



Legislation Text

File #: 18-0324, **Version:** 1

Use Permit Application No. 18-00009 to permit the operation of a private school at 19 N Mallory Street [LRSN 12001996]

Background Statement:

Use Permit Application No. 18-00009 by Dianne Cesvette is a request to permit the operation of a private school for approximately thirty (30) students at 19 N Mallory Street [LRSN 12001996]. The property is currently zoned Phoebus Business District (PH-1) which allows for private schools with a use permit.

The proposed school will occupy approximately 1550 sq. ft. of space in an existing general retail building currently being used as an office space. The applicant is proposing to offer a variety of healthcare training classes Monday through Saturday from 9:00 AM to 9:00 PM.

The Hampton Community Plan (2006, as amended) recommends mixed uses for the subject parcel and parcels to the north, south, east, and west. The Hampton Community Plan (2006, as amended) also details the City's economic development objectives to attract and retain businesses and to nurture small businesses. The establishment of Healthcare Training Solutions will further the goal of new business development in the comprehensive plan, as well as support the plan's goal to nurture small businesses. The Hampton Community Plan (2006, as amended) also outlines the importance of maintaining a top-notch workforce through close coordination among key institutions such as employment and training agencies. The proposed program offerings at Healthcare Training Solutions are consistent with the goals set forth in the Plan to ensure that Hampton continues to have a competitive and educated workforce.

Staff has identified several conditions based on the proposed use's operational characteristics. Staff is recommending a condition to limit the location of school activities to within the building. No classes will be taught outdoors due to health and safety concerns. A capacity condition will permit 33 occupants or the maximum capacity determined by a City building official, whichever is lower. Staff has not recommended a condition limiting hours of operation to give the applicant flexibility should they wish to expand their hours. Other conditions relate to various state and city codes and ordinances.

Recommendations:

Staff Recommendation:

Approve with 7 conditions.

Planning Commission Recommendation:

Approve with 7 conditions.