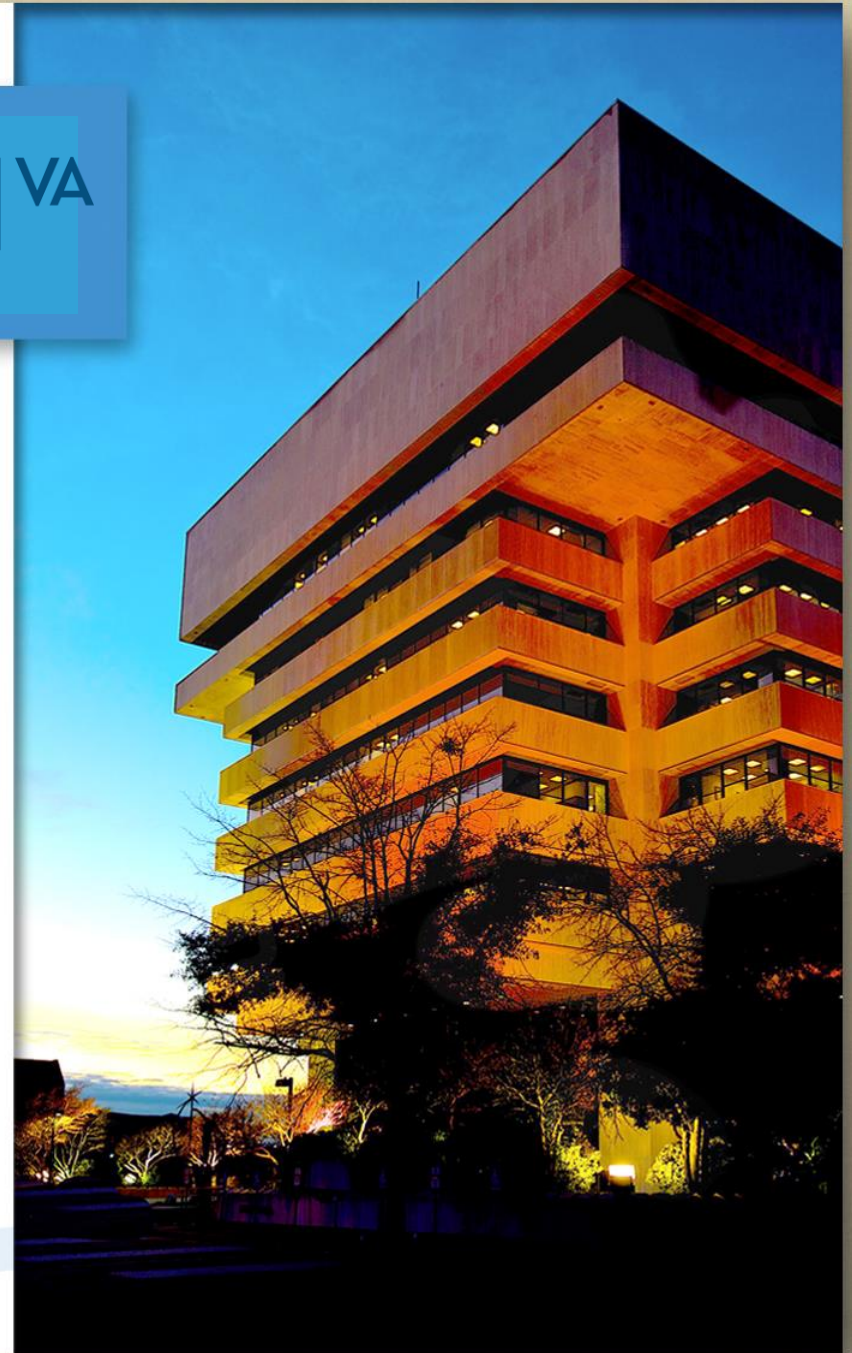




# **Zoning Ordinance Amendments No. 24-0159 & 24-0160**

***Chapters 9 and 11  
Coliseum Central Overlay  
requirements for density, lot  
coverage, height, dwelling area,  
and parking***

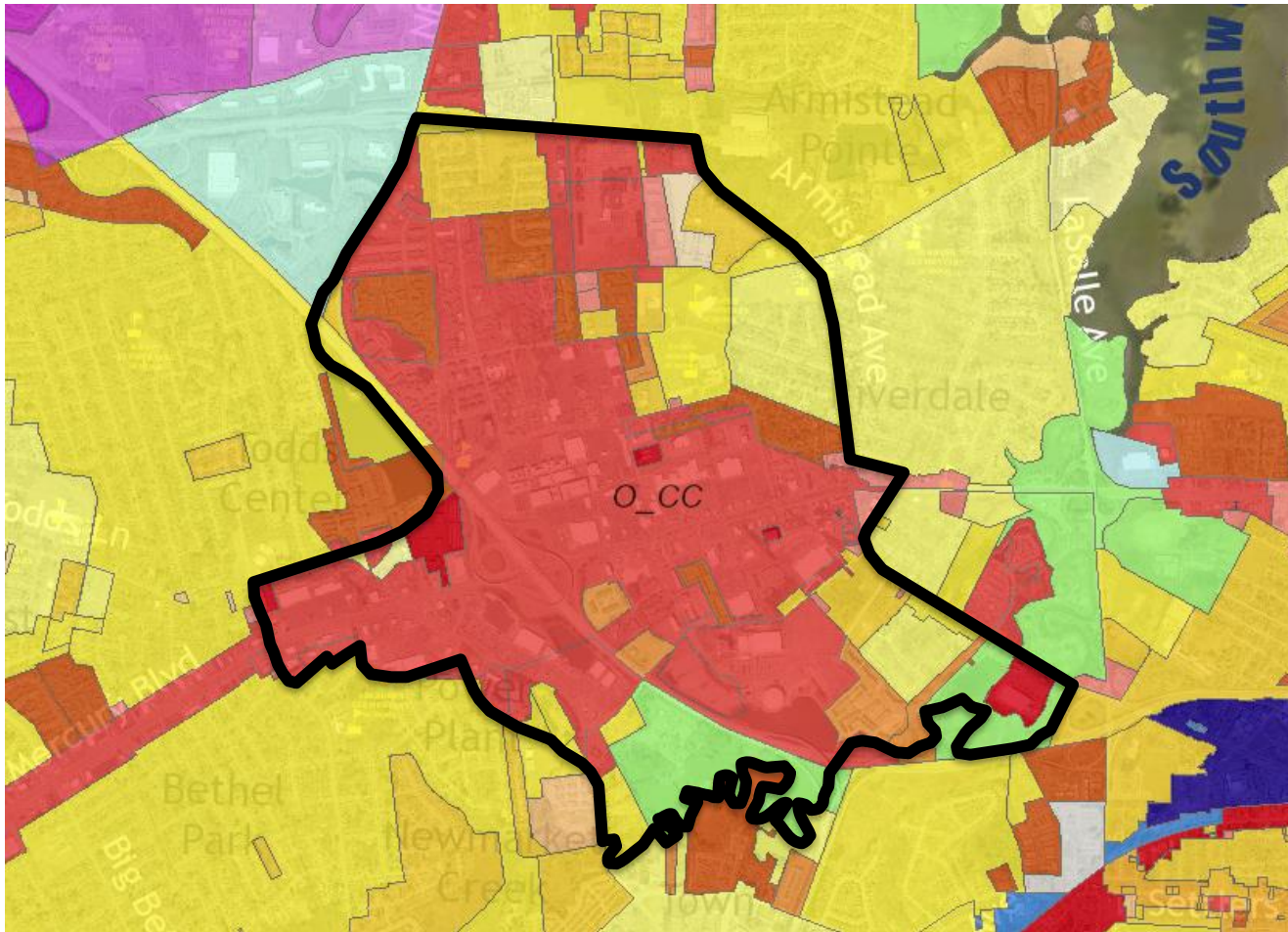
**City Council  
May 8, 2024**



# Amendment

To amend Chapters 9 and 11 to allow relief within the Coliseum Central Overlay from density, lot coverage, height, minimum dwelling area, and parking requirements of the base districts to ensure a consistent, integrated development pattern within the overlay

# Coliseum Central Overlay



**Overlay**  
Coliseum  
Central

## Base Districts

C-1  
C-2  
C-3  
MD-4  
R-M  
R-9\*  
R-11\*  
R-13\*  
R-R\*

\* Not included in Overlay



# Intent of Coliseum Central

Sec. 9-24 (1) The purpose of the following design guidelines is to ensure a consistent, integrated development pattern that will support the efforts of the CCBID to create a distinct sense of place for Coliseum Central, The site design objectives are as follows:

- a) Establish the image of Coliseum Central as a contemporary, vibrant, retail/mixed use area that is harmoniously integrated into the indigenous water-oriented ecosystem unique to Hampton;
- b) Promote economic growth in the Coliseum Central District;
- c) Encourage high quality development, allowing for the diversity of uses while avoiding detrimental uses and poor location of appropriate uses;
- d) Encourage high quality of the design and materials used in public open spaces, gateways, streetscape parcel development, buildings and signage;
- e) Create a sense of place through the use of physical improvements that clearly define the geographic district (i.e., edge treatments, landmarks and repetitive design elements) and
- f) Visually and functionally connect and define the Coliseum Central District

# Intent of Coliseum Central

- Promote the Coliseum Central area as one of the major urban development areas of the City
- Create an opportunity for higher density, mixed use developments while maintaining convenient and accessible parking
- Facilitate the creation of dense, connected, and pedestrian-friendly activity centers
- Encourage new, dense, high-quality, residential and mixed use development
- Transform large parking fields into smaller, well-landscaped parking areas
- Promote economic growth in the Coliseum Central District

# Goals

Provide relief from restrictions that potentially hinder implementation of the vision for the Coliseum Central area:

- All building heights
- Townhouse & multifamily density limit\*
- Townhouse & multifamily lot coverage\*
- Townhouse & multifamily dwelling area\*
- All parking

\*Multifamily requires a Use Permit

# Existing Ordinance

	Maximum Height	Maximum Density	Max Lot Coverage	Minimum Dwelling Area
C-1	41 ft to 45 ft	10 units per acre*	20%	900 sf**
C-2	35 ft to 41 ft	20 units per acres*	20%	900 sf**
C-3	35+ ft	None	None	None
R-M	51 ft to 68+ ft	None	None	600 - 800 sf

\* Potential increase of 10 units provided in base district for additional amenities

\*\* If adjacent to single-family district, that dwelling area minimum applies

# Existing Ordinance – Height Example

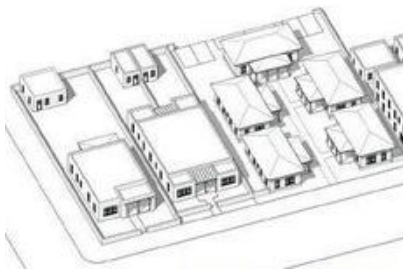




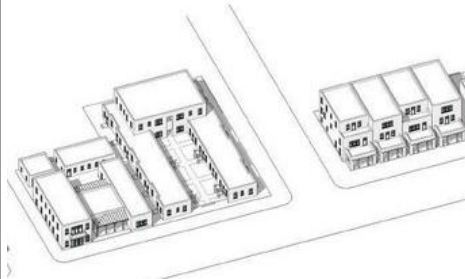
# Existing Ordinance – Density

LOW

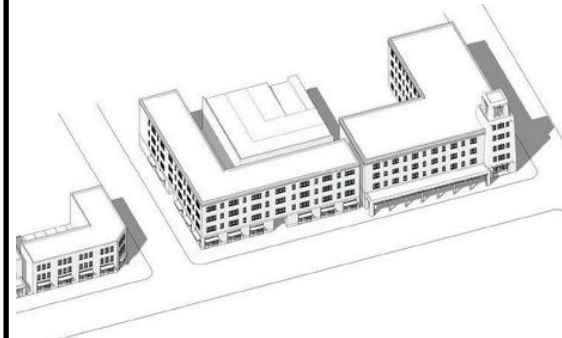
HIGH



Up to 9 units/acre



9 to 15 units/acre



15 or more units/acre

WVS density – 110.6 units/acre

1909 Commerce density – 78.3 units/acre

Lumen density – 37.8 units/acre

# Existing Ordinance – Lot Coverage Example



# Proposed Ordinance

For development which meets intent of Coliseum Central Design Guidelines:

- Building height
  - Increases maximum to 150 ft.
- Density
  - Removes maximum
- Lot coverage
  - Removes maximum
- Dwelling area
  - Removes minimum, however, no more than 50% may be under 500 sq. ft.



# Proposed Ordinance

## Parking minimum reduced to zero within Coliseum Central Overlay

- Must provide accessible parking spaces on site
- Must meet green area requirements
- Bicycle parking spaces required
- Does not eliminate the maximum parking requirement



# Conclusion

Staff and Planning  
Commission recommend  
**approval** of ZOA No. 24-0159  
& 24-0160