



Legislation Text

File #: 21-0327, **Version:** 1

Use Permit Application by Karen G. Jordan for a Private School, More Specifically a Tutoring Center, at 2021-B Cunningham Drive [LRSN 4002763]

Background Statement:

The applicant is currently operating Jordan's Learning Center within her home on a limited basis. She wishes relocate her business a more central location within the Coliseum Central Business District. The subject property proposed for the new location is zoned Limited Commercial District (C-2) which allows private schools with a use permit.

The tutoring center would be within a leased space located within an existing the single story office building located behind the Riverpointe Shopping Center. The tutoring center will occupy approximately 965 square feet.

The applicant intends to instruct students from the ages of pre-K through high school with four instructors providing guidance to students. The proposed hours of operation generally extend from 9:00AM until 8:30PM during the week and 10:00AM until 3:00PM on Saturdays.

The Hampton Community Plan (2006, as amended) recommends mixed use for the subject property. The Coliseum Central Master Plan (2015 as amended) includes this location in the Coliseum Drive North Initiative Area. This Plan recommends redevelopment of the former Riverdale Shopping Center over time into a mixed use center to include retail, office and residential development.

If this application is approved, staff recommends five (5) conditions that address issuance of permit; hours of operation will be Monday through Sunday 8:30 AM - 9:00 PM; and a certificate of occupancy must be obtained by the private school operator prior to commencing the private school operation.

No members of the public spoke at the Planning Commission public hearing.

Recommendations:

Staff Recommendation:

Approval with five (5) conditions

Planning Commission Recommendation:

Approval with five (5) conditions