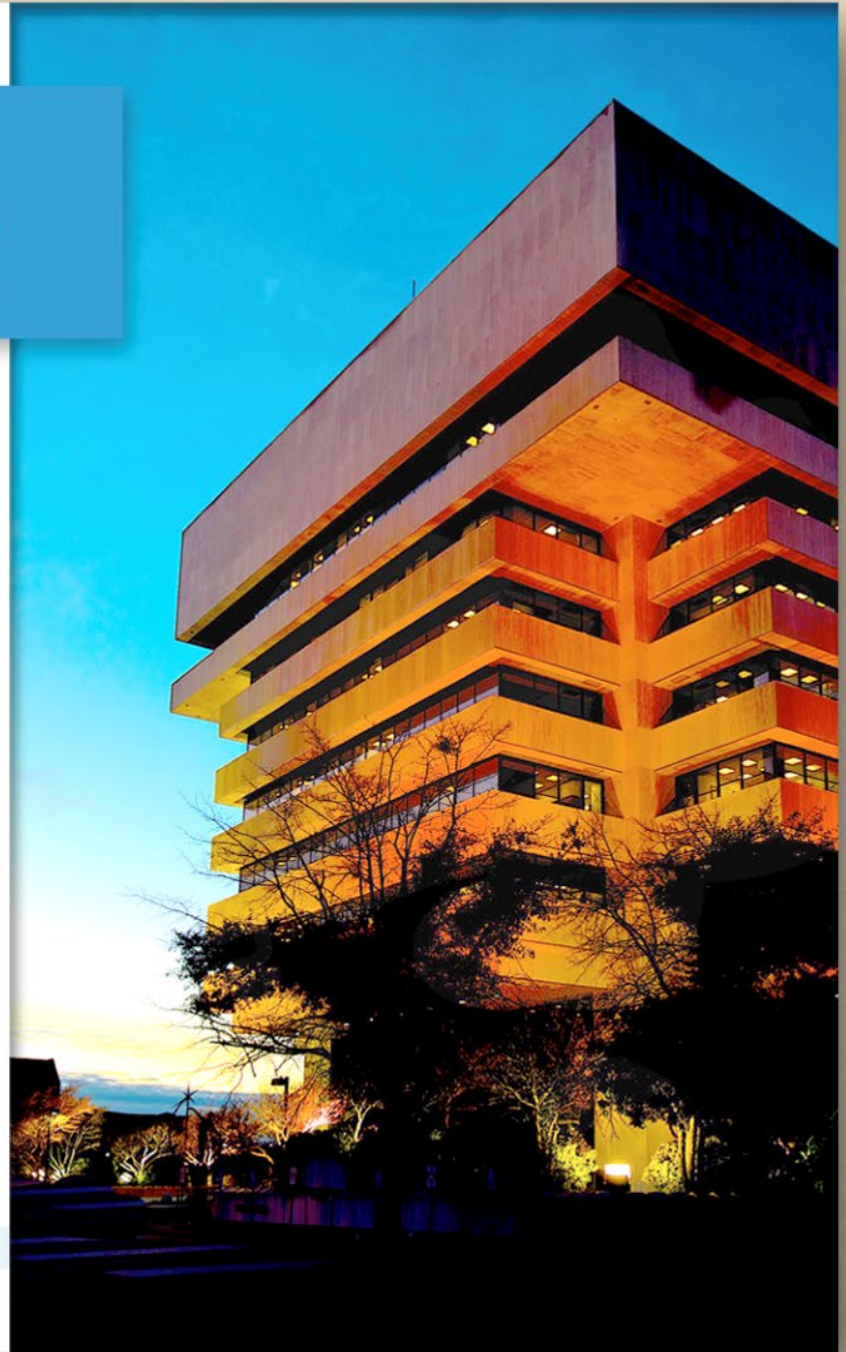


# HAMPTON VA

## **Use Permit #19-0150 110 & 118 E Mellen Street Mellen Street Properties**

City Council  
May 8, 2019



# Application

Use Permit to allow for a proposed Boundary Line Adjustment





# Location

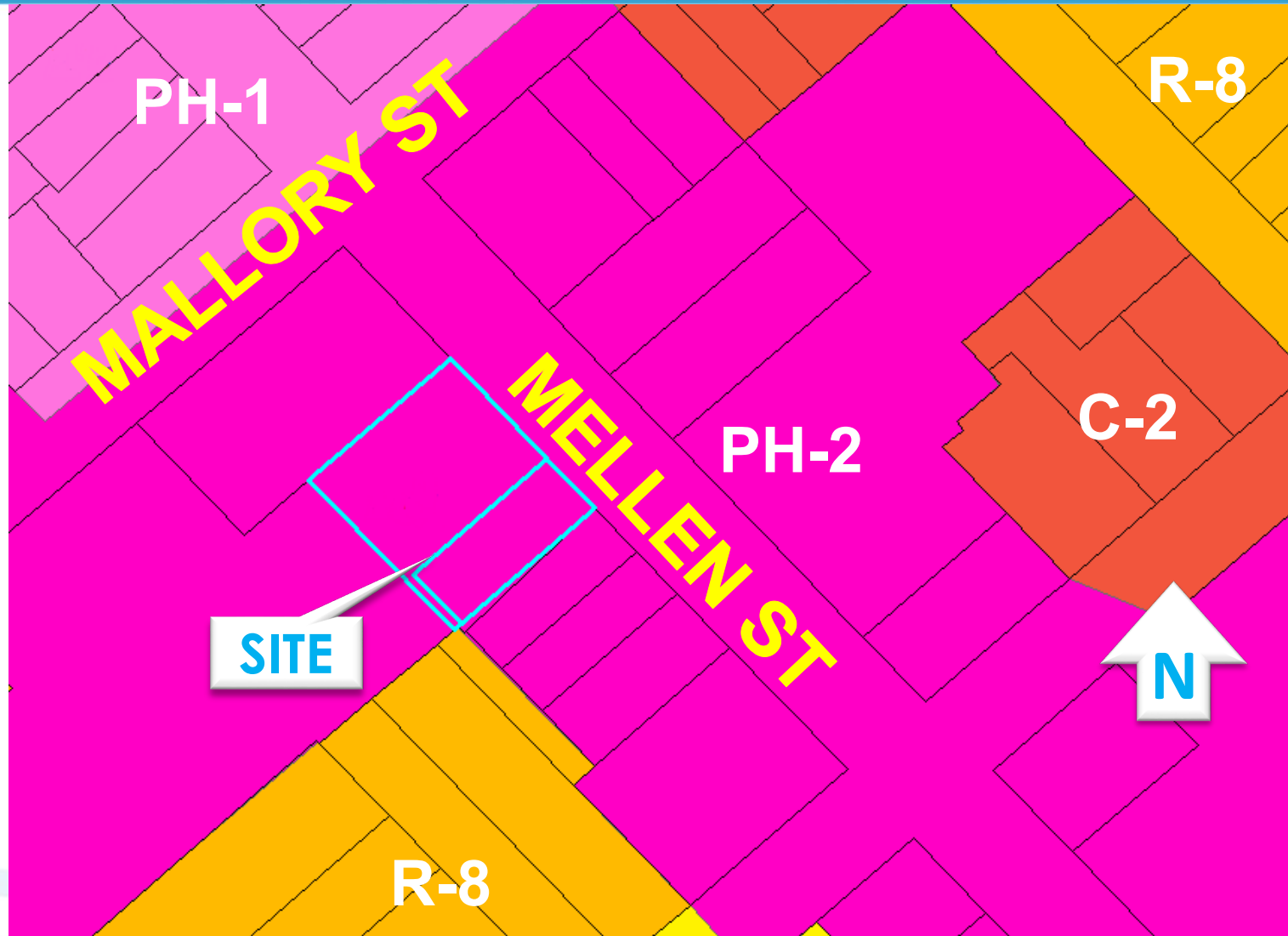




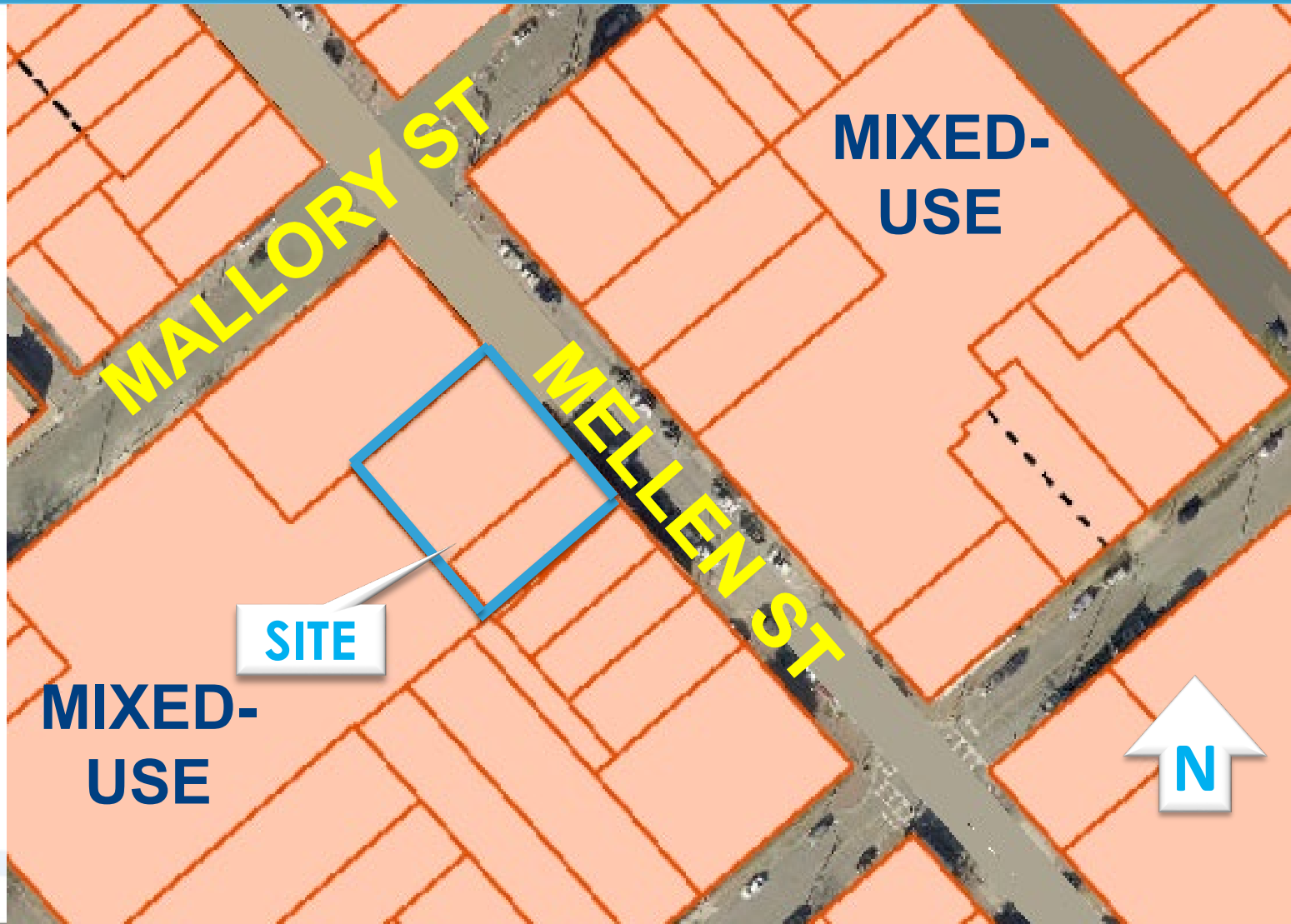
# Location



# Zoning



# Future Land Use Plan





# New PH-2 District

## **Sec. 8-63. – PH-2 District – Phoebus Town**

### **(3) Development Standards**

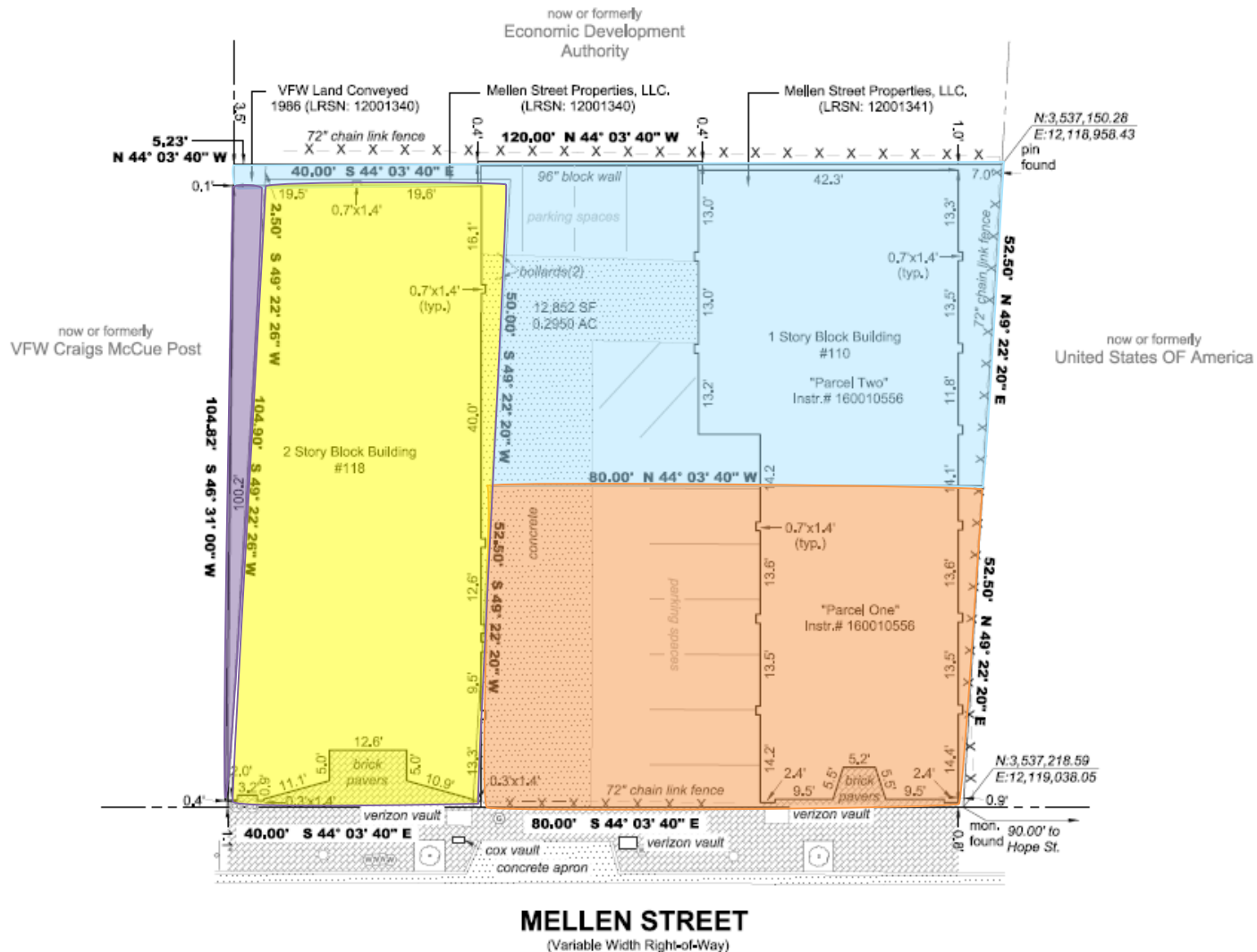
#### **(e) Façade composition.**

**(i) A minimum of 75% of the front setback line across the entire parcel must be occupied by the building façade.**

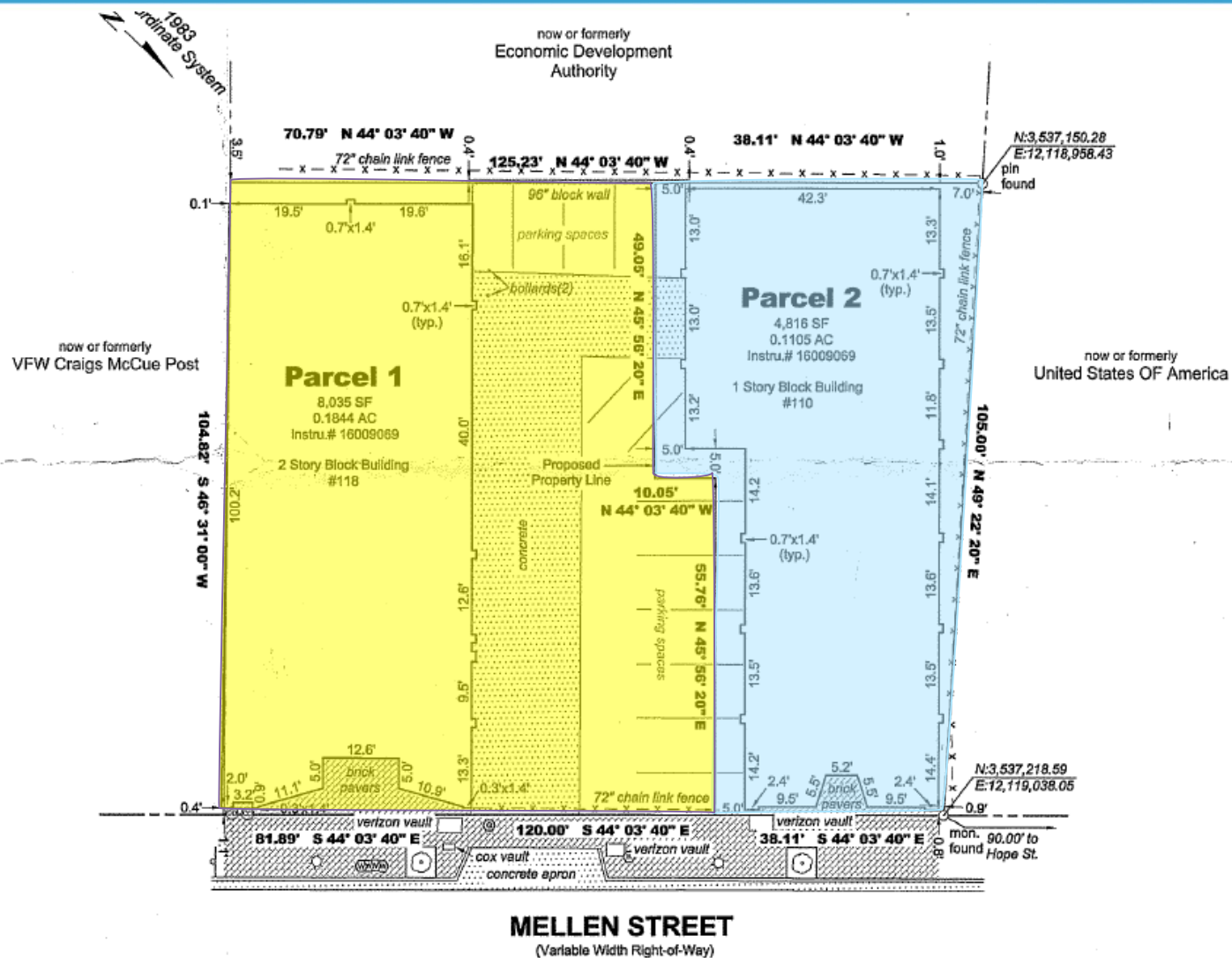
**(h) If choosing to not meet the development standards as required by Sec.8-63(3), a use permit may be sought.**



# Existing Conditions



# Proposal



# New Parking Requirements

## PH-1 and PH-2

**All non-residential uses**, except religious facilities, colleges/universities, schools, auditoriums and theaters **shall be exempt for the first 5,000** (five thousand) **square feet measured for the purposes of determining parking** of section 11-2 herein.



# New Parking Requirements

110 E Mellen St

~~3726 sq ft retail~~

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**= 0 spaces**

118 E Mellen St

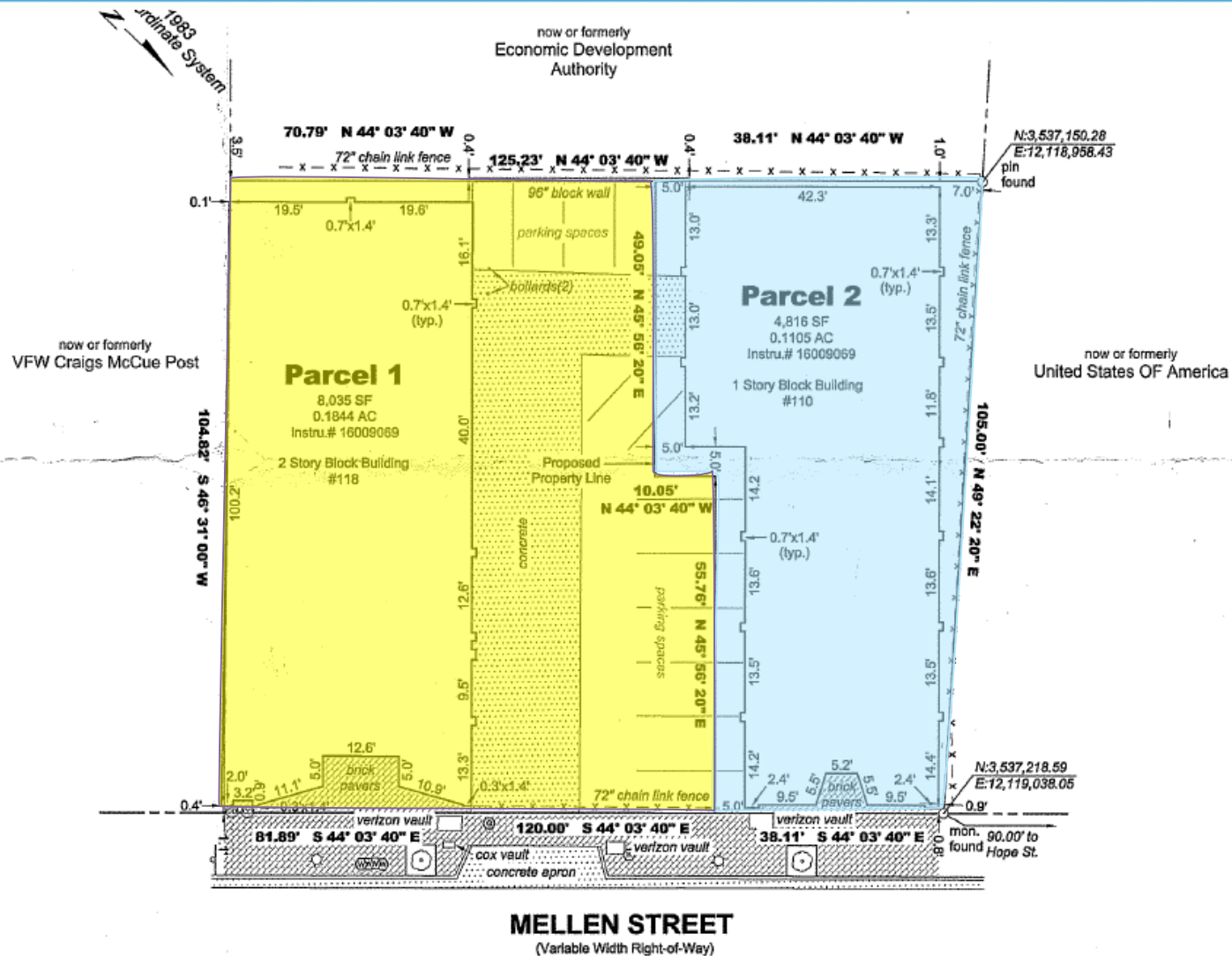
~~4100 sq ft retail~~

**+ 2 bedroom apt**  
= 2 spaces

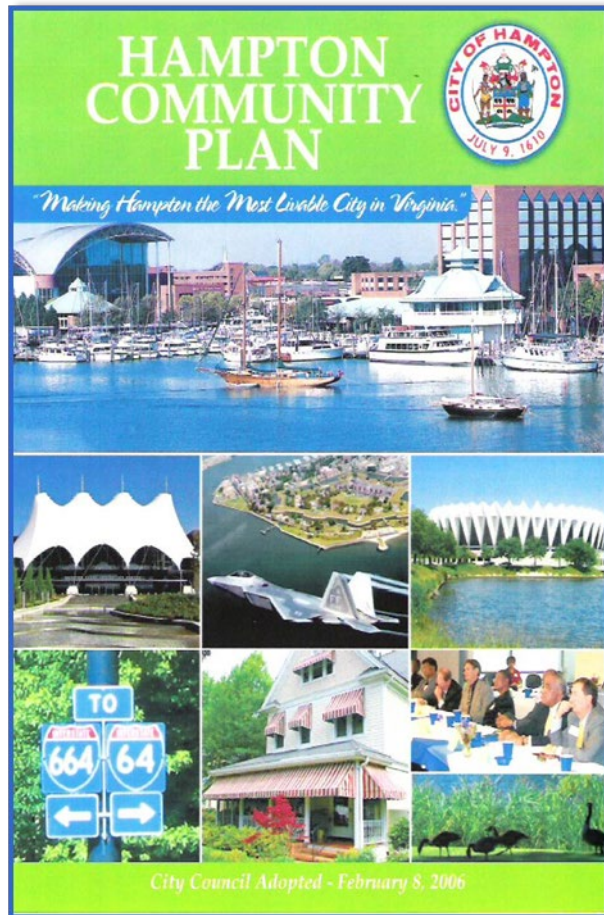
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**= 2 spaces**

# Proposal



# Public Policy: Hampton Community Plan



- **TR Policy 28: Coordinate zoning, land use, and transportation policies and parking requirements.**



# Conditions

- Site Design
- Revocation
- Nullification

# Recommendation

Staff recommends approval of Use Permit #19-0150 with 4 conditions