



Legislation Text

File #: 18-0351, **Version:** 1

Rezoning Application No. 18-00005 by Freedom Life Church to Amend The Proffered Conditions On a 2.63± Acre Parcel at 2220 Coliseum Drive [LRSN: 7001695]

Background Statement:

Rezoning Application No. 18-00005 is a request by Freedom Life Church to rezone 2220 Coliseum Drive to amend the proffered conditions from Rezoning No. 899. Rezoning No. 899 was adopted in September 1987 in connection with a neighborhood commercial center proposed by Dominion Park Associates. The zoning conditions placed on the site were specific to the project proposed at that time, which also included adjacent properties. These conditions included a conceptual site plan and building elevation review, restrictions on permitted uses, and a five foot high brick fence with landscaping to be placed along the eastern property line, which abuts the apartments to the rear.

Approval of this application would amend Rezoning No. 899 proffered condition #4, which requires a five foot high brick fence with landscaping to be placed along the eastern property line. This condition would be replaced with a new condition, which requires a five foot high fence of any material along with evergreen landscaping or a continuous evergreen screen capable of attaining five to six feet of height. All other substantive proffered conditions of Rezoning No. 899 would remain in place.

The parcel is currently zoned C-1 with proffered conditions following rezoning No. 899. Permitted uses include but are not limited to retail sales, banks, general offices, and restaurants. One of the conditions on the existing rezoning restricts the parcel from becoming a mobile home park, massage parlor, gas station, or commercial parking facility use. The Hampton Community Plan (2006, as amended) recommends mixed-use for the subject property. The amendment to the rezoning would not change the existing religious facility use, and therefore supports the land use plan. This proposal supports the Hampton Community Plan (2006, as amended) which promotes the important role of quality landscaping in defining the image of the city. The Coliseum Central Master Plan (2015, as amended) identifies this site for potential residential redevelopment.

An adjacent property, 2240 Coliseum Drive [LRSN: 7001699], was also included in Rezoning No. 899. In 2000, Rezoning Application No. 1121 was requested for 2240 Coliseum Drive and approved by City Council. Like the current application, Rezoning No. 1121 amended the condition requiring a five foot tall brick fence and replaced it with another condition requiring a five foot fence with no material restrictions with evergreen landscaping or a continuous evergreen screen capable of attaining a height of five to six feet. This case sets a precedent that supports approval of the amendment requested by Freedom Life Church.

Recommendations:

Staff Recommendation:
Approve with 8 conditions

Planning Commission Recommendation:
Approve with 8 conditions