



## Legislation Text

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File #: 20-0008, Version: 1

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Use Permit Application by Madison Capital Group (MCG) VA Sears L.L.C. to operate a storage facility 2 as part of a proposed mixed commercial development located at 5200 W. Mercury Boulevard [LRSN: 3002532]

### **Background Statement:**

Use Permit Application request to operate a storage facility 2 as part of a mixed commercial development in a portion of the building, formerly occupied by Sears Department store, located at 5200 Mercury Blvd. [LRSN 3002532] within the Net Center Business Park.

In September 2019, City Council approved Zoning Ordinance amendments, pertaining to how self-storage facilities are classified and where permitted. As a result of these amendments, self-storage is now defined as either storage facility 1 (SF-1), storage facility 2 (SF-2), or storage facility 3 (SF-3). As defined, SF-1 and SF-2 incorporate elements of mixed-land uses; thus, they are permitted with a use permit in a wider range of zoning districts than the previous self-storage land use, now known as SF-3.

The applicant is requesting a use permit for a storage facility 2 at the subject site. Storage facility 2 is defined as “a building containing separate storage spaces which are leased or rented to the general public for storage purposes only, are fully enclosed with internal and/or external access to each individual unit, where the storage units are a part of mixed-use either within the building, parcel, or shopping center.”

This proposal includes renovating and repurposing appropriately 100,000 square feet of an existing building for 500 storage units, with no outdoor storage. The 24-hour facility would have office hours between the hours of 8:00 AM and 5:00 PM, staffed by approximately four (4) employees, and be monitored with security cameras 24 hours a day. The remaining half of the existing building would remain available to be leased by a commercial retail and/or office tenant. The development also includes additional future commercial development on outparcels of the subject site. No changes are proposed for the existing site, pertaining vehicular access points serving the property.

The Hampton Community Plan (2006, as amended) identifies this area for Business/Industrial uses and the development of two or more compatible land uses within the same parcel, building structure, or block is encouraged to promote innovation and achievement of economic development goals. The Plan also focuses special attention on strengthening the ability of older commercial and industrial areas to support new and expanded business activity. Maintaining the architectural character and quality of the existing building will help keep Net Center as a viable mixed-use business park. Based on the analysis of this application, the proposed use permit would be consistent with the City’s goals and policies, as outlined in the Community Plan. Staff recommends that eight (8) conditions be attached to the self-storage use permit to ensure the proposed land use action is executed properly. Based on the analysis of these applications, the proposed rezoning and use permit are consistent with the City’s goals and policies, as outlined in the Hampton Community Plan (2006, as amended).

**Recommendations:**

Staff Recommendation:

Approve with eight (8) conditions.

Planning Commission Recommendation:

Approve with eight (8) conditions.