



Legislation Text

File #: 23-0184, **Version:** 1

Use Permit Application by Viviana Fullwood to Permit a Private School at 2236 Todds Ln. Suite A [LRSN: 3003913]

Background Statement:

This is a request to operate a private school for instructional and pre-school programs for infants, toddlers, and preschoolers at 2236 Todds Lane, Suite A [LRSN: 3003913]. The property is zoned Limited Commercial (C-2) District which allows for the desired use, subject to an approved use permit.

The Hampton Community Plan (2006, as amended) policies related to this land use application include promoting access to educational opportunities, particularly for the youth; promoting educational facilities that have a high degree of flexibility while recognizing that the world and community values are rapidly changing; nurturing small and start-up businesses; and foster the successful redevelopment of vacant and underutilized commercial and industrial properties within the City.

The property falls within the Coliseum Central Master Plan (2015, as amended) and is located in the Power Plant Parkway initiative area, which calls for promoting the area as a location for destination and larger format retailers with a focus on service-oriented or new retail functions, or more comprehensive redevelopment as necessary as the area and demand for traditional retail space evolves. With this, new opportunities will rise for reuse of the space(s). This request is to use a currently vacant space in an older multi-tenant building.

At the June 22, 2023 Planning Commission public hearing, the Commission asked questions regarding the proposed hours of operation, age range of students, and the outdoor recreation area. Staff and the applicant adequately addressed the questions and comments.

Recommendations:

Staff Recommendation:

Approval with Seven (7) Conditions.

Planning Commission Recommendation:

Approval with Seven (7) Conditions.