



Legislation Text

File #: 18-0151, **Version:** 1

Use Permit Application No. 18-00002 by Alisha Thomas to Permit the Operation of a Private School at 66 W. Mercury Boulevard (LRSN 8005697)

Background Statement:

Use Permit Application No. 18-00002 by Alisha Thomas is a request to permit the operation of a private school for approximately twenty (20) students between fifteen and nineteen years of age at 66 W Mercury Boulevard [LRSN 8005697]. The property is currently zoned Limited Commercial (C-1) which allows for private schools with a use permit.

The proposed school will occupy approximately 650 sq. ft. of space on the second floor of the existing office building. The applicant is proposing to offer a variety of driving courses Monday through Friday 8:00 AM to 5:00 PM and Saturday 8:00 AM-4:00 PM.

The Hampton Community Plan (2006, as amended) recommends commercial uses for the subject parcel and parcels south, east, and west of it. The Hampton Community Plan (2006, as amended) also details the city's economic development objectives to attract and retain businesses. The establishment of A & R Driving School will further the goal of new business development in the comprehensive plan. The Youth Component of the Hampton Community Plan (2006, as amended) explains the importance of creating a safe and caring community where youth have access to fun and educational opportunities that help prepare them for adulthood. The proposed program offerings at A & R Driving School are consistent with the goals set forth in the comprehensive plan to ensure "youth acquire essential life skills."

Staff has identified several conditions based on the proposed use's operational characteristics. Staff is recommending a condition to limit on-site parking of vehicles used for instructional use to no more than 5 parking spaces, unless authorized by the Zoning Administrator pursuant to the Zoning Ordinance. A capacity condition will permit 20 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 business. Other conditions relate to various state and city codes and ordinances.

Based on the analysis, staff recommends approval of Use Permit Application No. 18-00002 with seven (7) conditions.

Recommendations:

Staff Recommendation:
Approve with 7 conditions

Planning Commission Recommendation:

Approve with 7 conditions