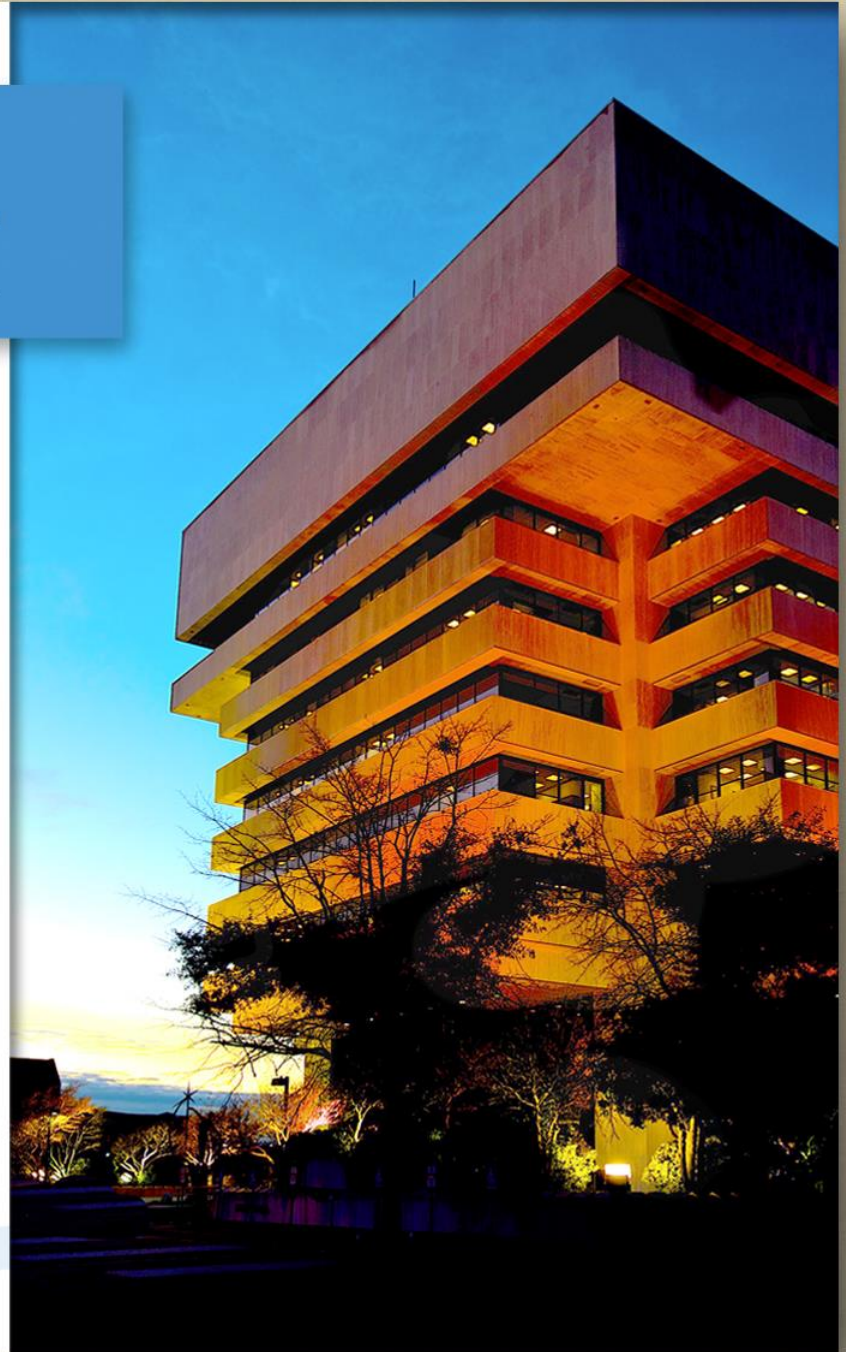


HAMPTON VA

Use Permit Application No. 24-0489

**85 & 87 Lincoln St.
Karma Restaurant &
Lounge**

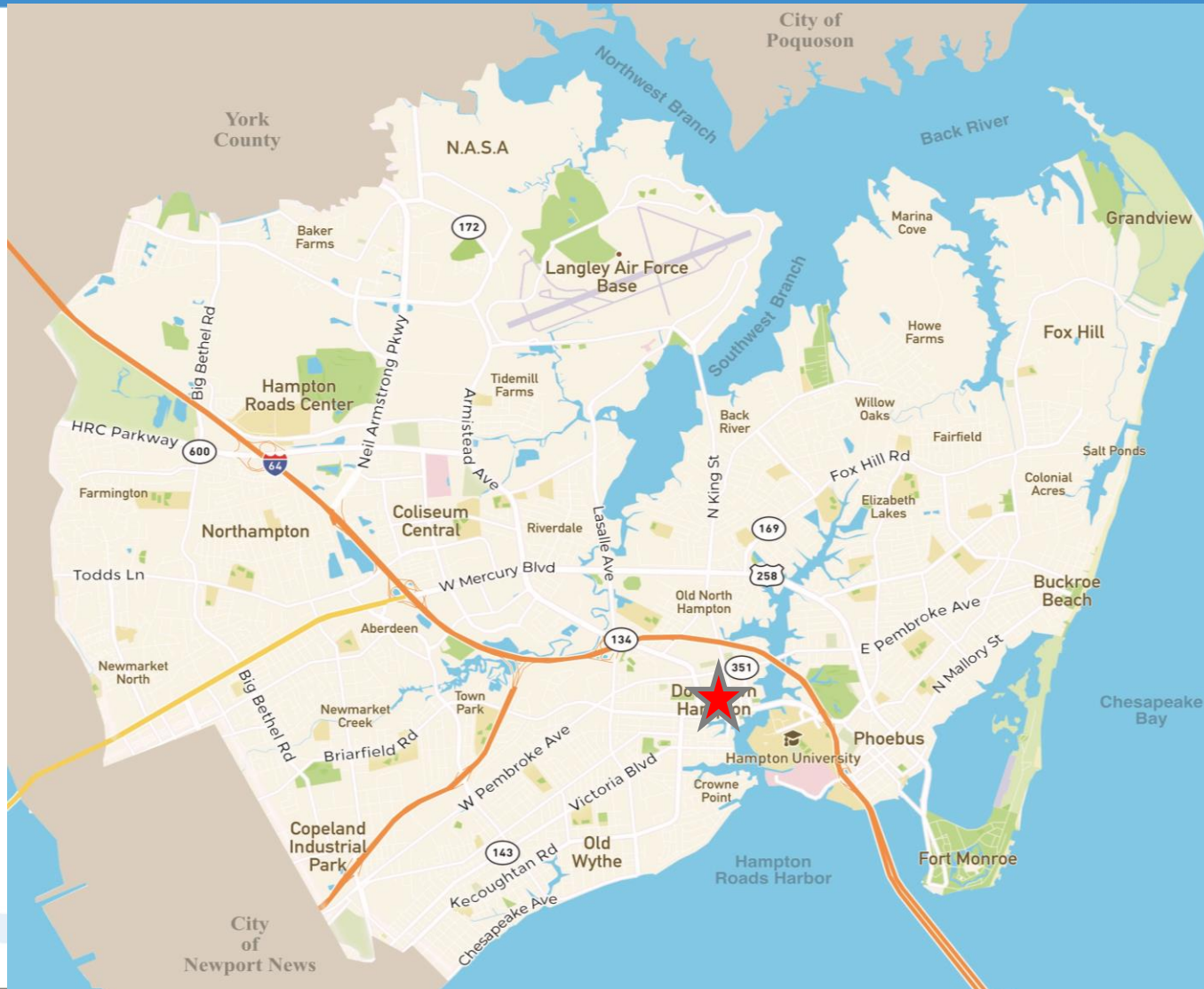
**January 8, 2025
City Council**



Application

Use permit to allow for a
Restaurant 3 in the Downtown
Business (DT-1) district

Location



Location



History

January 10, 2024

- Karma Restaurant & Lounge received an approved Use Permit to operate a restaurant 3 at 87 Lincoln St subject to twelve (12) conditions:
 - Hours of Operation:
 - Sunday – Thursday 5:00 AM to 12:00 AM
 - Friday – Saturday 5:00 AM to 2:00 AM
 - Location of Indoor Live Entertainment
 - Window Transparency / Privacy
 - Security
 - Sound
 - Dancing
 - ABC Licensing and Expiration

History

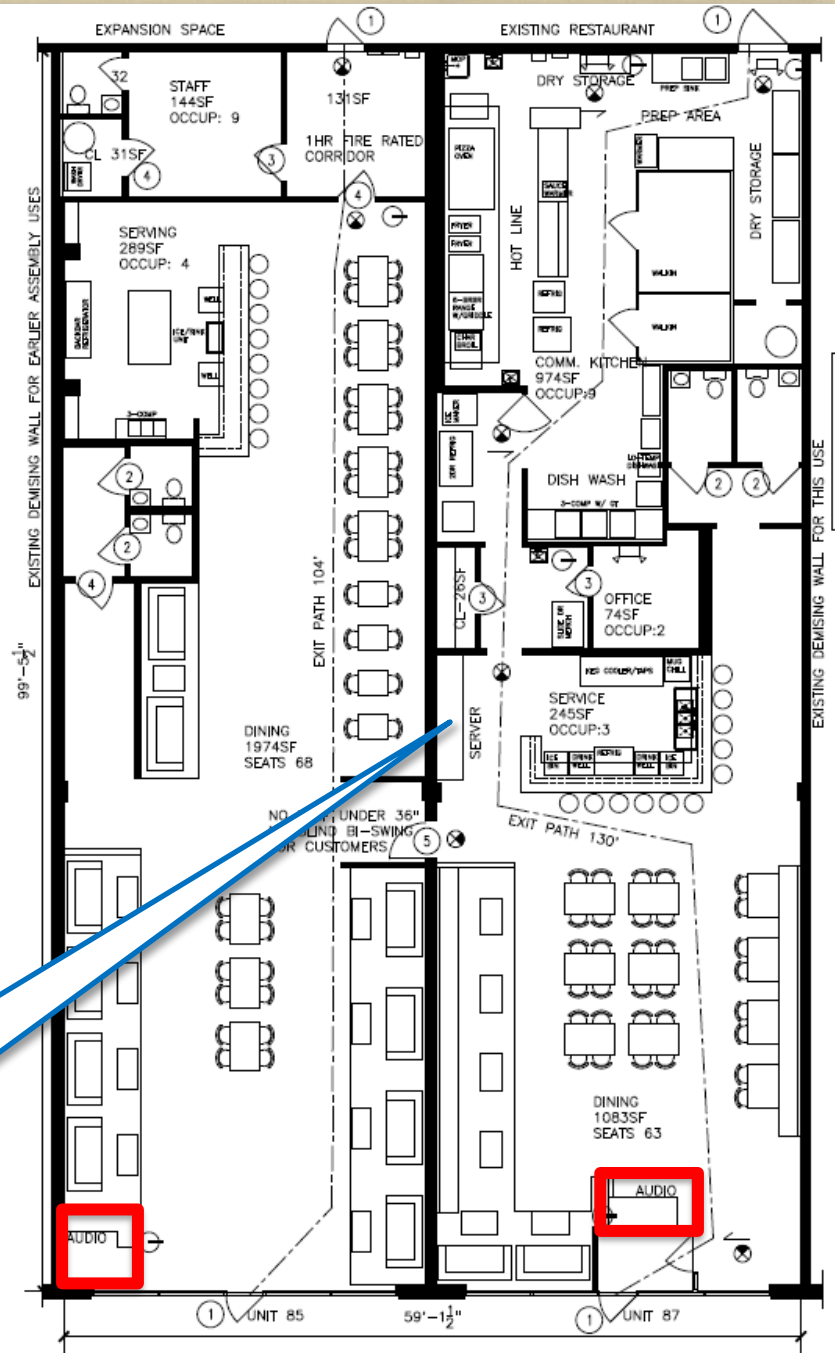
June 21, 2024

- Staff began working with the applicant to enable the expansion of the restaurant into neighboring suite
- Current ZAP for banquet hall at 85 Lincoln Street, issued 8/1/2024 for private events only
- With the expansion of operation, a new Use Permit is required

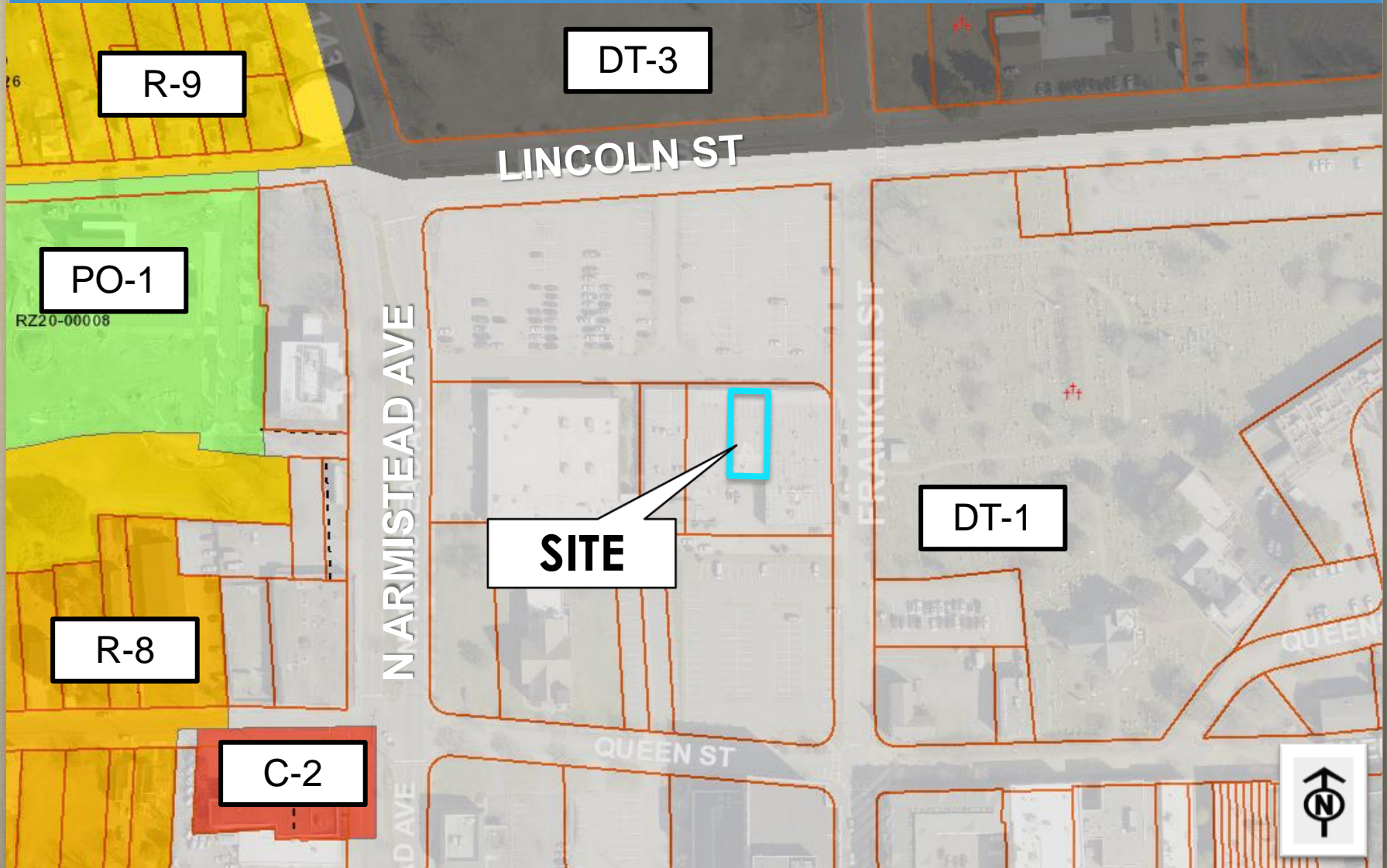
Proposal

- Expand into adjacent suite @2,300 square feet
- Alcohol sales & service
- General Hours of operation:
 - Sunday – Saturday, 5 am to 2 am
- Hours of Indoor Live Entertainment:
 - Sunday – Saturday, 12 pm to 2 am

Karma Restaurant & Lounge
(5,906 sq. ft.)



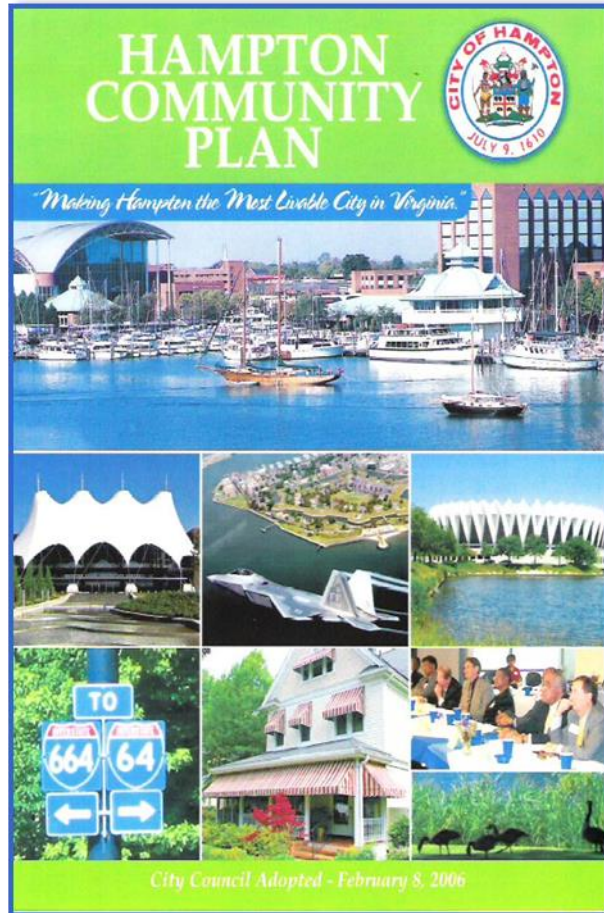
Zoning Map



Future Land Use Map



Public Policy



Hampton Community Plan (2006, as amended)

- **LU-CD Policy 3:** Promote compatibility and synergy among different land uses.
- **LU-CD Policy 31:** Encourage a mix of land uses that is appropriate for each district.
- **ED Policy 4:** Nurture small and start-up businesses.
- **ED Policy 6:** Expand tourism, entertainment, and cultural opportunities within the city.

Public Policy

Downtown Hampton Master Plan

(2017, as amended)

- Plan recommends creating a vibrant downtown with retail and restaurants.
- Redevelopment opportunity to create new urban housing along Franklin Street.



Existing Conditions (2004)



(ABOVE) Illustrative Master Plan

Analysis

- Applicant's requested hours of operation exceed those approved for other Restaurant 3 uses.
 - The staff recommended condition for hours of operation would bring the proposal into alignment with other approved restaurants in Downtown Hampton
- Existing location and the character of the surrounding area supports the restaurant operation

Community Meeting

- Strongly recommended by staff, but to date the applicant has not held a community meeting

Staff Recommended Conditions

- General Hours of Operation:
 - Sunday – Thursday 5:00 AM to 12:00 AM
 - Friday – Saturday 5:00 AM to 2:00 AM
- Live Entertainment Hours of Operation:
 - Sunday – Thursday 10:00 AM to 12:00 AM
 - Friday – Saturday 10:00 AM to 2:00 AM
- Location of Indoor Live Entertainment
- Window Transparency/Privacy
- Capacity
- Sound
- Security
- Dancing
- Third Party Promotions
- ABC Licensing & Expiration
- Compliance with Laws

*Complete List of Recommended Conditions found in the Package

Planning Commission Recommendation

- Planning Commission recommends approval of Use Permit Application No. 24-0489 with thirteen (13) conditions with an amendment
- Recommended amendment
 - Hours of operation: **Sunday through Saturday 5:00 AM to 2:00 AM, with an acceptable updated security plan**

Conclusion

- Applicant opportunity to present
- Public hearing
- Action
 - Staff recommends **APPROVAL** of Use Permit Application No. 24-0489 with thirteen (13) conditions
 - Planning Commission recommends approval with thirteen (13) conditions amended to reflect extended hours and updated security plan