



Legislation Text

File #: 17-0279, **Version:** 1

Use Permit Application No.17-00002 by Charlene Connolly to permit live entertainment 2 in conjunction with a micro-brewery at 2036-2038 Exploration Way [LRSN 13002305]

Background Statement:

This is a use permit application by Charlene Connolly representing Capstan Bar Brewing Company to permit live entertainment 2 in conjunction with a micro-brewery at 2036-2038 Exploration Way, which is north of Commander Shepard Boulevard in a small office center called King Commerce Center [LRSN: 13002305]. The subject property contains 3.33± acres, with an existing flex-space (office and warehouse) multi-tenant building. Capstan Bar Brewing Company occupies 3,748± square feet of this 64,250± square foot building. The business operation will be a micro-brewery that includes a tap room and offers live entertainment. About 50± square feet will be dedicated to the stage area where the live entertainment will take place. The requested operating hours are from 8AM until 11PM Sunday through Thursday and Friday through Saturday 8AM-12AM to allow for flexibility for the live entertainment hours.

The site is zoned HRC-2 (Hampton Roads Center) District. The subject property is also zoned Air Installation Compatible Use Zone (AICUZ), noise contour (65). As part of the policy set forth in the Hampton-Langley Joint Land Use Study, staff contacted Langley Air Force Base to inform them of this proposal and they have no objections.

The Hampton Community Plan (2006, as amended) recommends business and industrial uses for the subject property and much of the surrounding area. Residential uses are recommended for properties to the north and west of the subject property. The policies in the City's comprehensive plan related to this request signify the importance of making Hampton a unique regional retail and entertainment destination, by supporting the City's economic development priorities. The addition of live entertainment will also serve as a neighborhood amenity for neighbors and visitors alike. The Community Plan also underscores the need to "nurture small and start-up businesses", [pg. ED-23] to ensure their long-term sustainability.

Staff has identified several conditions based on the proposed use's operational characteristics to ensure the consistency with other approved Live Entertainment 2 permits [see Table 1]. Staff is recommending a condition that indoor live entertainment hours are from Monday-Friday 11:00AM-12AM and Saturday-Sunday 11AM-2AM. A capacity condition would permit approximately 70 occupants or the maximum capacity determined by a City building official, whichever is lower. Based on staff analysis of the parking study submitted with this application, the Capstan Bar Brewing Company has sufficient parking and proper circulation to accommodate the proposed use. Sound, staffing, and other standard conditions reference various state and city codes and ordinances to ensure compliance with these standards.

Recommendations:

Staff Recommendation:

Approve with 12 conditions

Planning Commission Recommendation:
Approve with 12 conditions