



## Legislation Text

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**File #:** 24-0159, **Version:** 1

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Ordinance to Amend and Re-Enact the Zoning Ordinance of the City Of Hampton, Virginia by Amending Chapter 9, Section 9-24 Entitled, "Site Design" to Provide Alternatives Within the Coliseum Central Overlay to the Base District Requirements for Height, Density, Dwelling Area, and Lot Coverage

**Background Statement:**

The amendment proposes to modify Section 9-24 of the Zoning Ordinance to increase the maximum permitted height for new development to one-hundred fifty (150) feet, to eliminate maximum density requirements, to eliminate the maximum lot coverage requirement, and to reduce the minimum dwelling area requirement within the Overlay - Coliseum Central (O-CC) District, provided that the development proposal meets the overall intent of Section 9-24(1). The proposed amendment also seeks to strike the portion of Section 9-24(3) concerning the Coliseum Central Design Review Committee (CCDRC).

This proposed amendment, in conjunction with Zoning Ordinance Amendment No. 24-0160, aims to further promote the Coliseum Central area as one of the major urban development areas of the city and to encourage more dense development.

In recent years, there have been several new proposals for multifamily and mixed-use developments on private parcels, as well as City- and Economic Development Authority- owned parcels within the O-CC District which seek to exceed the Zoning Ordinance restrictions on height, lot coverage, density, or dwelling area. These proposals indicate to staff a trend toward taller and higher density development in the area than what is currently allowed by existing zoning regulations, warranting consideration of an update to the requirements. Given that the current zoning regulations may limit the district's ability to densify over time, staff is therefore considering appropriate amendments to address these concerns.

To obtain relief from these requirements, a development proposal must undergo administrative alternative design approval. This process entails collaboration between City staff and the applicant to secure approval based on the proposal's alignment with the overarching goals of Sec. 9-24(1).

The removal of the portion of Sec. 9-24(3) containing language regarding the Coliseum Central Design Review Committee (CCDRC) is a clarification to remove reference to a committee that is no longer in use.

**Recommendations:**

Staff Recommendation:

Approve

Planning Commission Recommendation:

Approve

**WHEREAS**, the public necessity, convenience, general welfare and good zoning practice so require;

**BE IT ORDAINED** by the Council of the City of Hampton, Virginia that Chapter 9, Article III, Section 9-24 of the Zoning Ordinance of the City of Hampton, Virginia, be amended and re-enacted as follows:

**CHAPTER 9 - OVERLAY DISTRICTS**

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**ARTICLE III. - O-CC DISTRICT - COLISEUM CENTRAL OVERLAY**

**Sec. 9-24. - Site design.**

...

(4) In an effort to allow maximum utilization of the site, alternatives to the requirements of the R-M, C-1, C-2, and C-3 base districts may be permitted through an administrative design review process wherein the city staff will work with the applicant to obtain city approval of the development proposal. Such approval shall be based on the development proposal's ability to meet the overall intent of subsection (1) above, and include the following:

- (a) Relief from Sec. 5-2, Sec. 6-3(1), Sec. 6-4(2)(a), Sec. 6-12(1), Sec. 6-13(2)(a), and Sec. 6-22 so as to allow a maximum height of one hundred fifty (150) feet;
- (b) Relief from Sec. 6-4(5) and Sec. 6-13(5) so as to allow the elimination of the density maximum;
- (c) Relief from Sec. 6-4(6)(a) and Sec. 6-13(6)(a) so as to allow the elimination of the lot coverage maximum; and
- (d) Relief from Sec. 5-4, Sec. 6-4(4), and Sec. 6-13(4) so as to allow the elimination of minimum dwelling area requirements; in no case, however, shall the total number of dwelling units under five hundred (500) square feet exceed 50% of the entire development.

**Sec. 9-25-9-30. Reserved.**