



Legislation Text

File #: 16-0273, **Version:** 1

Rezoning Application No. 16-00009 by the City of Hampton to amend the proffered conditions from Rezoning No 1260 to expand the redevelopment options for the 20+/- acre property which is located on the southwest corner of Coliseum Drive and Pine Chapel Road [LRSN #13002049]

Background Statement:

The subject site is owned by the City of Hampton and is considered to be a regionally significant redevelopment opportunity due to its visibility from Interstate 64 and its proximity to the Hampton Roads Convention Center and the Hampton Coliseum. The site is located within the “Coliseum Crossroads” initiative area identified in the Coliseum Central Master Plan (2015, as amended). The Master Plan recommends sports tourism and hospitality uses and park space. The 2004 Master Plan recommended destination/specialty retail and restaurant uses as well as hospitality and entertainment uses. The Hampton Community Plan (2006, as amended) recommends Mixed-Use

The site is zoned Limited Commercial (C-2) District with proffered conditions, Coliseum Central Overlay (O-CC) District, and Flood Zone Overlay (O-FZ) District. C-2 permits retail sales and services, office uses, and multi-family residential. Proffered conditions were placed on the property with Rezoning 1260 in 2007 in connection with a mixed-use development proposed by the XL Development Group known as “Hampton Place”. The Hampton Place project included a mix of retail, entertainment, office, residential, and hospitality uses served by a combination of structured and surface parking. The zoning conditions placed on the site are specific to the project proposed at that time. These conditions include a list of permitted uses, a conceptual site plan and building materials. Personnel changes within the XL Development Group and deteriorating real estate market conditions prevented the Hampton Place project from being developed. The site returned to City ownership in 2009.

In response to renewed market interest and the limitations of the existing proffered conditions, the City is proposing Rezoning 16-00009 to remove the project specific conditions placed on the site in 2007. The amended proffers will increase the redevelopment options available for the property and allow the City to more effectively market the site to future prospects. This item is being concurrently advertised for a City Council public hearing on August 10, 2016

Recommendations:

Recommend approval of Rezoning Application No. 16-00009 with five proffered conditions