

STAFF EVALUATION

To: Planning Commission

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Case: Use Permit Application No. 1046

Date: January 8, 2009

General Information

Applicant and Owner Hampton University
100 E. Queen Street
Physical Plant
Hampton, VA 23668

Purpose To construct and operate a Dormitory and Office

Location Southwest intersection of W. Tyler Street and Frissell Avenue



Current Land Use University Use (The actual site location is vacant)

Surrounding Land Use and Zoning The property is currently zoned One Family Residence (R-13) District. Surrounding properties are zoned One Family Residence Districts R-11 and R-13. R-13 allows universities with an approved Use Permit. The R-11 and R-13 property to the south is the main campus for Hampton University.

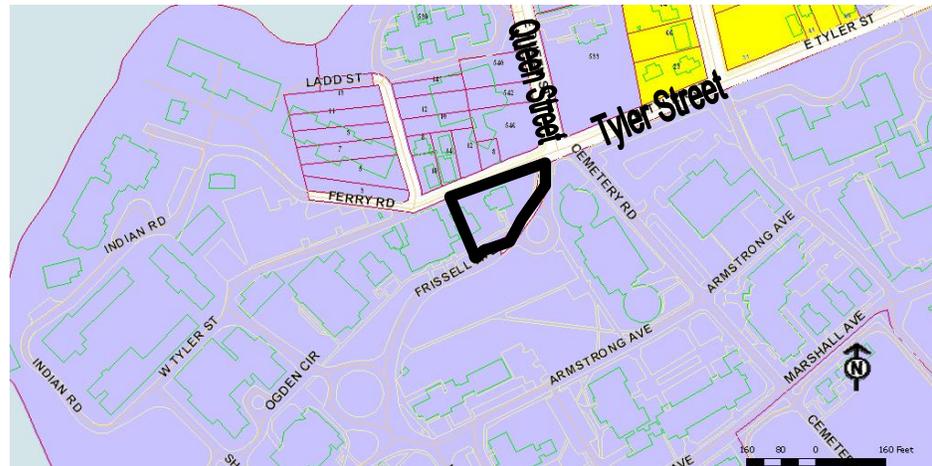


Policy **Hampton Community Plan** (2006, as amended)

The Hampton Community Plan's (2006, as amended) Land Use Map recommends public/semi-public land uses. The public/semi-public designation is in recognition of Hampton University.

Public/Semi-public-includes existing and future areas appropriate for

government buildings, public or private institutional uses, and community facilities.



The Hampton Community Plan (2006, as amended) not only addresses basic land uses, but also makes several recommendations involving creating and enhancing partnerships as well as leveraging resources within the community. Hampton University is recognized as one of the top institutions with which the City should partner and support (Hampton Community Plan, p. EN-11).

Related Policies and Goals

CF Policy 2-Treat community facilities as broad-based community assets that are critical to maintaining a positive image of the city for both residents and visitors. (pg. CF-29)

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

LU-CD Policy 10-Encourage compact, high density/mixed-use development where appropriate to create walkable communities and promote increased physical activity. (pg. LU-17)

CF Objective 11-Recognize the importance of schools and other community facilities to the social and economic vitality of the city. (pg. CF-3)

Site Details

The site is a portion of the 92± acre parcel owned by Hampton University which is currently being used as a private university. The applicant demolished two buildings (each building approximately 10,000 square feet) at this location to construct the dormitory and alumni center. The applicant proposes a three story brick building (approximately 34,812 square feet) which will house university offices on the first floor and student residences on the second and third floors. Existing parking spaces located throughout the campus will be used to accommodate the proposal.

Currently, the proposal does not meet the City of Hampton's setback and height codes requirements. The applicant has applied for a variance with the Board of Zoning Appeals (BZA) to allow encroachment into the setback area and be allowed to increase the height of the building. Since the BZA meeting will be held on January 5, 2009, staff will be aware of the approval/denial of the variance before the Planning Commission meeting.

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| <i>Conditions</i> | See attached document |
| <i>Community Meeting</i> | Staff recommended to the applicant to host a community meeting and the applicant declined; however, the applicant will contact the property owners towards the northwest of W. Tyler Street, which is directly across the street from the proposed building. |

Impact Analysis

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| <i>Traffic</i> | The city's traffic engineer reviewed the traffic information for the proposal and concluded that the traffic impacts on adjacent streets are expected to be minimal because the applicant will replace existing office space and existing residences. Since the proposal will not create residential space and in fact will reduce the number of residences the peak hour traffic volume will be reduced. |
| <i>Sewer and Water</i> | Sewer and water serves this site. |
| <i>Parking</i> | The Zoning Administrator determined that the applicant will be able to use existing university owned parking lots to supply parking for this site. |

Analysis

The subject property is zoned R-13. Within the R-13 District universities are allowed with an approved Use Permit. The proposed use, dormitory and offices, are considered university uses and therefore a Use Permit is required.

Hampton University is proposing to construct a three story dormitory and alumni center, which will primarily be utilized by approximately 84 students and 11,900 square feet of office space. The applicant is demolishing two dormitories (the other dormitory is off of Queen Street) that can house up to 168 students combined, and replacing the building with the proposed dormitory to house only 84 students which will decrease the amount of students. The existing alumni center will also be demolished and the offices for the alumni center are proposed to be relocated on the first floor of this building. Although the proposed square footage is 1,900 square feet more than the existing alumni center, existing staff will be located in the proposed offices.

Hampton University owns most of the land adjacent to the property while some single family homes not owned by the University are located nearby.

The building is proposed to be constructed on an area that recently located two buildings used for university uses and is not located outside of the Hampton University's campus boundaries hence making it a minimal impact to adjacent land owners.

The applicant is scheduled to go to the Board of Zoning appeals for the building height and setback variance, if the BZA denies the variance staff will not support the proposed Use Permit. The requested variance is scheduled to be heard at the January 5, 2009 meeting.

Hampton University is an historic entity that is rich in culture and history. Hampton University is an asset to the city and supporting this application will help further the policies and objectives of the Hampton Community Plan (2006, as amended).

Staff Recommends approval of Use Permit No. 1046 with five (5) conditions.