



Legislation Text

File #: 16-0303, **Version:** 1

Use Permit Application No 16-00004 by American Legion Hall Post 67 to operate a lodge at 1307 LaSalle Ave [LRSN 2000246]

Background Statement:

UPDATE FOR OCTOBER 12, 2016 MEETING:

Staff has provided a memo summarizing information requested by Council, a list of property owners to whom notice was sent of community meeting for this application, and a revised presentation.

This is a request for a Use Permit to operate a lodge for the American Legion. Additionally, the applicant is proposing to hold Bingo Hall events that will be open to the public. This operation will not utilize any outside employees, and will be managed by American Legion members. General hours of operation will be 6pm - 10:30 pm Tuesday through Saturday and accommodate 150-200 patrons.

The applicant is proposing to operate within an existing structure that previously operated as a religious facility. The property is zoned R-M Multiple Residential, which allows for a lodge with the approval of a Use Permit.

The site does not currently have enough parking spaces to accommodate the proposed use. Staff has proposed conditions that require the applicant to add additional spaces (either through a Right of Way Encroachment Permit or striping new spaces) to bring the site into compliance with City of Hampton parking requirements. Staff is also proposing to limit the allowable occupancy of the building to ensure that parking and traffic do not impact the surrounding neighborhood while the lodge is in operation.

The Hampton Community Plan (2006, as amended) recommends high density residential use for this site. The Plan sets out a vision that "Hampton will thrive as a diverse community which celebrates, supports, and encourages positive people to people relations as a foundation for community success," and establishes policies that support this vision. The proposed lodge is in alignment with these policies and vision of the Hampton Community Plan.

If this application is approved, staff recommends attaching conditions that, among others, address building capacity, parking, and traffic.

Recommendations:

Staff Recommendation:

Approve with 10 conditions

Planning Commission Recommendation:
Approve with 10 conditions