

STAFF EVALUATION

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Case No.: Zoning Ordinance Amendment, ZOA24-0154
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 Neighborhood Commercial (C-1) District.
<i>Relevant Existing Zoning Definitions</i>	None
<i>Current Regulations</i>	Currently, all permitted stores, shops, offices or businesses must operate wholly indoors in the Neighborhood Commercial (C-1) District except the following uses: a. Food truck host sites b. Gasoline supply stations c. Outdoor play areas associated with a day care center d. Parking lots

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 Neighborhood Commercial (C-1) District. Currently, the uses that are allowed to function wholly or partially outdoors in the C-1 District include food truck host sites, gas supply stations, outdoor play areas associated with day care centers, and parking lots; this amendment aims to add outdoor recreation areas to that list.

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 C-1 District would be permitted upon approval of this zoning ordinance amendment.

Allowing outdoor recreation areas in conjunction with a physical recreation facility within the C-1 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 Neighborhood Commercial (C-1) zoning district while continuing to protect the health, safety, and welfare of the public.

Staff recommends approval of ZOA 24-0154