

STAFF EVALUATION

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Case No.: Zoning Ordinance Amendment 24-0156
Planning Commission Date: April 18, 2024 **City Council Date:** May 22, 2024

General Information

<i>Description of Proposal</i>	The amendment proposes to permit outdoor recreation areas in conjunction with a physical recreational facility to the list of permitted outdoor uses within the Overlay – Coliseum Central (O-CC) District.
<i>Relevant Existing Zoning Definitions</i>	None
<i>Current Regulations</i>	<p>Current permitted retail sales, services, and office uses in the Overlay – Coliseum Central (O-CC) are required to be conducted within an enclosed building, except for those listed in Section 9-23 “Modifications to permitted uses” of the Zoning Ordinance. The twelve (12) uses that are permitted outdoors in the Overlay – Coliseum Central (O-CC) District include:</p> <ul style="list-style-type: none">a. Car wash, self-service or automated;b. Gas station;c. Motorcycle sales;d. Outdoor dining;e. Parking lots;f. Vehicle sales, new;g. Vehicle storage;h. Those uses authorized by a special event permit issued pursuant to the Hampton City Code;i. Seasonal sales authorized by section 34-7 of the City Codej. Permanent outdoor sales, displays, and storage, which shall be permitted only within a physically defined area that is shown on the site plan, and all physical improvements defining that area must be constructed of materials comparable to the primary building(s) on the site;k. Food truck host sites; andl. Outdoor play areas associated with day care centers

Analysis

The proposed amendment, if approved, seeks to authorize outdoor recreation areas in conjunction with a physical recreational facility as a permitted outdoor use in the Overlay – Coliseum Central (O-CC) District. Currently, several permitted uses are allowed to function wholly or partially outdoors, and this amendment aims to include outdoor recreation areas in conjunction with physical recreational facilities to that list.

ZONING ORDINANCE AMENDMENT ZOA24-0156**STAFF EVALUATION**

Coliseum Central plays a vital role as a prominent commercial, entertainment, and cultural hub within the city. However, the existing zoning regulations restrict physical recreational facilities within the Overlay – Coliseum Central (O-CC) District from having outdoor recreational areas.

This proposed amendment, in conjunction with Zoning Ordinance Amendment No. 24-0152 and 24-0153, aims to define and permit "Physical recreational facility" as a use, to permit any outdoor recreation area in conjunction with a physical recreational facility use in multiple districts, and to create screening, setback, and development standards for outdoor recreation areas. In the event that the "Physical recreational facility" definition and the amended use table are approved, outdoor recreation areas in the Overlay – Coliseum Central (O-CC) District would be permitted upon approval of this zoning ordinance amendment.

Allowing outdoor recreation areas in conjunction with a physical recreation facility within the O-CC District could provide a more diverse range of exercise options and a location for a wider range of workouts, sports activities, and fitness events for existing or future physical recreational facilities. By integrating indoor and outdoor exercise options, physical recreational facilities can provide individuals with holistic fitness experiences that offer a multitude of health benefits and promote overall well-being and quality of life.

In summary, staff recommends adoption of the proposed amendment to permit outdoor recreation areas in conjunction with "physical recreational facilities" within the Overlay – Coliseum Central zoning district while continuing to protect the health, safety, and welfare of the public.

Staff recommends approval of ZOA 24-0156