

Rezoning Narrative Statement
2220 Coliseum Drive/LRSN 7001695

- This rezoning request is being made to change one of the existing conditions for the zoning classification of the property. Specifically, we are requesting that the existing condition requiring a five (5) foot high brick fence to be placed along the eastern property line (if the land is being developed for other than residential use) be modified to allow the placement of *either* a five-foot-high fence *or* a continuous evergreen screen capable of attaining five to six-foot height.
- The proposed overall use of the site is to construct an 87-space gravel (crush & run) overflow parking lot to support the activities of Freedom Life Church and Ivy Memorial Baptist Church. Approval for this construction is separately being requested as required through submittal of conceptual and formal site plans to the City of Hampton Site Plan Review Committee. In addition to the proposed parking lot the site will include lighting as required by city ordinance and, based on approval of this rezoning request, an evergreen landscaping screen along the eastern property line.
- Little to no impact is anticipated to adjacent properties or city services. The proposed overflow parking area to be constructed will be accessed from the existing church parking lot adjacent to it on the south, with no access planned from the roadway on the north that leads to the apartment complex to the east of the property. The site of the proposed parking area is over 200 feet from Coliseum Drive to the west of the property so it will have no impact on traffic flow.
- The proposal to allow the use of an evergreen landscaping screen (vice a brick fence) in conjunction with the construction of the parking lot supports the Hampton Community Plan's strategic topic area related to community appearance, pride and image. It will particularly conform with the goal in this area to maintain neighborhood quality by providing a visually pleasing green barrier between the parking area and the apartment complex to the east of the property. Placement of landscaping in this manner, instead of construction of a brick fence, is more in keeping with the goal to maintain and beautify community appearance.