

STAFF EVALUATION

To: Planning Commission

Prepared By: Corey Block 727-6077
Reviewed By: Michael Hayes, AICP 728-5244
Bonnie Brown,
Sr. Assistant City Attorney 727-6157

Case No.: Use Permit Application No. 18-00013

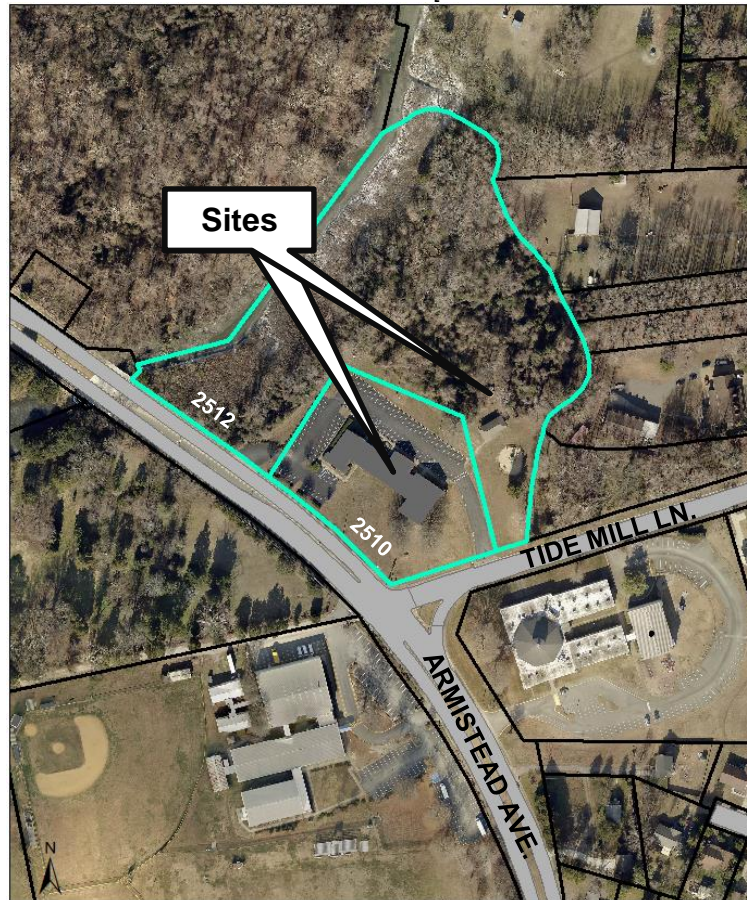
Date: 4/19/2019

General Information

Applicant Reverend Gretchen Nelson

Owner The Trustees of Wesley United Methodist Church

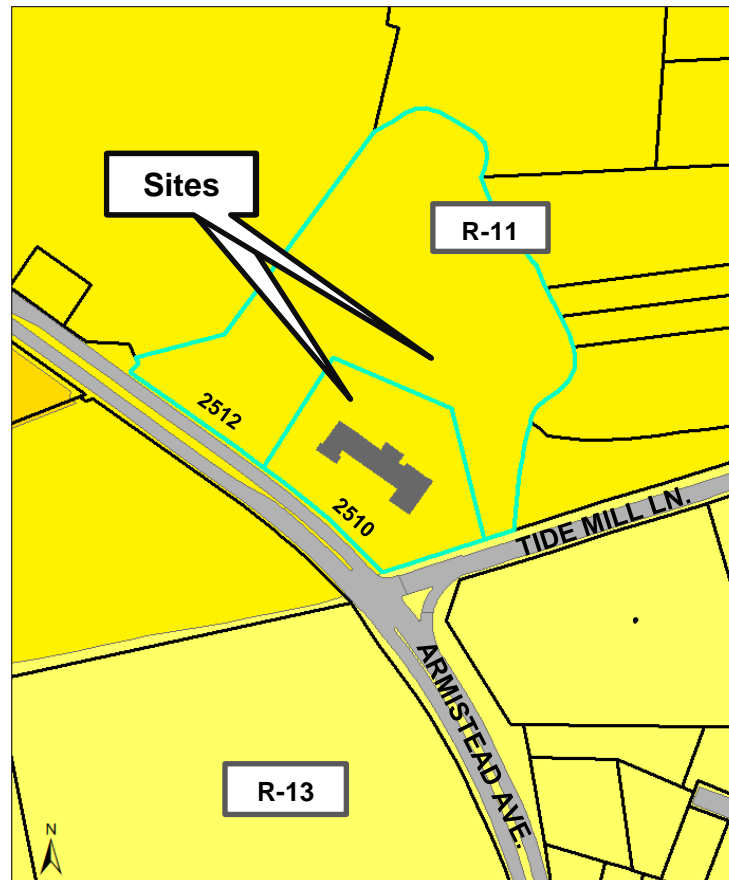
Location 2510 and 2512 N. Armistead Ave. [LRSNs 7001643 and 7001642]



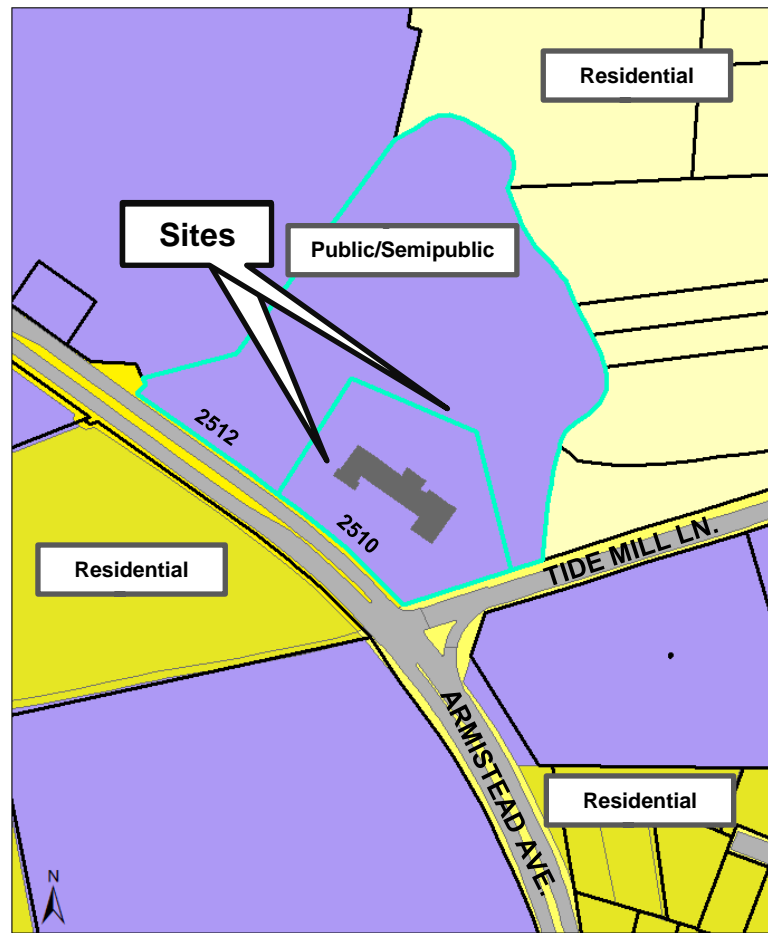
Requested Action Use Permit to allow for a Commercial Day Care 2

Description of Proposal The applicant is proposing to use existing space in Wesley United Methodist Church for a Commercial Day Care 2 when church is not in session. The proposed hours of operation are Monday through Friday 9:00AM-12:30PM and the number of clients is expected to be around 25 at a time.

Existing Land Use	Religious Facility, Wesley United Methodist Church
Zoning	R-11 (Residential); O-FZ (Flood Zone Overlay); O-AICUZ (Air Installation Compatible Use Zone Overlay); O-CBP (Chesapeake Bay Preservation Overlay)
Surrounding Land Use and Zoning	North: R-11, Single Family Residential South: R-13, Single Family Residential and Schools East: R-11, Single Family Residential West: R-11, Vacant



Public Policy	The <u>Hampton Community Plan</u> (2006, as amended) recommends public/semipublic uses for this property. The surrounding area is recommended to stay both residential and public/semipublic.
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Objectives and policies supporting this vision include:

ED Policy 20: Facilitate greater participation in the workforce by promoting quality daycare services, flexible job schedules, job sharing, home occupations, increased accessibility of jobs and other creative solutions.

HN Policy 15: Continue to provide high quality community services and facilities in Hampton's neighborhoods.

LU-CD Policy 23: Promote family, school, and community interaction at the neighborhood level.

<i>Zoning History</i>	None
<i>Applicable Regulations</i>	The R-11 district allows for a Commercial Day Care 2, subject to securing a use permit.
<i>Traffic/Parking</i>	There are 93 parking spaces so the site is more than adequately parked.
<i>Environmental</i>	Newly created environmental impacts are not anticipated.

Community Meeting There is no community meeting currently scheduled.

Analysis

Pastor Gretchen Nelson is requesting a use permit for a commercial day care 2 within the existing Wesley United Methodist Church at 2510 and 2512 N. Armistead Ave. [LRSNs 7001643 and 7001642]. The property is zoned Single-Family Residential (R-11) District, which allows for a commercial day care 2 with the approval of a use permit. The site is not located within any master plan areas. The proposed commercial day care will reside within three existing classrooms totaling 908 sq. f3t. The facility is proposed to be open from 9:00AM-12:30PM. Staff is recommending permitted hours of operation of Monday through Saturday 6:00AM-7:00PM because it will allow for future operational flexibility and align with other daycare establishments that have been permitted through the use permit process.

2510 and 2512 N. Armistead Ave. are located north of the residential Riverdale neighborhood. The subject properties and surrounding neighborhood are zoned residential. There are no additional impacts anticipated, as the day care will have fewer people attending than the current church use. The property also has a large parking lot with an entrance and exit off of both Tide Mill Ln. and Armistead Ave., providing for easy access, circulation, and the ability to drop clients off out of the street.

The proposed day care within Wesley United Methodist Church is consistent with the Hampton Community Plan (2006, as amended), which calls for public/semipublic uses. The Plan also has goals to support the development and expansion of educational activities, as well as provide quality day care and community services.

If this application is approved, staff recommends attaching conditions that will limit the impact of the use on surrounding residences. These conditions address aspects of the day care use including the fencing of the playground, hours of operation, and capacity.

Staff recommends approval of Use Permit Application #18-00013 with eleven (11) conditions. This application is being heard concurrently with City Council and Planning Commission is scheduled to vote on this application on May 7th, 2019.