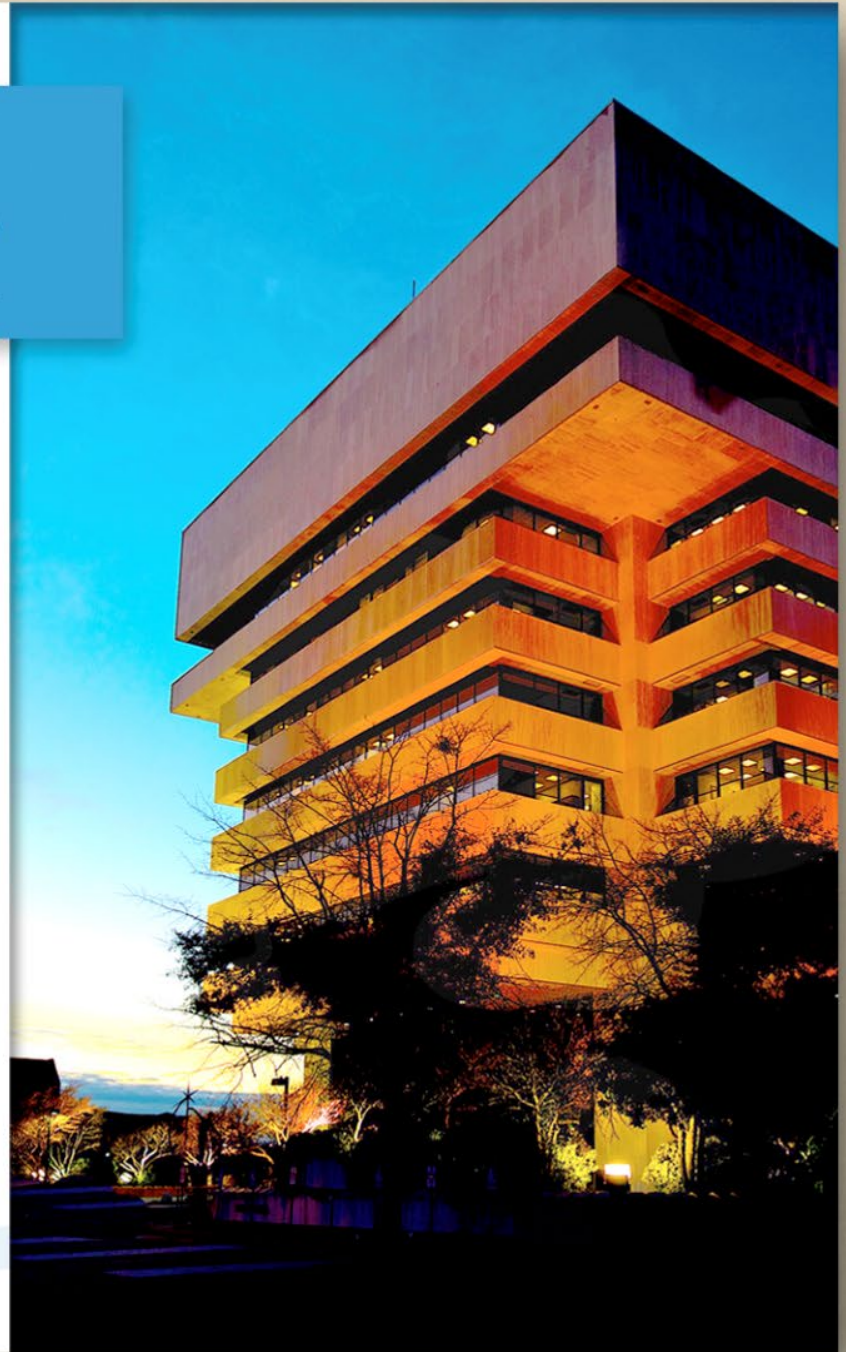


HAMPTON VA

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



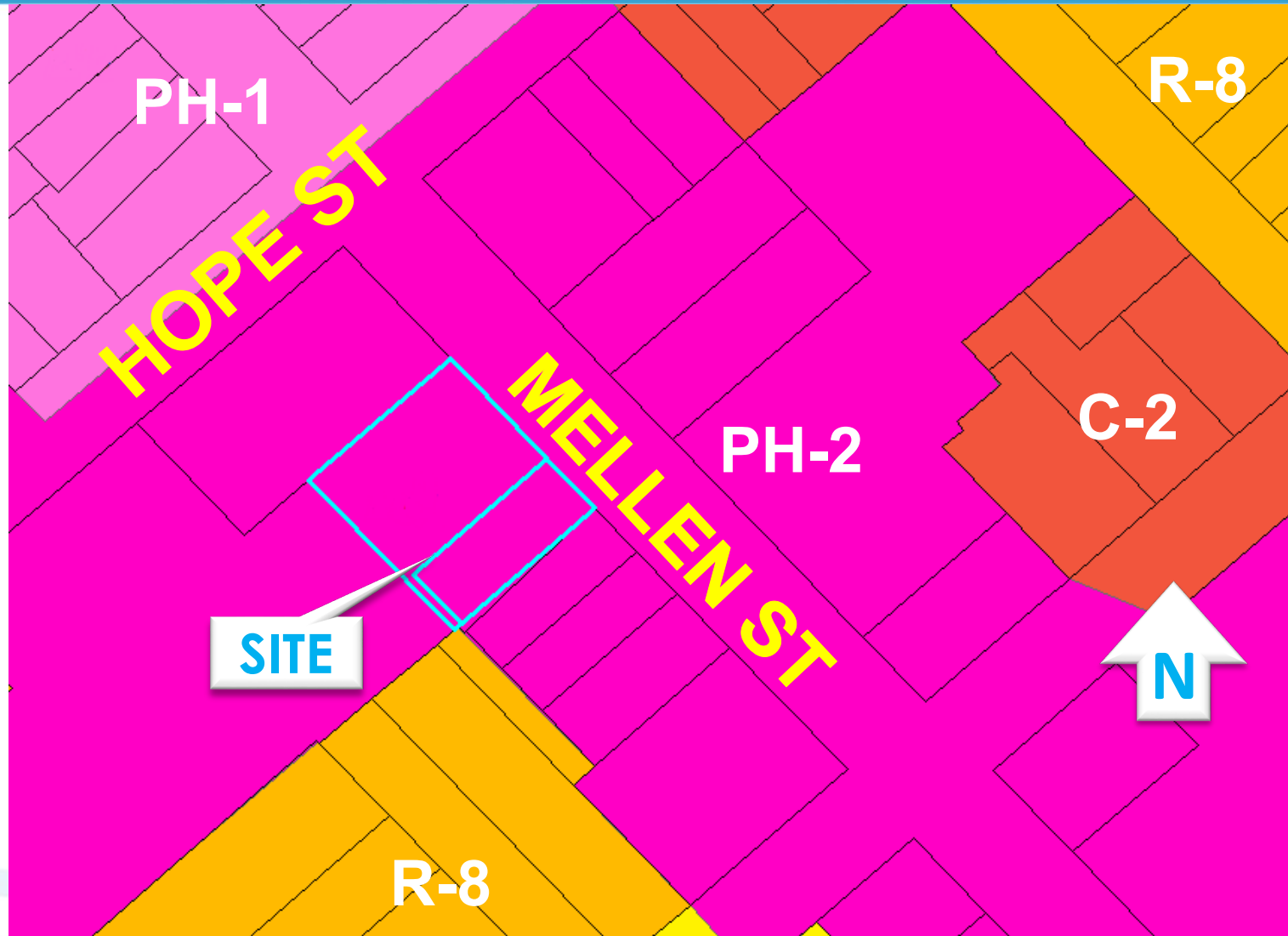
Location



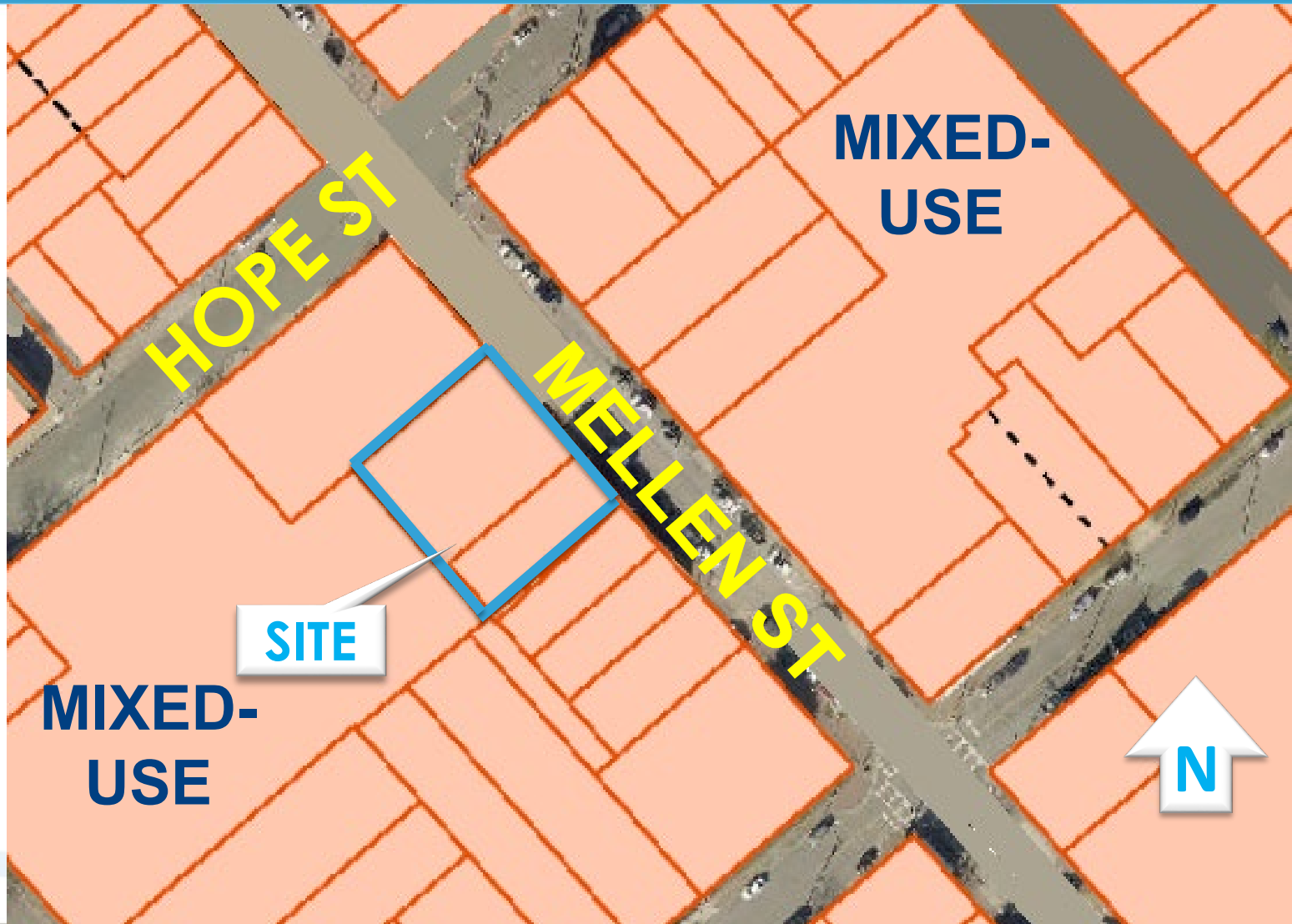
Location



Zoning



Future Land Use Plan



New PH-2 District

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

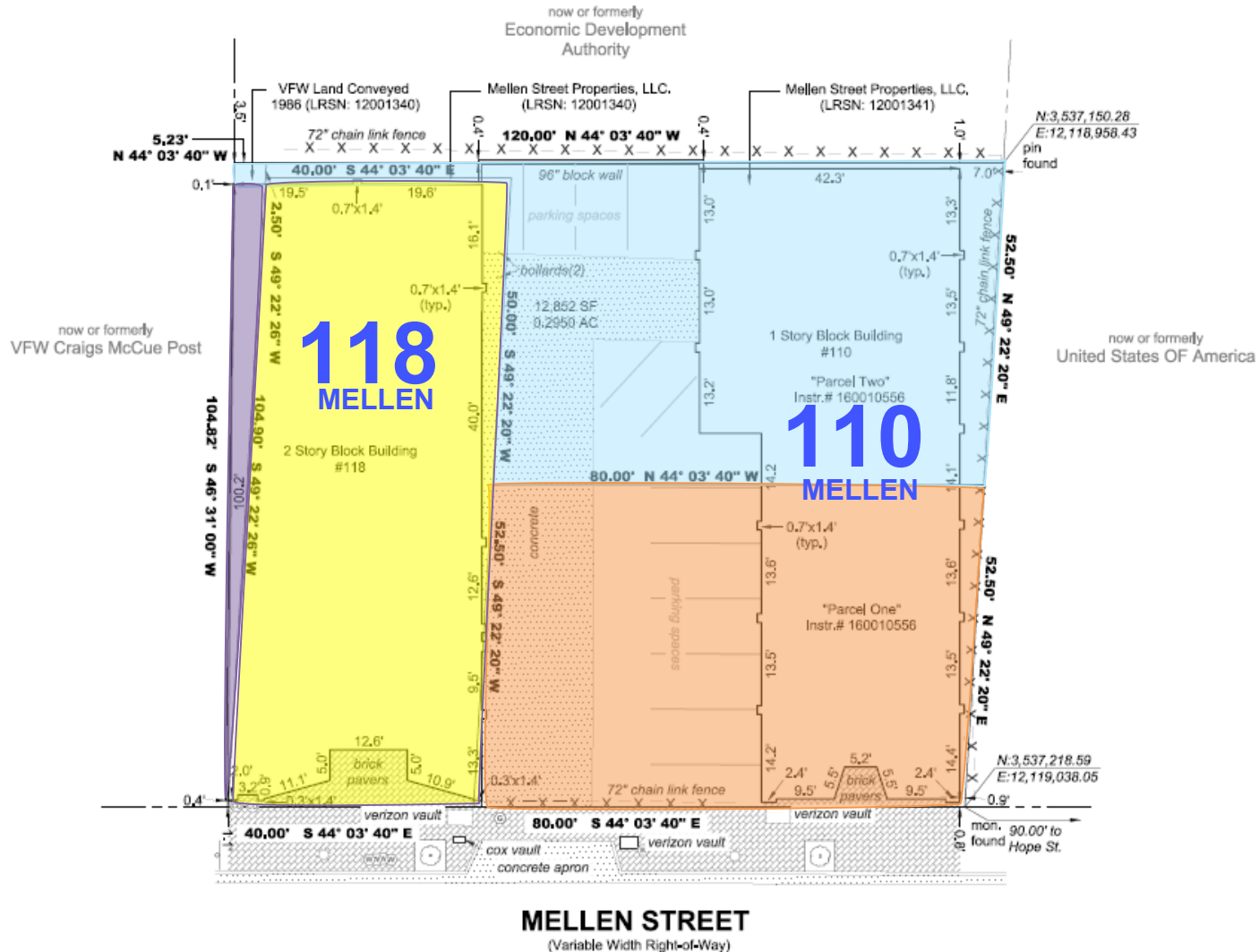
(3) Development Standards

(e) Façade composition.

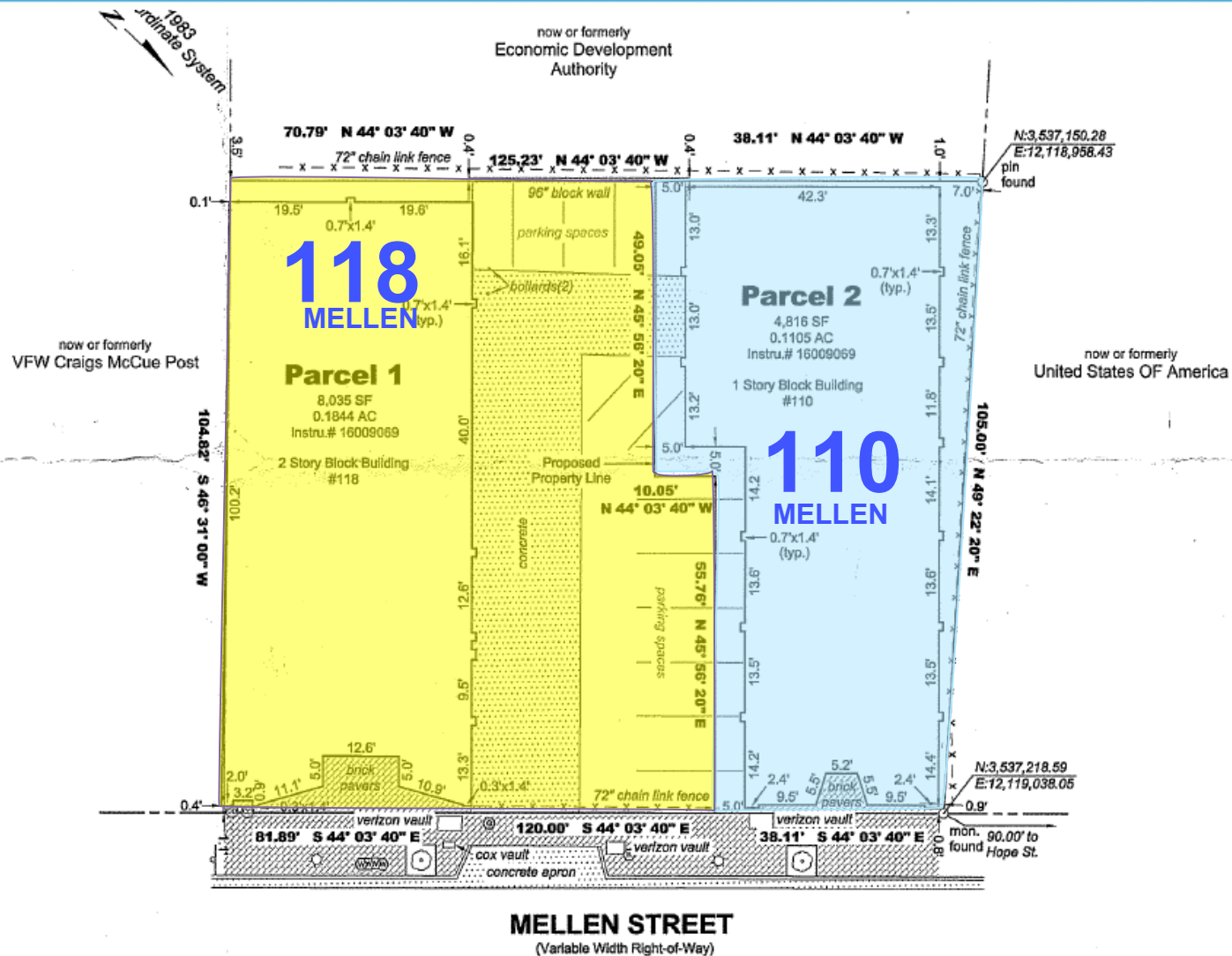
(i) A minimum of 75% of the front setback line across the entire parcel must be occupied by the building façade.

(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~~

= 0 spaces

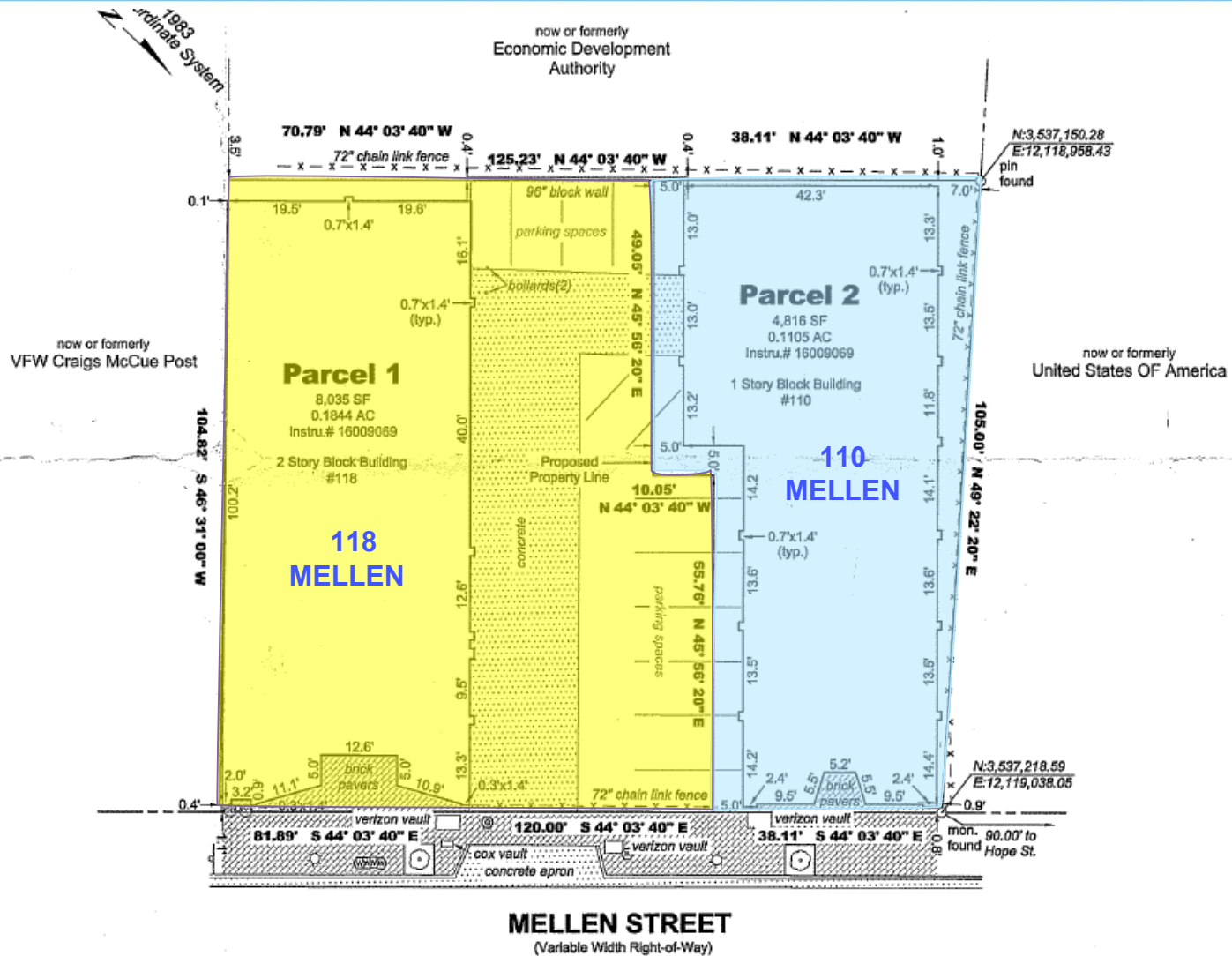
118 E Mellen St

~~4100 sq ft retail~~

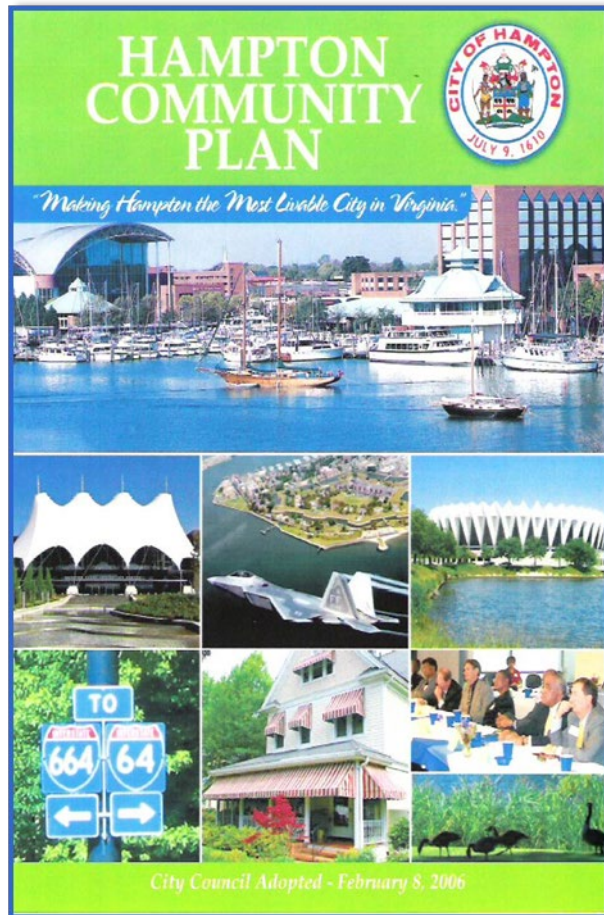
+ 2 bedroom apt
= 2 spaces

= 2 spaces

Proposal



Public Policy: Hampton Community Plan



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

Conditions

- Location
- Site Design
- Revocation
- Nullification

Recommendation

Staff recommends approval of
Use Permit Application #19-00004
with 4 conditions