



**Use Permit  
Application  
No. 23-0312**

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

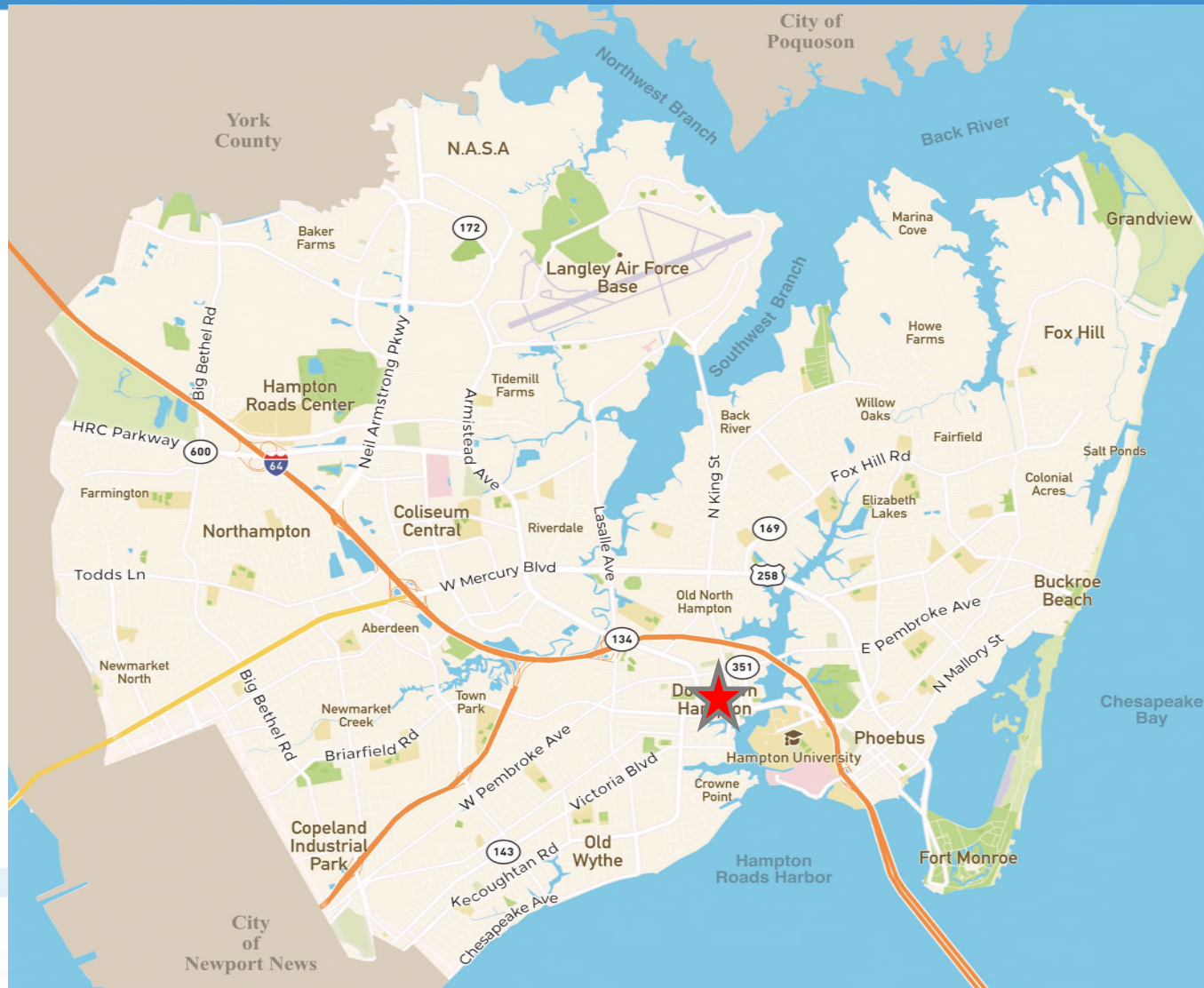
**City Council  
January 10, 2024**



# Application

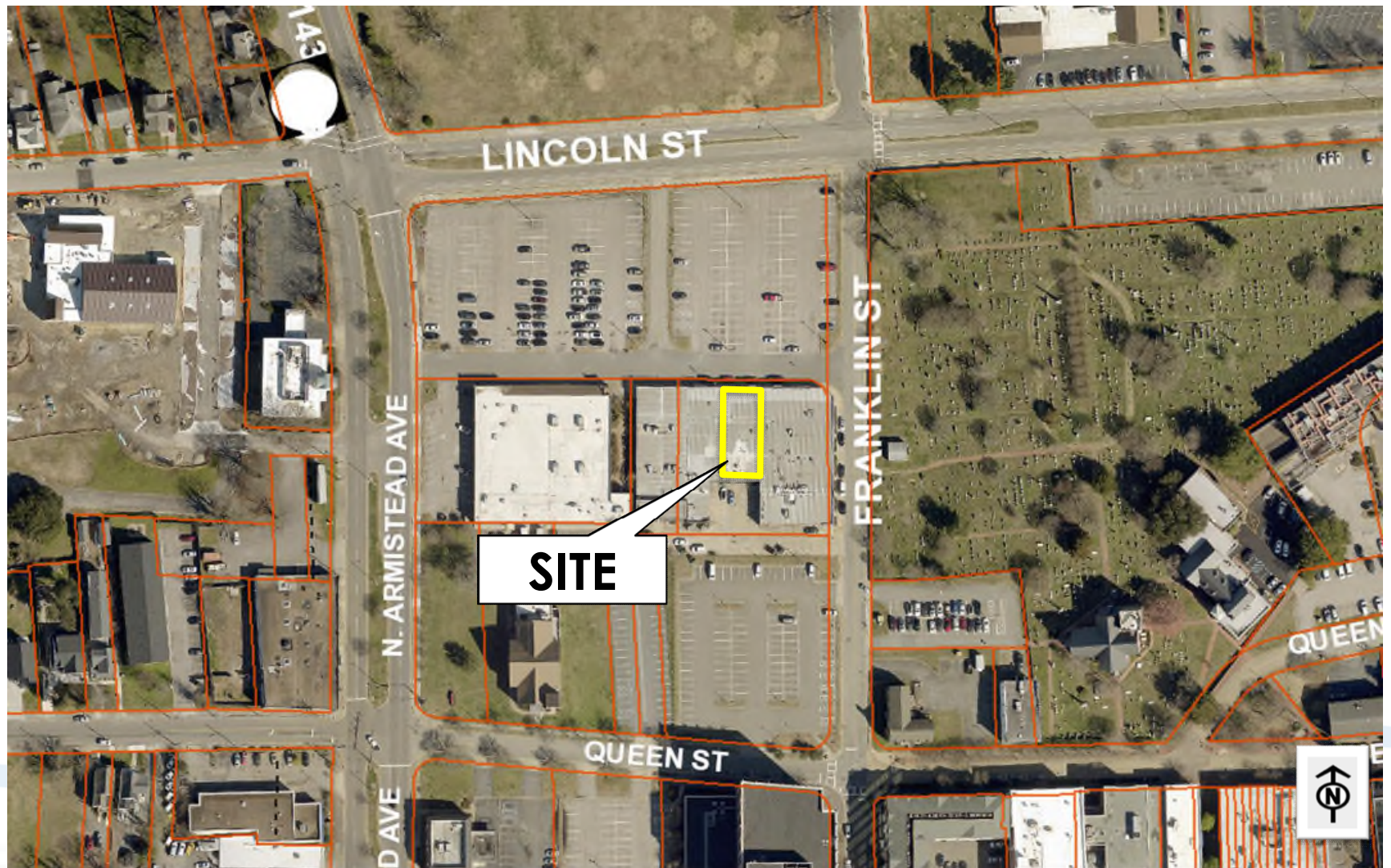
Use permit for *restaurant 3* in the  
Downtown Business (DT-1) District

# Location





# Location



# Proposal

**Karma Restaurant  
& Lounge  
(2,610 sq. ft.)**

## **Hours of operation:**

Sunday – Thursday, 4 pm to 10 pm

Friday – Saturday, 4 pm to 2 am

## **Hours of Live Entertainment:**

Friday – Saturday, 7 pm to 2 am

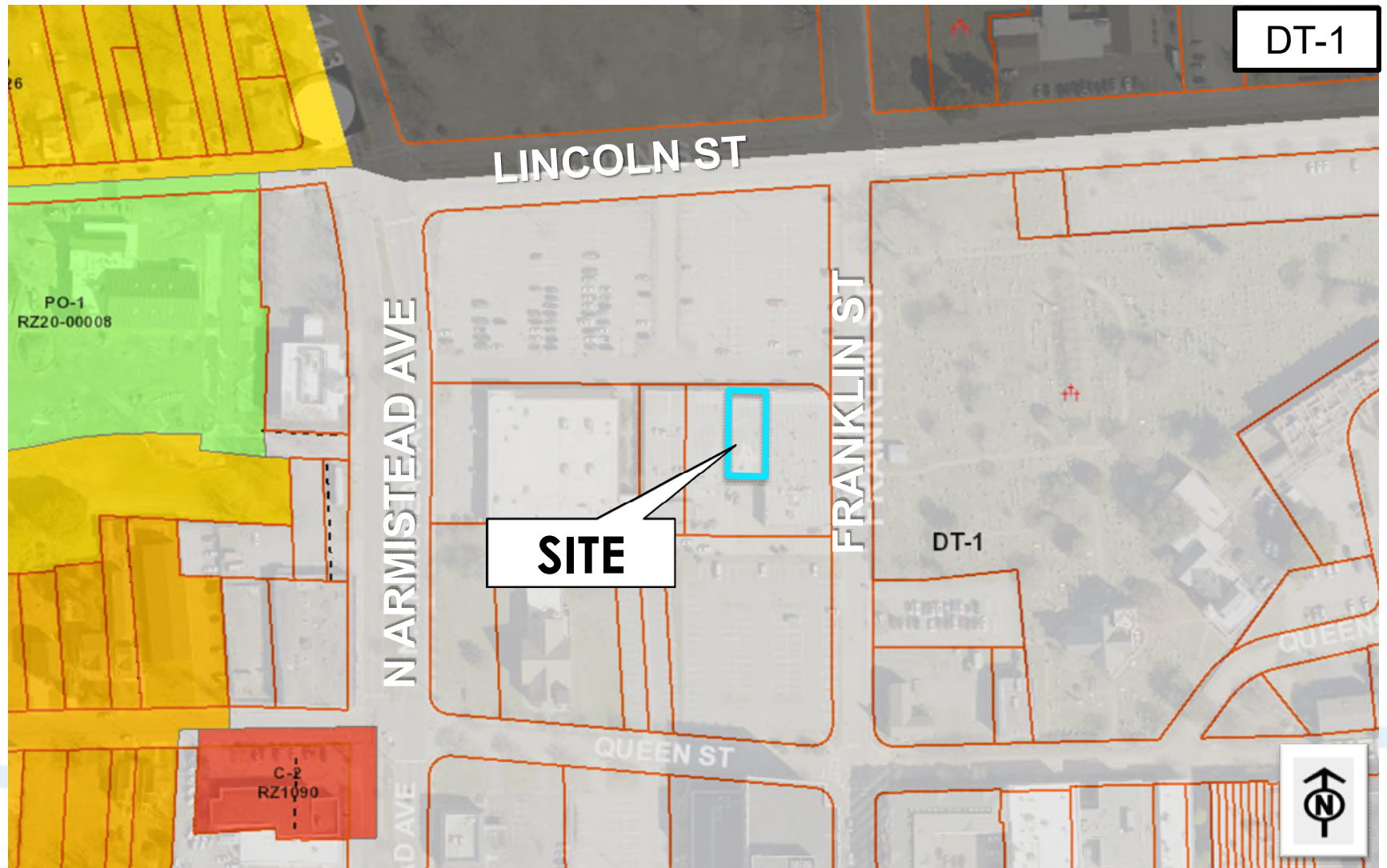
No live entertainment from Sunday  
to Thursday



**Live Entertainment**



# Zoning Map

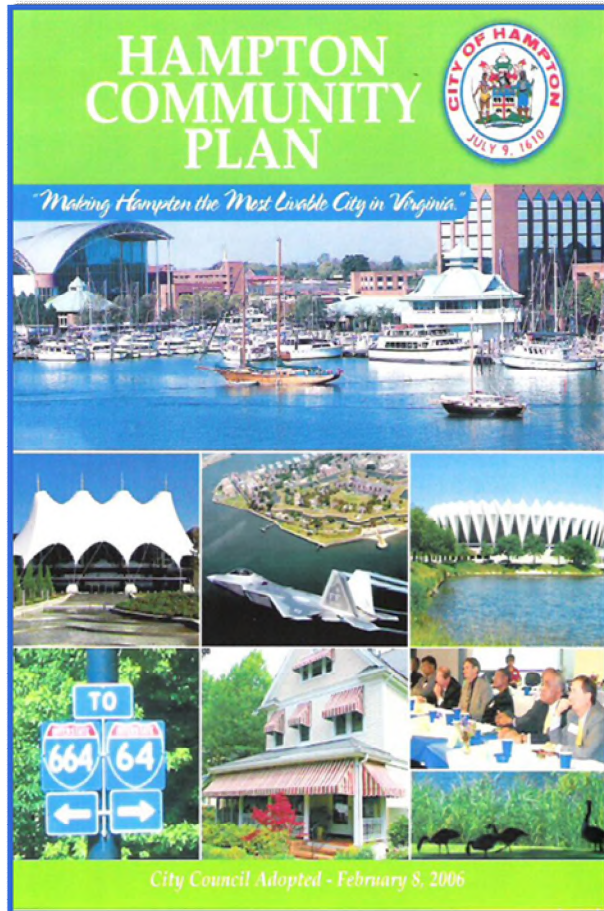




# Land Use Map



# 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)

- While the subject use or property are not specifically highlighted, the Plan does place a priority on creating a vibrant downtown with retail and restaurants.



Existing Conditions (2004)



(ABOVE) Illustrative Master Plan

# Analysis

- The proposed restaurant and live entertainment hours are consistent with those previously approved in Downtown Hampton
- Location supports the extended hours of operation



# Recommended Conditions

- Hours of Operation
  - Sun. – Thu. 5:00 AM to 12:00 AM
  - Fri. – Sat. 5:00 AM to 2:00 AM
- Location of Indoor Live Entertainment
- Window Transparency / Privacy
- Security
- Sound
- Dancing
- ABC Licensing and Expiration
- Revocation, Nullification, Compliance with Laws

# Conclusion

- Applicant opportunity to present
- Public hearing
- Action
  - Staff and Planning Commission recommend **APPROVAL** of Use Permit Application No. 23-0312 with twelve (12) conditions