

Zoning Ordinance Amendments 167-2015 & 171-2015 to 176-2015

Rezoning No. 15-00004

City of Hampton



Hampton
VIRGINIA

City Council
October 14, 2015

Request

Adopt the Phoebus Business
(PH-1) District

Approve the rezoning of the core
Phoebus commercial district to PH-1



N. A. S. A.

Langley
Air
Force
Base

Grandview

Hampton
Roads
Center

Coliseum
Central

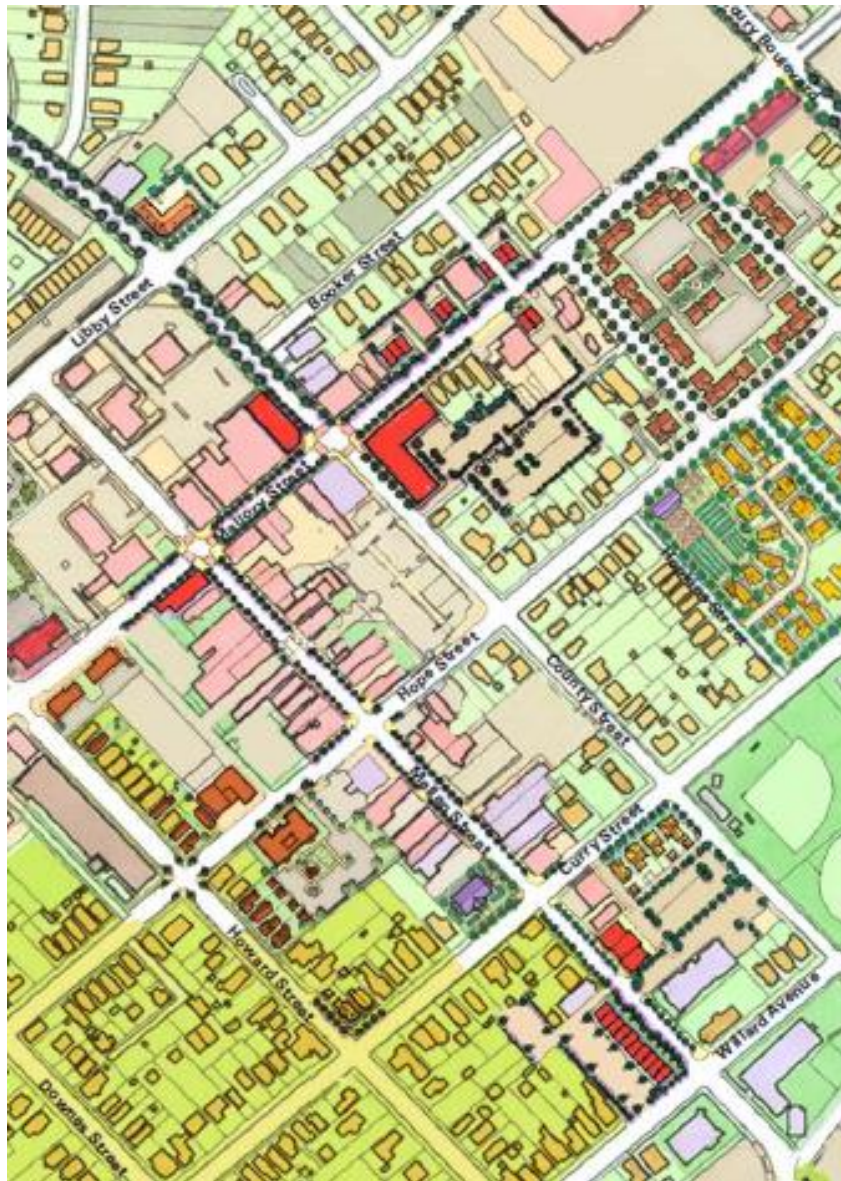
Downtown
Hampton

Phoebus

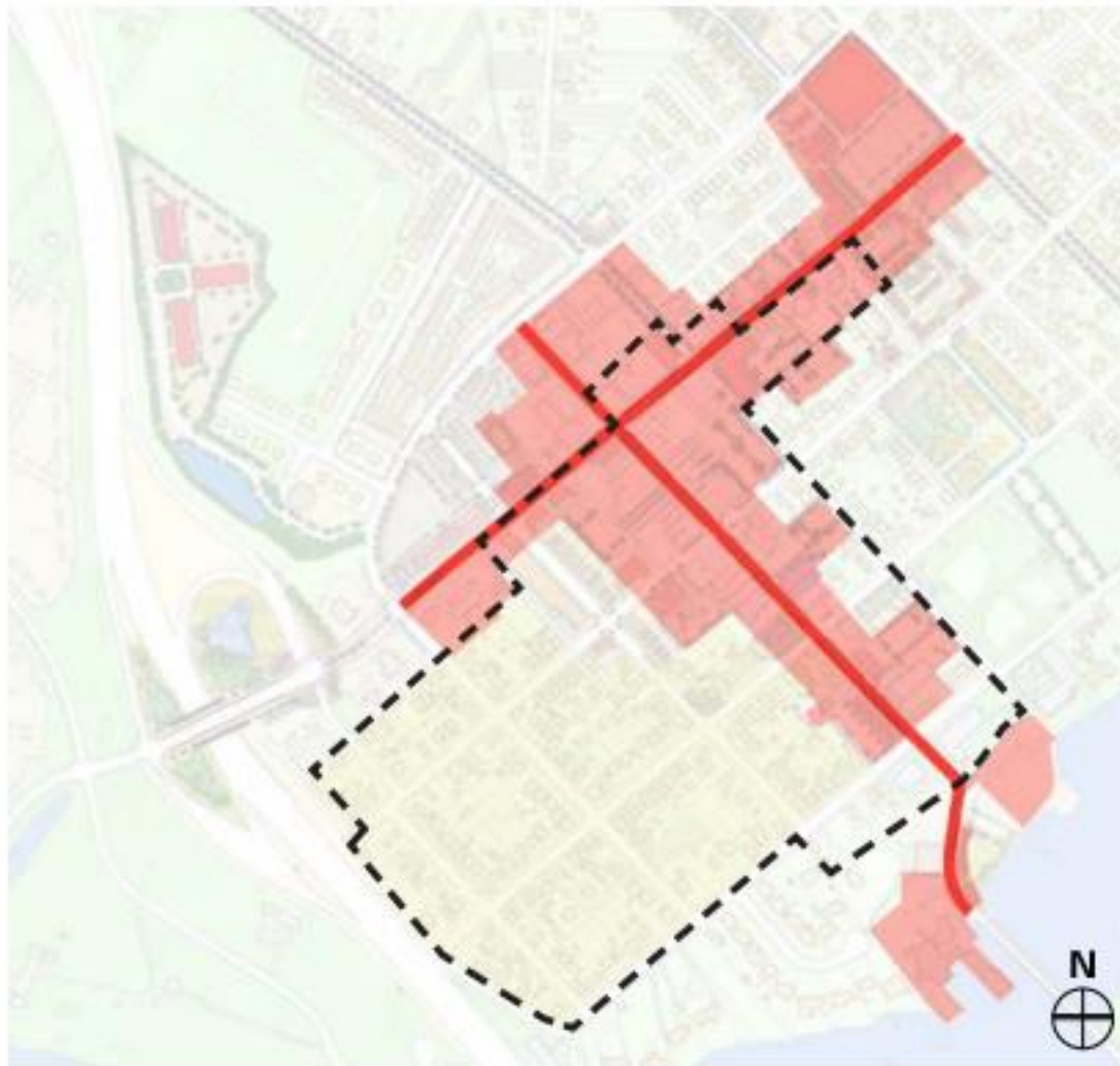
664

64

Phoebus Master Plan



Phoebus Master Plan

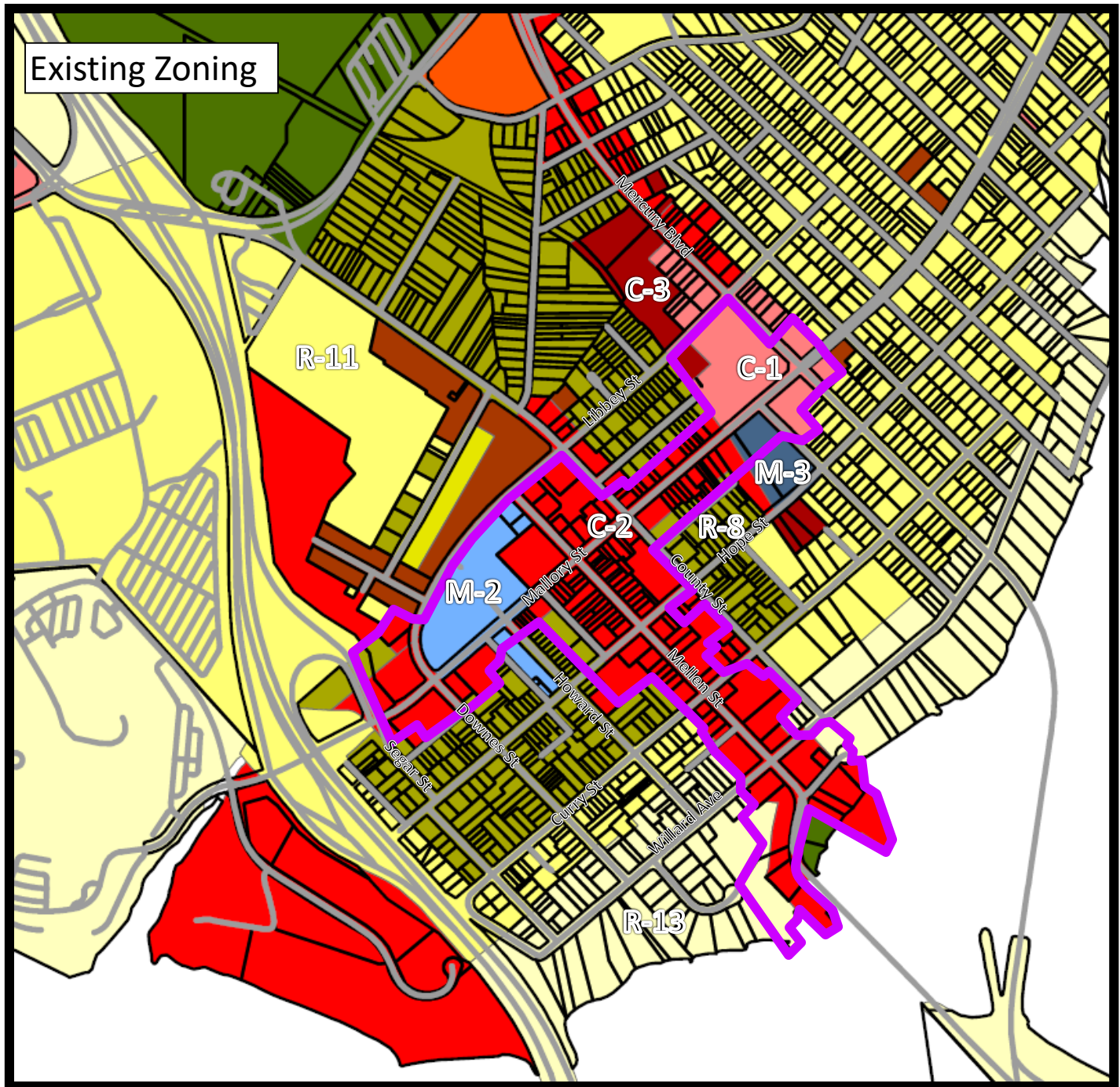


- COMMERCIAL CORE AREA
- COMMERCIAL 'SPINE' STREET
- PHOEBUS HISTORIC DISTRICT BOUNDARY

**Phoebus Master Plan Update
Implementation Action Items**

<i>Action Item</i>	<i>Leaders</i>	<i>Timeframe</i>
1. Update Zoning: The zoning in Phoebus needs to be changed so that it aligns with the recommendations of the master plan and works more effectively as a tool to implement the plan.	Community Development (CDD), Partnership for a New Phoebus (PfNP), Property Owners, Residents	Short Term
2. Create an Arts and Cultural District: locally adopted arts	CDD, Economic Development, PfNP	Short Term

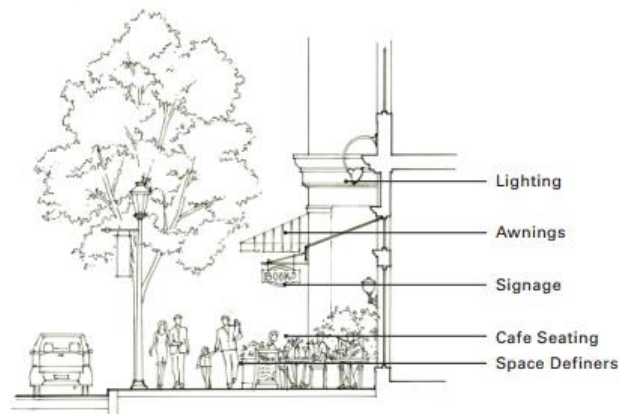
Existing Zoning



PH-1 Use Changes

Mixed-use, retail, restaurant, arts and cultural hub

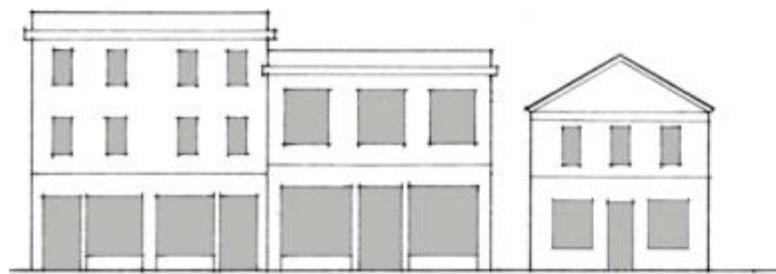
- Easier small scale mixed use
- Easier outdoor dining
- Micro-breweries/distilleries/wineries permitted by-right
- Small artisan shops permitted by-right
- Drive thrus & gas stations require use permits



PH-1 Dimension Changes

Require an urban form of development

- Buildings at the sidewalk
- Parking to the rear
- Buildings that address the street
- 3 story maximum
- Signage oriented to low speed, urban environment



Main Street Form

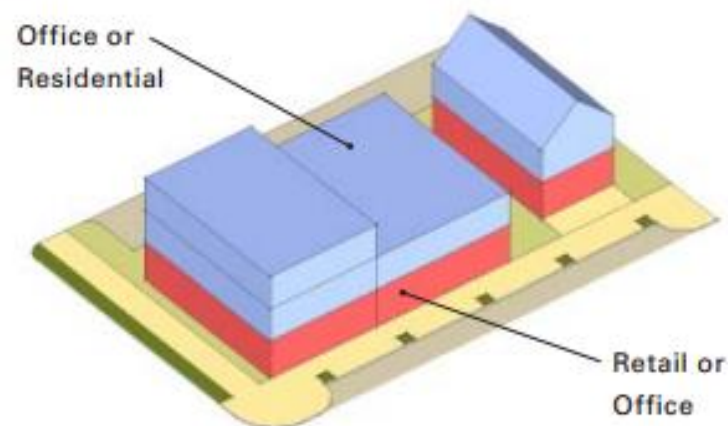
Residential Form

Small Box Form

PH-1 Dimension Changes

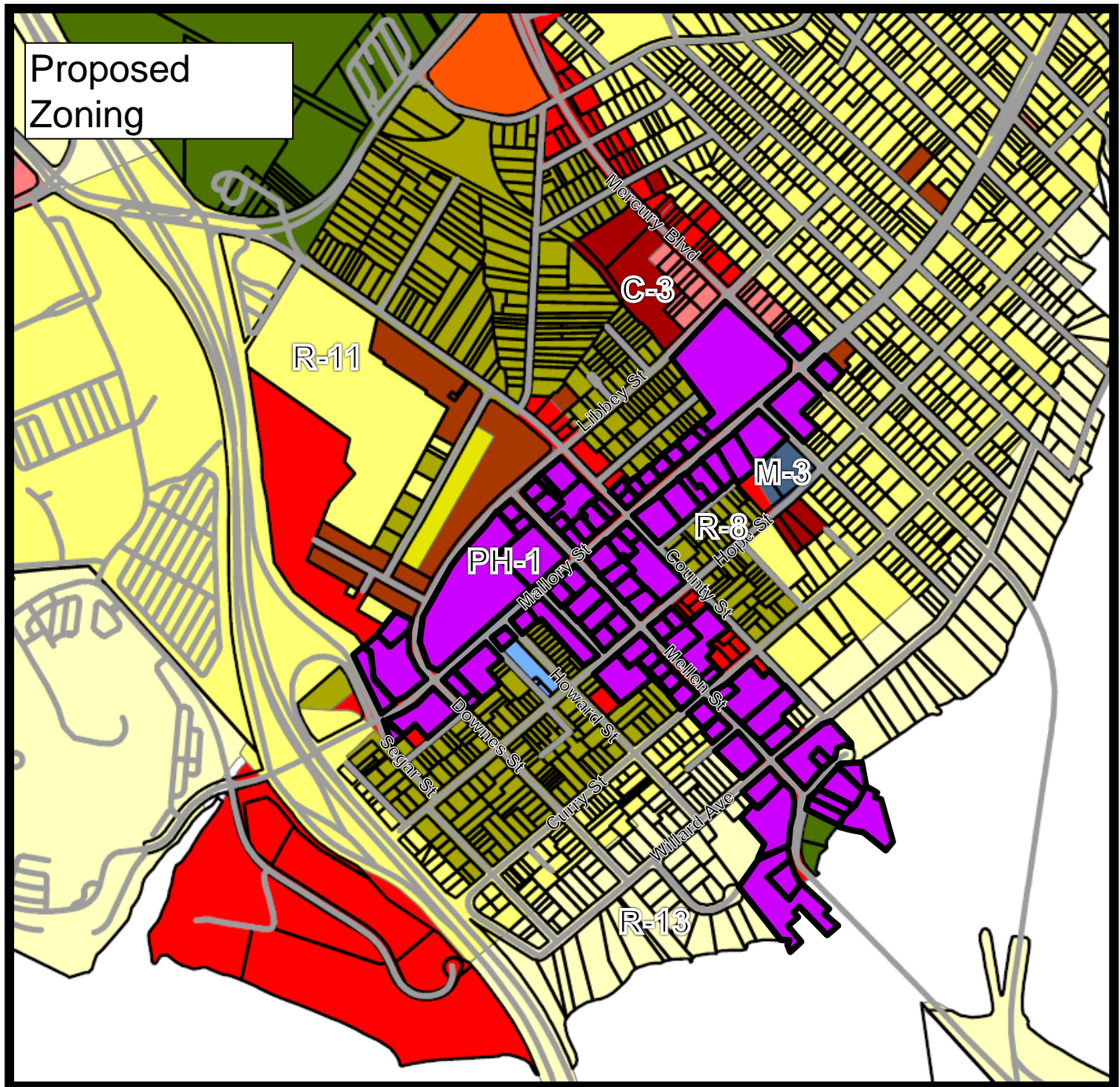


Typical block pattern with parking, when possible, placed at the rear of the lot





Proposed
Zoning



Community Involvement

Phoebus Master Plan Update – 2013

Community Meeting, Property Owners & Stakeholders – September 2014

Community Meeting, Property Owners & Stakeholders – August 2015

Regular involvement of Partnership for a New Phoebus

Planning Commission Briefing – June 2015

Planning Commission Public Hearing – September 2015

Recommendation

City Staff and Planning Commission
recommend:

Approval of
ZOA 167-2015, ZOA 171-2015 to 176-2015

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