



Legislation Text

File #: 18-0180, **Version:** 1

Use Permit Application No. 18-00003 by Hampton University to Permit a Private College/University Use for a Residence Hall at 717 Orchard Rd. [LRSN: 12001034]

Background Statement:

This is a use permit application by Hampton University to permit a private college/university use for a residence hall at 717 Orchard Rd., which is north of James Ct. within the larger Hampton University campus [LRSN: 12001034]. The subject site contains just less than 10,000 square feet and is currently vacant. The proposed residence hall would be a two story brick building with a total of 18,407 square feet. The building is intended to contain 13 two-bedroom units and 3 one-bedroom units that will, in total, house up to 56 occupants.

The proposed site is zoned Single-Family Residential (R-13) District. The surrounding land is also zoned for residential uses, but the majority of the land surrounding this site is occupied by the private college/university, or other institutional uses. While this proposed residence hall is on Hampton University's main campus, the university has never sought an overarching use permit for the entire campus; therefore, one is required for new development. The subject site is not located in any other overlay districts.

The Hampton Community Plan (2006, as amended) recommends public/semipublic uses for the subject property and the surrounding area. The policies in the City's comprehensive plan related to this request signify the importance of Hampton supporting educational activities while also promoting high quality design through site planning that is compatible with surrounding development. The addition of a residence hall will help to support the mission of Hampton University while also providing elevations that fit the style of the historic campus.

Staff has identified several appropriate conditions based on the proposed use's operational characteristics. Staff is recommending conditions on conformance with the submitted conceptual plan and building elevations to ensure that the applicants adhere to the proposal. A capacity condition would permit no more than 56 occupants or the maximum capacity determined by the City building official, whichever is lower. Based on staff analysis of the parking plan submitted with this application, Hampton University has sufficient parking and proper circulation to accommodate the proposed use. Standard use permit nullification and revocation conditions have also been recommended.

Based on the analysis of this proposal, staff and planning commission recommend approval of Use Permit Application No. 18-00003 with seven (7) conditions.

Recommendations:

Staff Recommendation:
Approve with 7 conditions

Planning Commission Recommendation:

Approve with 7 conditions