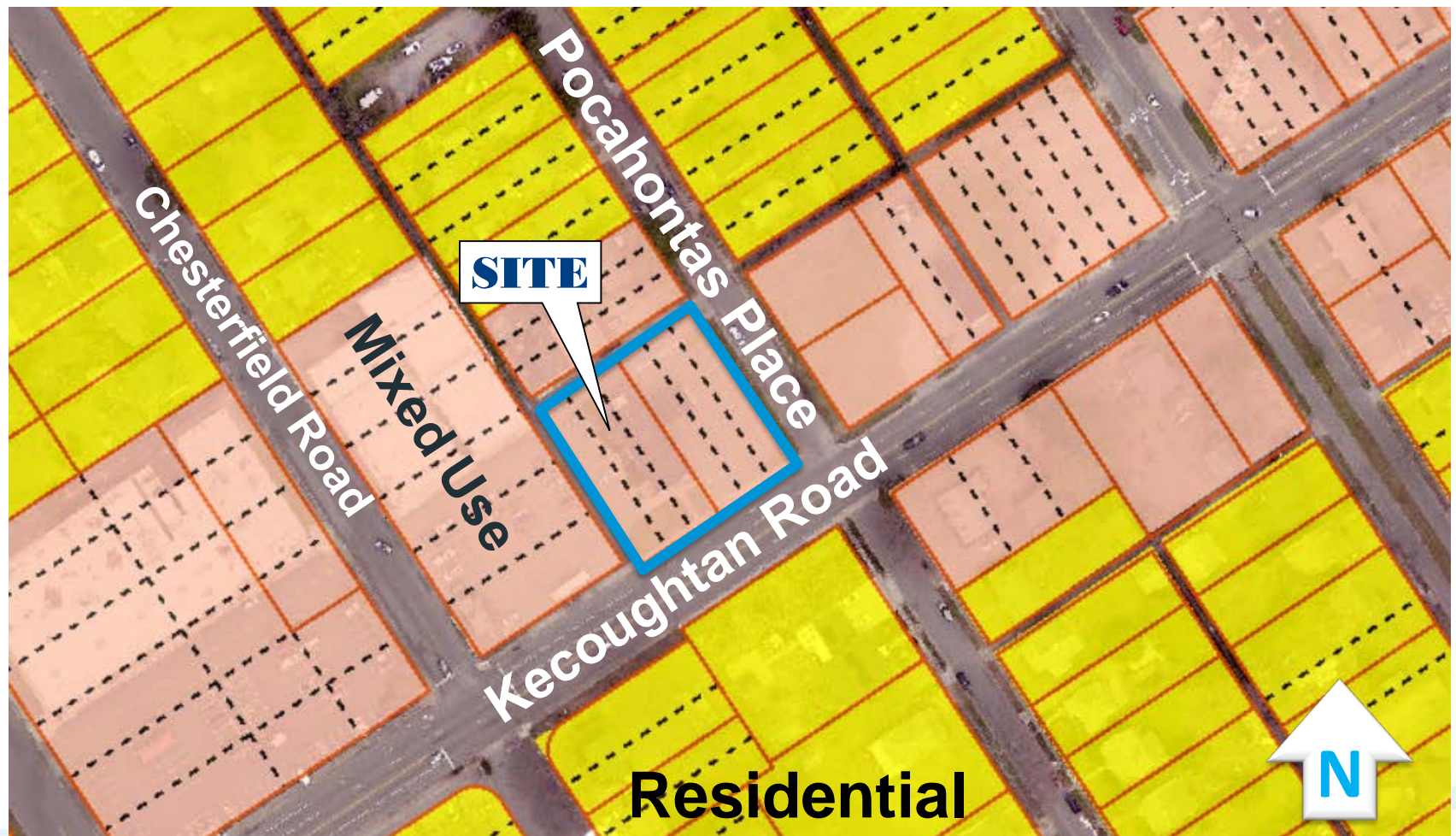
Site Location



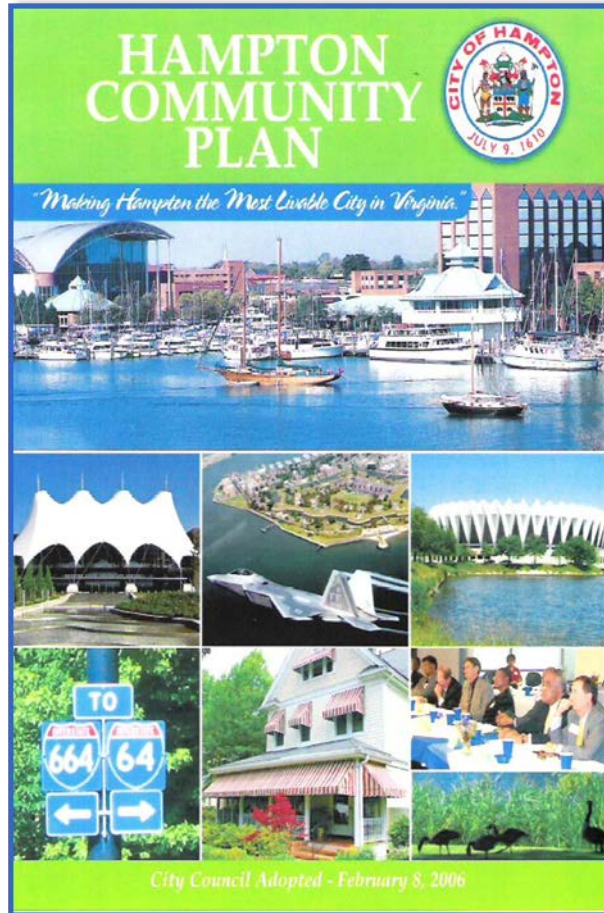
Zoning



Future Land Use Plan



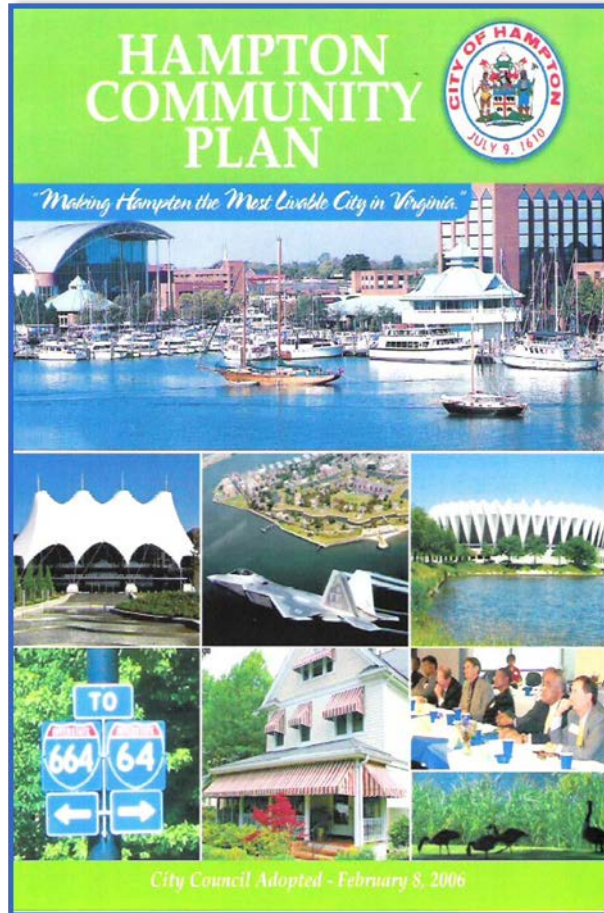
Public Policy: Hampton Community Plan



LU-CD Policy 4: Evaluate land use proposals from a regional, city-wide, and neighborhood perspective

LU-CD Policy 17: Preserve and enhance the identity and scenic qualities of city corridors and gateways

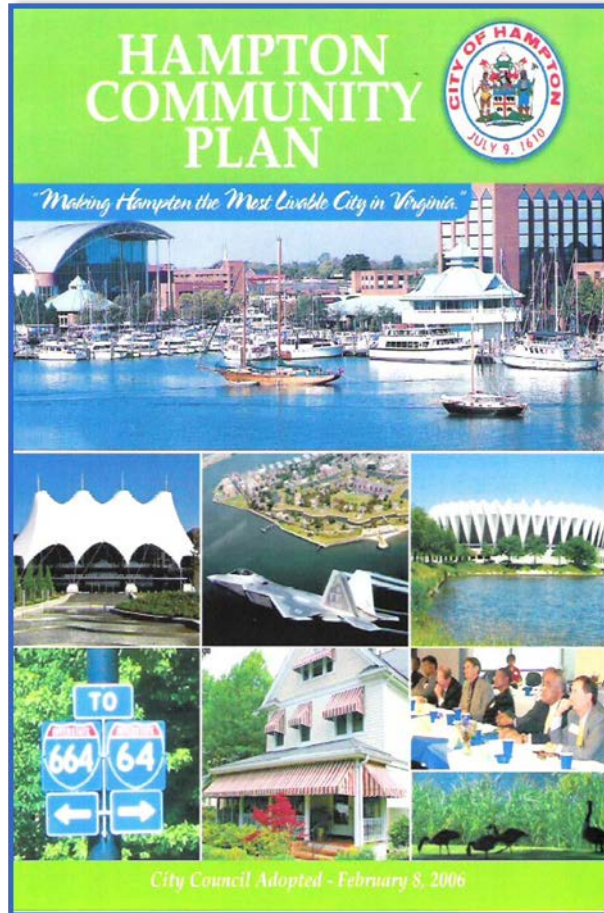
Public Policy: Hampton Community Plan



LU-CD Policy 36: Protect adjacent neighborhoods and promote compatible land uses within the city's residential corridors

Hampton Community Plan (2006, as amended)

Public Policy: Hampton Community Plan



ED Policy 4: Nurture small and start-up businesses

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

Hampton Community Plan (2006, as amended)

Public Policy: Kecoughtan Master Plan Area

Consolidate commercial land uses to two existing neighborhood shopping centers as much as is practical while still supporting viable neighborhood-oriented businesses elsewhere along the corridor.



KECOUGHTAN ROAD CORRIDOR MASTER PLAN

Hampton, Virginia URBAN DESIGN ASSOCIATES

JANUARY 2006



ADOPTED BY CITY COUNCIL ON JANUARY 25, 2006

Ensure that new development and redevelopment **preserves and enhances the essential qualities of the neighborhoods charm, water orientation, architectural styles, and the rich history of the area.**

Applicant Request

- Animal day care in a former bank building with a proposed dog run outside
- 24 hour operation
- Outdoor run
 - Staff supervision between 10:00 PM and 7:00 AM
 - Astro-turf
 - Staff to collect animal waste
- Potted landscaping and screened fencing around outdoor run

Analysis

- Kennels are not permitted at this location
 - Kennels include boarding or keeping an animal for over 24 hours
- Separated from residentially zoned property by 20' alley
- 24 hour operation is not harmonious with nearby residential district

Interior Floor Plan

- 2 - Bathroom
- 3 - office
- 4 - supply closet
- 5 - vestibule
- 6 - Reception
- 7 - Storage
- 8 - open (VIP)
- 9 - open (gen. pop.)
- 10 - bathroom
- 11 - MAIN Vault
- 12 - Employee lounge
- 13 - 2nd Vault

Main Entrance →

Vestibule

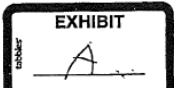
EXIT ONLY

- 1 - 9'W x 11.5'L
- 2 - 6'W x 4'L
- 3 - 8'W x 13'L
- 4 - 5'W x 5'L
- 5 - 8'W x 8'L
- 6 - 14'W x 33'L
- 7 - 7'W x 13'L
- 8 - 20'W x 18'L
- 9 - 13'W x 30'L
- 10 - 4'W x 7'L
- 11 - 8'W x 12'L
- 12 - 10'W x 23'L
- 13 - 8'W x 11'L

WIDTH

LENGTH

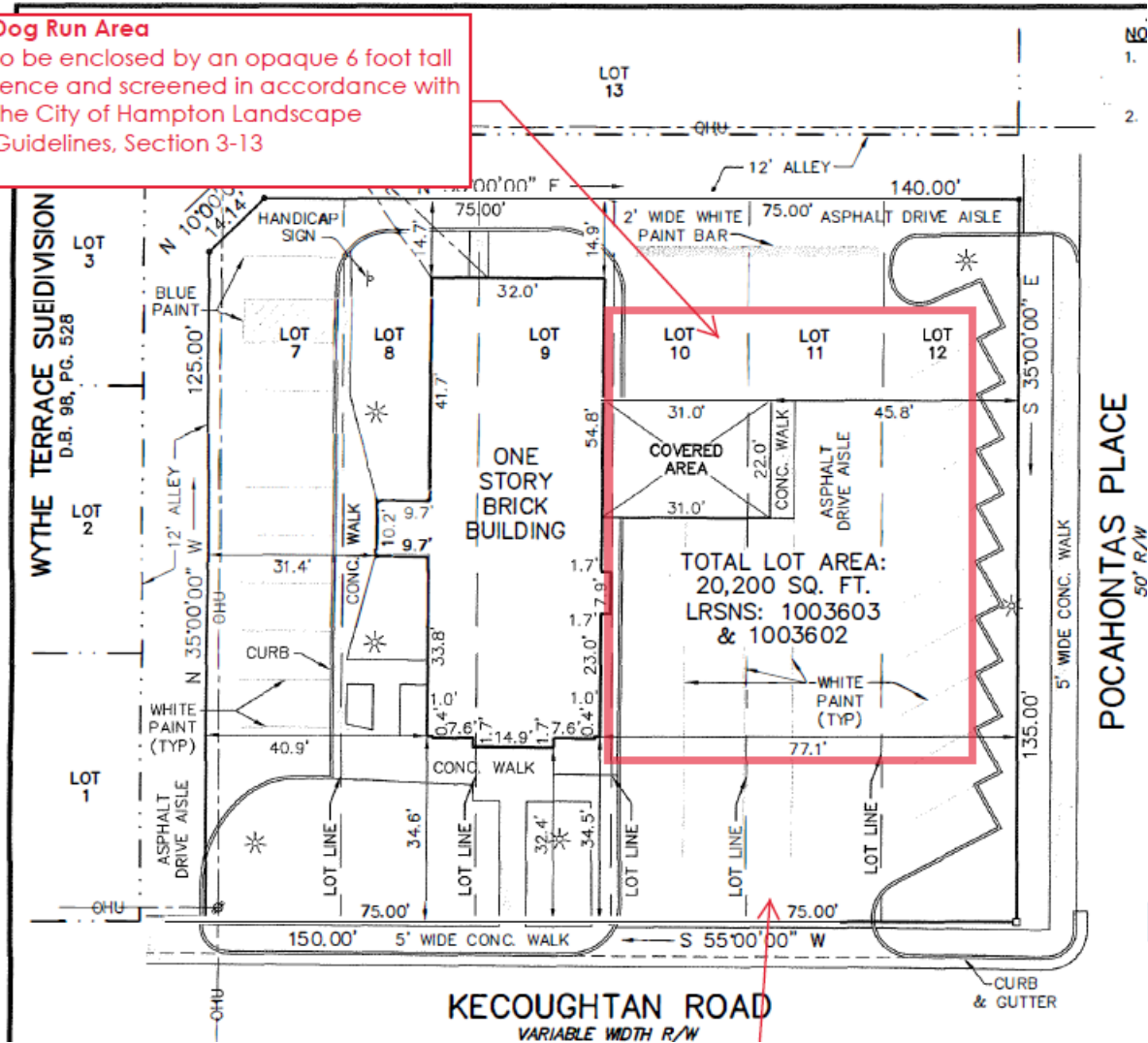
*ALL MEASUREMENTS ARE ROUNDED OFF
*SOME WALLS ARE FORTIFIED AND VERY THICK



Site Layout

Dog Run Area

to be enclosed by an opaque 6 foot tall fence and screened in accordance with the City of Hampton Landscape Guidelines, Section 3-13



Conditions

Sixteen Conditions:

- Property Line Vacation
- Site Improvements
 - Outdoor Dog Run
 - Fencing & Landscaping
 - Waste Disposal
 - Ingress/Egress
- Hours of Operation
 - 6:00 AM – 10:00 PM
- 5 dog max in dog run:
 - 6:00 AM – 7:00 AM
 - 8:00 PM – 10:00 PM
- Capacity and Staffing
- Compliance with Animal Control Code

Recommendation

Staff & Planning Commission
Recommend Approval
Use Permit #21-0309
with 16 conditions