

STAFF EVALUATION

To: Planning Commission

Prepared By: A. Davis
Reviewed By: C. Butler

728-5229
728-5231

Case No.: Use Permit No. 1031

Date: September 6, 2007

General Information

Applicant

Charles Roberts
Hampton City Schools
1 Franklin Street
Hampton, VA 23669

Owner

David C. Rosser, Jr.
P.O. Box 7203
Hampton, VA 23666

Requested Action and Purpose

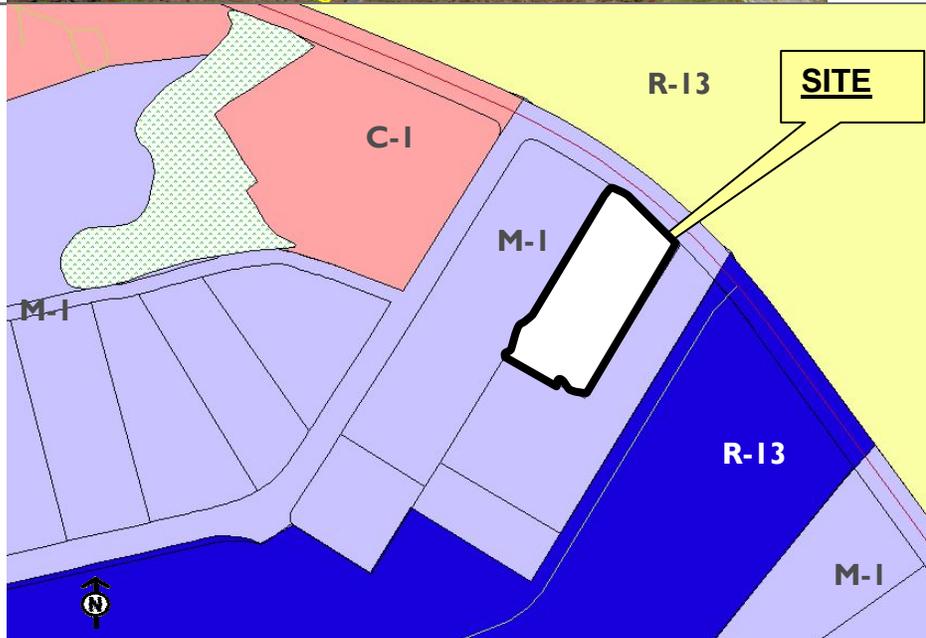
Approve Use Permit #1031 to permit an educational facility at 3217 Commander Shepard Boulevard, using an existing vacant building.

Size and Location

Physical Addresses: 3217 Commander Shepard Boulevard (LRSN # 6000975) within Langley Research and Development Park.



Existing Zoning



This property, and all property within Langley Research and Development

Park, is zoned Limited Manufacturing District (M-1). The M-1 district was designed to identify land uses appropriate for “industrial parks” and it does not identify educational facilities as an allowed use. However, it does permit support uses such as banks, restaurants and childcare centers.

However, the M-1 district was written many years ago, and since the M-1 chapter was adopted, the character and market demand for research and development parks has shifted from manufacturing to knowledge-based, and now it is not uncommon for schools, college satellite campuses, and other training and educational facilities to seek to locate in an “industrial park,” or, as Langley is know, a “research and development” park.

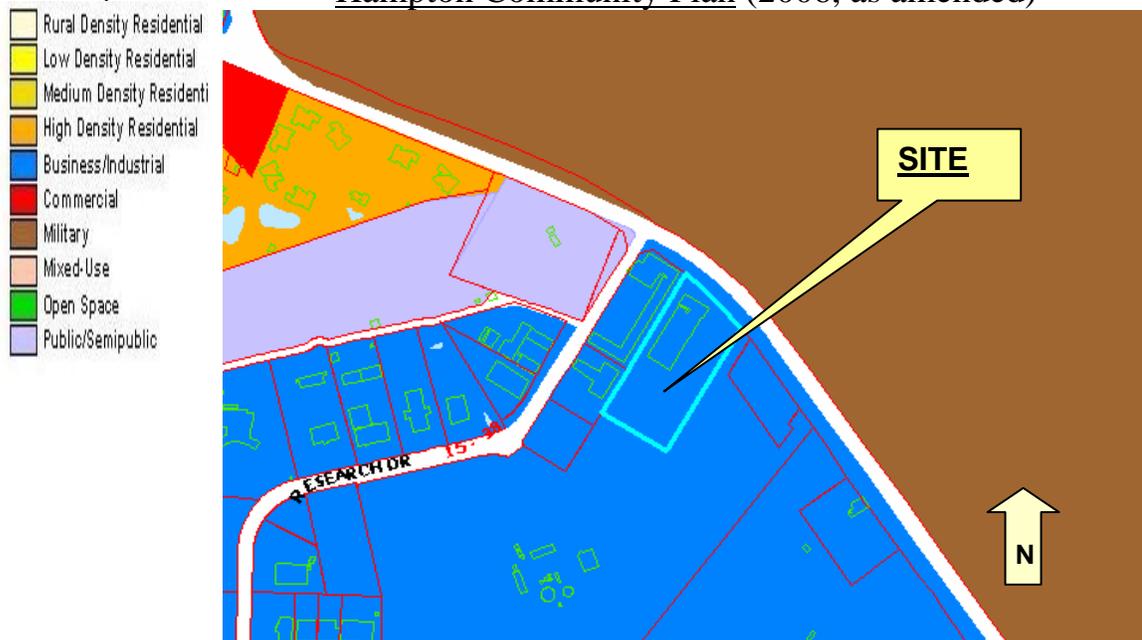
Staff is currently presenting a Zoning Ordinance amendment to City Council which would make educational facilities a permitted use, with a Use Permit, in the M-1 district. City Council is scheduled to hold a first public hearing on this request at their August 15th meeting, with a second and final reading at the September 12th meeting. Should the Planning Commission recommend approval of this Use Permit request, it would be scheduled to appear before City Council on September 12th, after the second reading of the Zoning Ordinance amendment. Therefore, the proper zoning would be in place when the Use Permit was presented to Council.

Existing Land Use **Existing Land Use:** Currently a vacant building was formally used by General Dynamics.

Surrounding Land Use and Zoning **North:** Langley Air Force Base-One Family Residence District (R-13)
South: Industrial Manufacturing (Langley Research and Development Park)-Heaving Manufacturing District (M-3)
East: Industrial Manufacturing (Langley Research and Development Park)- Heaving Manufacturing District (M-3)
West: General Office Industrial-Limited Manufacturing District (M-1).

Public Policy:

Hampton Community Plan (2006, as amended)



The Hampton Community Plan (2006, as amended) recommends Business/Industrial.

Business/Industrial includes existing and future areas appropriate for employment centers, business parks, research and development, and manufacturing.

Under the Business/Industrial designation the development of two or more compatible land uses within the same parcel, building structure, or block are encouraged to promote innovation and achievement of economic development.

The Hampton Community Plan (2006, as amended) also recommends:

LU-CD Policy 8- To support opportunities for development and expansion of educational, cultural, medical, research, and military activities that are consistent with the City’s vision and goals.

TR Policy 4-Support State and Federal initiatives to reduce motor vehicle emissions, noise, and fuel consumption. (Pg. TR-20)

TR Policy 25-Support land use decisions that reduce travel demand; encourage walking and bicycling; and, increase public transit usage.(Pg. TR-21)

CF Policy 17-Provide public school facilities that support a high quality learning environment and that support educational values and practices.

CF Policy 19-Design facilities to meet or exceed the physical needs of educational programs and support future academic and technological trends. Design facilities to be adaptable as needed to respond to unexpected fluctuations in enrollment or special program needs. (Pg. CF-31)

Impact Analysis

<i>Traffic</i>	<p>Transportation will be provided to the students to and from the school. The students will be transmitted from their original school, dropped off at the Hampton Roads Transit station on Victoria Blvd and then a bus will take them to the alternative school. A condition is attached to this application which will not allow students to drive and park at the school.</p> <p>The Level of Service on Commander Shepard is level B. Because no students will be allowed to drive to school, and there are only 31 employees, the Traffic Engineer said that this proposal does not create a significant traffic impact on this street and therefore, the LOS will stay at level B.</p>
<i>Environmental-AICUZ</i>	<p>This proposal is within the Langley Air Force Base noise contour zones (70 Decibels). Langley discourages educational facilities and land uses in high noise zone areas without noise attenuation built into construction, but is generally compatible in this noise contour area with noise attenuation built in. Langley recommends, when renovating the property, that noise level reduction measures are implemented into the renovation.</p>
<i>Utilities</i>	<p>Public Water and Sewer serves this site.</p>
<i>Schools</i>	<p>This school will be able to accommodate up to 240 students from the City of Hampton. These are students that are already enrolled in other schools,</p>

therefore, there will be no impact on school enrollment or capacity.

Special Information

Program Background

Hampton City Schools began a collaborative effort with other local youth service agencies in September of 2005 to design a program to serve secondary students out of school on long-term suspension or court charges. A “collaborative team” was created which included: Juvenile Court Judges, Juvenile Court Services Personal, Commonwealth Attorneys, Community Services Board Leadership, Social Services Agents, Hampton City Management and Several Hampton City Schools Department Directors. The team recommended a model program to the Hampton City Schools Alternative Education work Team in the spring of 2006. That model was then incorporated in to the Work Team’s recommendations to the Hampton School Board in the late fall of 2006. The School Board and City Council approved the proposal and included funding for the new school in the 2007-2008 adopted budget.

The goal and purpose of the school is to improve student behavior and reduce discipline infractions (and court involvement) during and subsequent to attendance at Bridge-Port Academy. The purpose of this school is to also improve student academic outcomes, by reengaging participates in the educational process and helping them take responsibility for their learning.

The Academic Instruction will be based on the student’s instructional skill level in addition to his/her diploma status. That is, the school will offer standard credit courses for a standard diploma, GED preparation courses for students whose age and credit status preclude them from attaining a standard diploma, and remedial reading and math for either group.

In addition to the general diploma and GED courses the school will also include:

- A Career Center where students can research careers.
- A full-time Job Coach who would teach “Education for Employment”.
- An art therapy and visual arts program.

Hampton City Schools’ intention is to open the school by fall of 2008.

Program Profile

- The program will be fully staffed with licensed teachers and administrators.
- School enrollment will be up to 240 students
- The program staff will include a school psychologist to administer educational and psychological testing to every student to help identify instructional and intervention needs.
- The program staff will include three (3) full-time, on-site mental health counselors from the Hampton/Newport News Community Board (CSB).

Conditions

1. Traffic: All students shall be dropped off and picked up from school. No student parking shall be permitted on the premises.

2. Fence: A non-opaque fence shall be provided around the south, west, and east side of the property for security purposes.

3. Hours of Operation: The school hours of operation will be Monday-Friday 9am- 4pm, however the building shall be made available outside of operating hours, by appointment, to community groups wishing to use as a meeting space.

5. CPTED: To the greatest extent possible, Hampton City Schools shall follow and employ Crime Prevention Through Environmental Design (CPTED) principles. This shall include, but need not be limited to lighting, landscaping, and security cameras.

7. One Year Review: This school facility shall be reviewed in one year for compliance with Use Permit conditions.

8. Crime Monitoring: Should crime in the area increase, and the increase in crime can be directly linked to this school facility, this Use Permit may be revoked.

Community Meeting

Two community meetings were held on July 11, 2007 at Langley Research and Development Park for property owners and tenants in the area. Thirteen people attended the meeting. Some people in attendance had concerns with security however, after Hampton City staff explained the conditions on the Use Permit and the security measures that will be in place, they had no further objection.

Analysis

Although a school is not *currently* permitted in the M-1 District, City Council will consider the Zoning Amendment request to allow educational facilities in the M-1 District with a use permit on September 12, 2007. If the Planning Commission recommends approval, it should be contingent on the approval of the Zoning Amendment.

The applicant is not expanding the foot print of the building nor are they adding any other buildings to the site. The building is an existing building and the applicants will renovate the existing facility. Therefore, there will be no adverse effect on the land with this proposal.

The proposal is consistent with the city’s policies and goals. The Hampton Community Plan (2006, as amended) recommends the land use as Business/Industrial. Business/Industrial also includes educational facilities that promote economic growth and business development. The Hampton Community Plan (2006, as amended) also encourages the compatible uses to be located within the same parcel, building structure, or block to promote innovation and achievement of economic development goals. The Hampton Community Plan (2006, as amended) also supports land use decisions that reduce travel demand by increasing public transit usage. There is a condition that is attached to this application that will prohibit students from parking on the property; they will be required to ride public transportation to and from school. That condition not only prevents motor emissions but also decrease the need to expand on impervious surfaces such as asphalt or concrete.

This proposal will allow Hampton City Schools to conserve and use existing buildings that are not being utilize to create an educational facility that can benefit the youth.

Recommendation:

Staff recommends approval of Use Permit #1031 as furthering the goals and objectives of the Hampton Community Plan (2006, as amended) and other adopted city policies.

Use Permit Application No. 1031

STAFF EVALUATION

If you have any questions regarding this case or recommendation, please contact Adanna B. Davis, City Planner at abdavis@hampton.gov or at 728-5229.