

STAFF EVALUATION

To: Planning Commission

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Case No.: Use Permit Application No. 16-00001

Date: 5/5/2016

General Information

Applicant/Hampton University Hampton University

Location Hampton University, Indian Road and (LRSN: 12001034)



Requested Action Use Permit to allow for a university use, specifically expanding parking on the block shown above.

Description of Proposal The applicant is proposing to demolish two buildings, expand an existing parking lot and develop a new parking lot.

Existing Land Use Academic buildings, parking, and open space

Zoning R-13 (One Family Residence District)

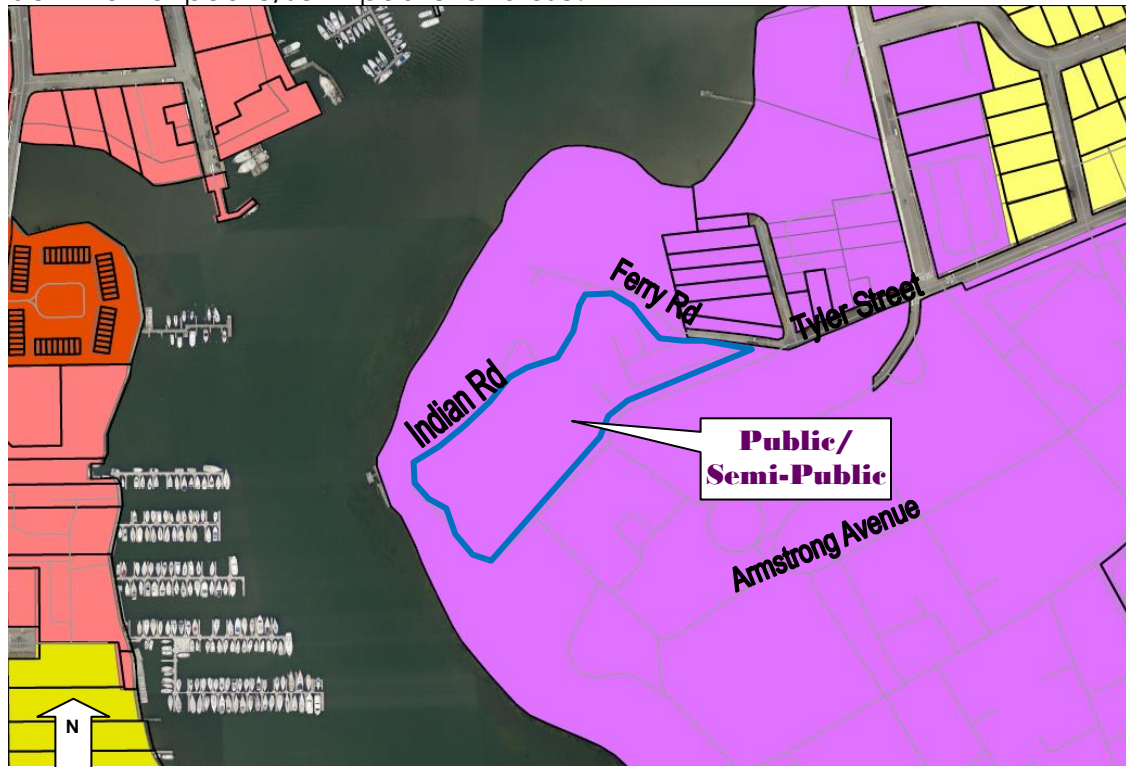
Surrounding Land Use and Zoning

- North:** R-13, University
- South:** R-13, University
- East:** R-13, University
- West:** R-13, University and Hampton River



Public Policy

The Hampton Community Plan (2006, as amended) recommends public/semipublic land use in this area. Educational institutions, such as schools, colleges, and universities, are included in the definition of public/semi-public land use.



Policies relevant to this application include:

LU-CD Policy 8: Support opportunities for the development and expansion of educational, cultural, medical, research, and military activities that are consistent with the City's vision and goals.

The "Community Plan Strategies" chapter states, "One of the most important and fundamental resources in our community is our people." (p. ST-2) The chapter also highlights the development of strong schools and universities as being important to preparing citizens for future success, which in turn is an economic development strategy for attracting businesses and investment.

Applicable Regulations

The R-13 zoning district permits colleges and universities with an approved use permit. The Hampton University campus predates this requirement so as the campus either expands or changes over time, a use permit is required for the affected portion of the campus.

Environmental

There are no known environmental concerns with this property.

Community Meeting

At this time, no community meeting has been scheduled.

Analysis

Hampton University proposes redeveloping a portion of a block on the main campus to expand parking. The development would retain three buildings and remove two while expanding parking along West Tyler Street and develop a new lot off of Indian Road..

The campus is zoned R-13, a One Family Residence District, which permits colleges and universities with an approved use permit. The overall campus does not have a use permit so one is required for new development.

The Hampton Community Plan (2006, as amended) recommends public/semi-public land use, which includes institutions such as schools, colleges, and universities, for this area. Additionally, the City's policies encourage supporting educational opportunities as important to preparing citizens for future success, which in turn is an economic development strategy (p. ST-2, Community Plan Strategies chapter).

Staff recommends approval of Use Permit Application #15-00004 with 4 conditions.

**Use Permit Application No. 16-00001
Hampton University: Parking Expansion
Hampton, Virginia 23668**

1. Location

- a. The Use Permit applies only to the block of the Hampton University campus bounded by Ferry Road to the north, Indian Road to the west and south, and West Tyler Street to the east. This block is a portion of the parcel with the LRSN 12001034.

2. Operation

- a. This use permit pertains to the development of new and the expansion of an existing parking lot as described in condition No.3.

3. Site Development

- a. The site shall be developed in substantial conformance with two attached conceptual site plans. The first is titled "Hampton University: 501 Indian Road Parking Lot", prepared by MSA, P.C., and dated 03/22/16, and attached hereto as "Exhibit A". The second is titled "Hampton University: Indian Road & Ferry Road Parking Lot", prepared by MSA, P.C., and dated 03/22/16, and attached hereto as "Exhibit B".

4. Nullification

- a. The Use Permit shall become null and void if the use is not established within twelve months of the date of approval by the City Council.
- b. The Use Permit shall become null and void if the facility is not used for the permitted use for a period of two years.