

STAFF EVALUATION

To: Planning Commission

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Case No.: Use Permit Application No.21-00007

Date: 7/15/2021

General Information

Applicant Medical Management International, LLC (Banfield Pet Hospital)

Property Owner G. C. Hampton Partners, LLC

Location 1123 W. Mercury Boulevard [LRSN 7001212]



Requested Action Approval of a use permit application to operate a veterinarian office/hospital.

Description of Proposal Banfield Pet Hospital is proposing to occupy one unit of a three unit commercial strip building to be built in the near future.

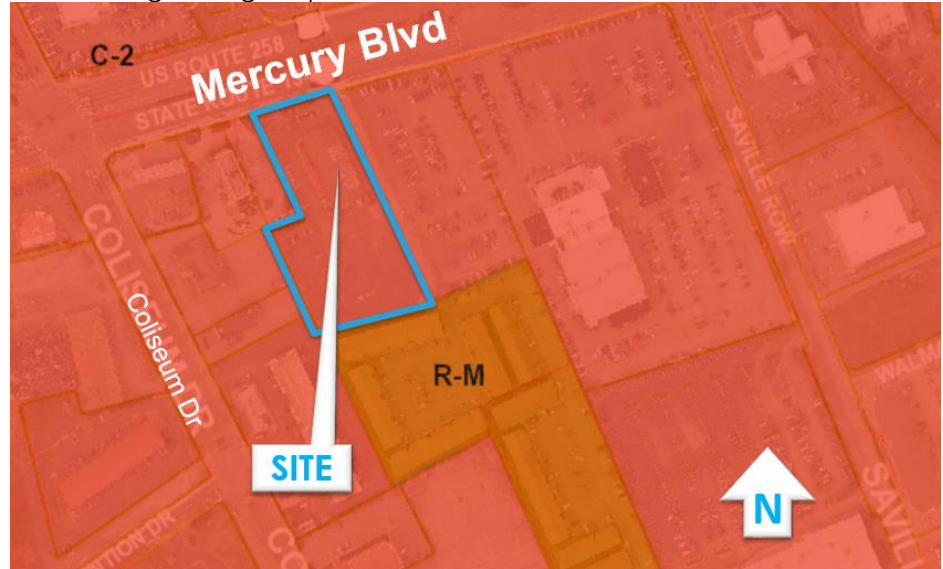
Parking The concept plan shows 177 parking spaces to be shared among the tenants of the building.

Existing Land Use Commercial building; formerly a restaurant

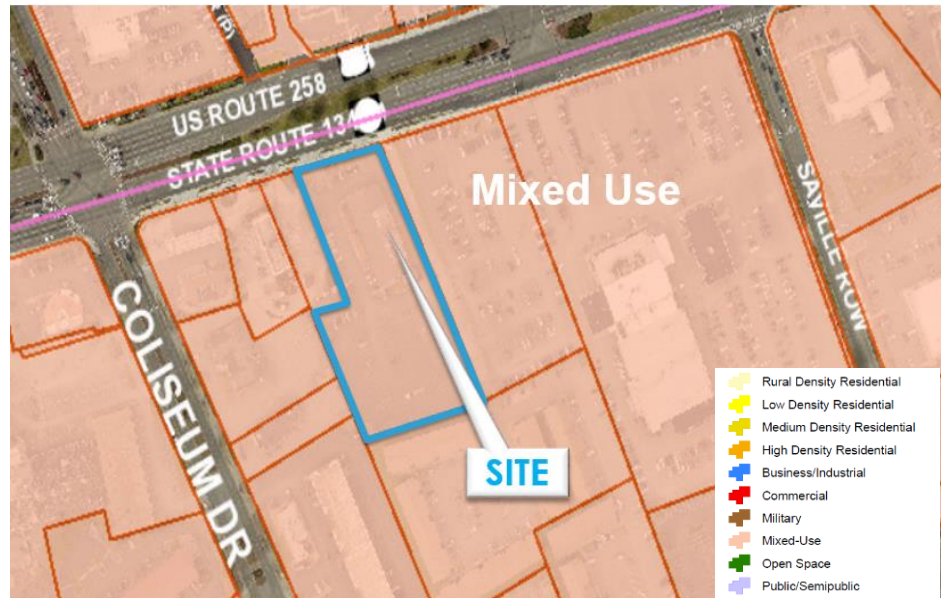
Existing Zoning Neighborhood Commercial (C- 2) District

Surrounding Land Use and Zoning
North: Limited Commercial (C-2) – Shopping center
South: Multiple Residential (R-M) – Multifamily residences
East: Limited Commercial (C-2) – Auto dealership
West: Limited Commercial (C-2) – Restaurants

Surrounding Zoning Map:



Public Policy



The Hampton Community Plan (2006, as amended) provides goals, objectives, and policies for the future of Hampton, which includes recommendations for appropriate land uses. The future land use recommendation for the subject property is mixed-use.

The Plan defines mixed use as a category that encourages development of two or more compatible land uses and densities as the primary uses within one parcel, building structure, or the same block.

Additional applicable policies from the Community Plan include:

LU-CD Policy 2: Leverage the impact of city resources by focusing on strategic investment areas.

LU-CD Policy 32: Protect Encourage the upgrading and revitalization of districts in a manner that is consistent with the character and scale of the

district and is compatible with the character of the surrounding neighborhoods.

LU-CD Policy 36: Encourage corridor-oriented commercial development within specified areas to strengthen the viability of commercial uses and to protect residential uses and adjacent neighborhoods.

Ed Policy 10: Foster the successful development of well-situated vacant and underutilized commercial and industrial properties within the city.

Ed Policy 12: Focus special attention on strengthening the ability of older commercial and industrial areas to support new and expanded business activity.

The lot is within the boundaries of the Coliseum Central Master Plan (2015, as amended) and specifically in the Coliseum South Initiative Area whose policy calls for mixed use development, pedestrian connectivity, and exploring innovative ways to maintain a competitive edge. The Coliseum Central Master Plan encourages development patterns conducive to the economic vitality of Hampton with a variety of retail and mixed-use developments. The area is considered a regional retail location for the surrounding communities in addition to being the community-wide hub for retail, restaurants, and entertainment in the City of Hampton.

<i>Traffic Impact</i>	Based on the proposed use, the traffic generation is expected to be relatively minimal compared to many uses permitted by-right. Traffic will have direct access (right-in, right-out) off Mercury Blvd and a right out onto Mercury Blvd.
<i>Community Meeting</i>	A community meeting via zoom will be scheduled for Tuesday July 13 th at 7 PM.

Analysis

The applicant, Medical Management, LLC, is proposing to operate a veterinarian office/hospital, Banfield Pet Hospital, at 1123 W Mercury Boulevard. The veterinary hospital would locate in a new commercial building with space for multiple tenants. The existing building would be demolished.

The professional services offered at this new location intends to be a full and comprehensive range of professional veterinary healthcare services. The facility would have an on-site pharmacy, a ward for felines and a separate ward for canines. The floor plan indicates several examination rooms, a space dedicated to perform X-Rays, and separate space for conducting surgery. The floorplan also shows an animal ward consisting of 22 kennels and two dog runs in the rear interior space of the unit. The entire operation occurs indoors, and no boarding services are proposed.

The applicant has indicated the hours of operation would be Monday thru Saturdays 8 AM – 6 PM and Sundays 10 AM – 5 PM. There will be 14 employees for the hospital, and the proposed parking would include 177 spaces to be shared with the other two tenants of the commercial building.

One of the visions set out in the Community Plan, and applicable to this application, is that “Hampton will be a community of choice for businesses seeking an environment that maintains, expands, and attracts investment.” Coliseum Central is vital to the City of Hampton’s economic health. Not only is it home to major entertainment venues, but as pointed out on page 2 of the Coliseum Central Master Plan, the district serves as the neighborhood shopping district for surrounding residential neighborhoods, the community shopping district for the City of Hampton, and the regional shopping district for much of the Peninsula. The adopted plans and policies look

to support the district as such. The future land use plan recommends mixed-use development in this area. Other relevant policies recommend fostering the successful development of well-suited vacant and underutilized and encouraging the upgrading and revitalization of districts in a manner that is consistent with the character and scale of the district. This use permit application is associated with proposed redevelopment of the site and represents increased investment in Coliseum Central.

In order to assure the proposed veterinary hospital operates similar to the aspects presented in the application and in keeping with the adopted policies for this area, staff proposes seven conditions be attached to approval of this application. The site shall be developed in substantial conformance with the attached conceptual plan, and the veterinary operation shall occur wholly indoors.

Staff Recommendations: Approval of Use Permit Application No. 21-00007 with seven (7) conditions.