



Legislation Text

File #: 20-0152, **Version:** 1

Use Permit Application by One Stop Driving School to Permit Private School at 3018 W Mercury Boulevard

Background Statement:

Jerome Simon is requesting to permit the operation of a private driving school for approximately twenty (20) students between fifteen and forty years of age at 3018 W Mercury Boulevard. The property is currently zoned Limited Commercial (C-2) which allows for private schools with a use permit.

The proposed school will occupy approximately 2400 sq. ft. of space on the first floor of the existing office building. The applicant is proposing to offer a variety of driving courses Monday through Sunday 8:00 AM to 9:00 PM .

Mr. Simon was operating his driving school in an office space at the former Quality Inn site in Coliseum Central and has operated an online driving course while working toward a use permit for this site.

The Hampton Community Plan (2006, as amended) recommends commercial uses for the subject parcel and parcels to the east and west along Mercury Boulevard. The Hampton Community Plan also details the city's economic development objectives to attract and retain businesses. The re-establishment of One Stop Driving School to a newer location will further the goal of nurturing small and start-up businesses in the comprehensive plan. The Youth Component of the Hampton Community Plan explains the importance of providing educational opportunities that help prepare them for adulthood. The proposed program offerings at One Stop Driving School are consistent with the goals set forth in the comprehensive plan to ensure "youth acquire essential life skills."

Recommendations:

Staff Recommendation:

Approval with 7 conditions

Planning Commission Recommendation:

Approval with possible modification of the parking condition. (Staff has updated the parking condition to reflect the Planning Commission discussion.)