



## Legislation Text

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**File #:** 19-0007, **Version:** 1

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Use Permit Application No. 18-00011 by Mary T. Christian to Permit a Community Center Use for the Barrett Peake Educational and Community Center at 123 E. Pembroke Avenue [LRSN: 2003496]

### **Background Statement:**

This is a use permit application by Mary T. Christian on behalf of the Barrett-Peake Heritage Foundation to permit a community center use at 123 E Pembroke Ave. [LRSN: 2003496]. The subject property is currently occupied by a vacant single family residence. The proposed Barrett Peake Educational and Cultural Center will be within the existing two story building, containing 1,426 square feet. The center, which includes a mini-museum, headquarters for the Barrett-Peake Heritage Foundation, and tutoring services, is proposed to be open to the public twenty-five (25) hours each week.

The property is currently zoned Multifamily Residential (R-M) District with proffered conditions, which do not allow for a community center. This application is being proposed in conjunction with Rezoning Application No. 18-00008 (file no. 19-0006) to rezone the subject property to One Family Residential (R-4) District. The surrounding neighborhood is zoned for single family residential uses and land across Pembroke Avenue is zoned Downtown Residential (DT-3) District and Downtown Business (DT-1) District, which permit multifamily developments as well as office and commercial space. The proposed rezoning would make this parcel consistent with the existing single family neighborhood, allowing the same uses, including a community center with an approved use permit.

The Hampton Community Plan (2006, as amended) recommends medium density residential uses for the subject property and the neighborhood to the north of Pembroke Avenue. Properties directly south of Pembroke Avenue, traditionally thought of as Downtown, are intended for mixed-use development. The policies in the City's comprehensive plan related to this request signify the importance of Hampton supporting opportunities for the expansion of educational and cultural activities while also promoting redevelopment that preserves historic value. The addition of a community center will help to support the mission of Hampton by preserving the character of the historic residential neighborhood the site lies in, while also using adaptive reuse to promote cultural and civic facilities particularly for youth and seniors.

Staff recommends several conditions based on the proposed use's operational characteristics. These conditions address concerns related to the proximity of this use to single-family residences and include regulations for parking, noise levels, and special events. Based on staff analysis of the parking plan submitted with this application, the proposed community center has sufficient parking and proper circulation to accommodate the proposed use. Standard use permit nullification and revocation conditions have also been recommended.

### **Recommendations:**

Staff Recommendation:

Approve with 10 conditions

Planning Commission Recommendation:  
Approve with 10 conditions