



Legislation Text

File #: 16-0270, **Version:** 1

Use Permit Application No. 16-00006 by Hampton University to permit a private university use at 1414 N. Mallory Street [LRSN 12006101]

Background Statement:

Use Permit Application No. 16-00006 is a request for a private university use, specifically an off-site satellite education facility for Hampton University. The property is zoned R-M Multiple Residence District, which permits private university uses with the approval of a use permit.

The proposed educational facilities will be operated within an existing building, containing approximately 28,609 square feet at 1414 N. Mallory Street. The University is currently converting a portion of the building to use as apartments which is a by right permitted use. The use permit is required to convert the rest of the building into educational/instructional space to house the University's Religious Studies Program along with some student dormitories. Once completed, the residential component will house 68 individuals. The educational space will contain flexible learning space, breakout areas, and support space. The existing chapel will remain as part of the Religious Studies Program space.

Traffic engineering staff had no concerns with traffic capacity or level of service with the university use. The property does fall into the O-CBP Chesapeake Bay Preservation Overlay district and O-FZ Flood Zone Overlay districts. Staff recommends conditions to mitigate any potential parking and environmental impacts to the Resource Protection Area buffer, and do not anticipate any impacts from the Flood Zone Overlay regulations.

The Hampton Community Plan (2006, as amended) recommends public/semi-public land for the subject property, which includes educational institutions such as schools, colleges, and universities. The Buckroe Master Plan (2005) also shows the property as a public/semi-public use. City policy calls for protecting adjacent neighborhoods and promoting compatible land uses within the city's residential corridors. Public/semi-public uses are considered compatible with the surrounding single family neighborhoods and sensitive to the character of Buckroe. The proposed private university use is consistent with the Hampton Community Plan and would be an acceptable use and is compatible with surrounding land uses.

Recommendations:

Staff Recommendation:

Approve with 8 conditions.