

# STAFF EVALUATION

To: Planning Commission

Prepared By: Donald Whipple  
Reviewed By: Mike Hayes  
Bonnie Brown

728-5235  
728-5244

Case No.: Use Permit Application #20-00004

Date: 9/17/2020

## General Information

Applicant & Property  
Owner

Research Holdings, LLC

Location

34 Research Drive [LSRN 6000995]



Requested Action

Approve application to operate an indoor shooting range.

Description of Proposal

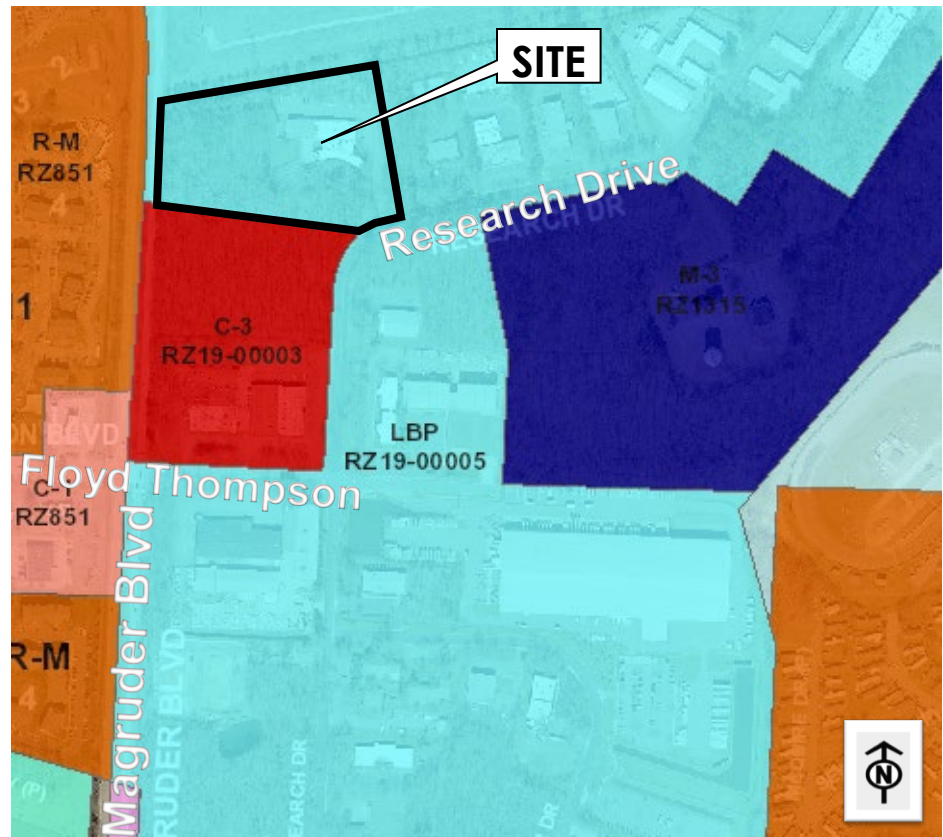
The applicant proposes to locate a mobile trailer that contains a shooting range to be anchored to an existing concrete pad, adjacent to the existing building, containing ThreatTec, situated on the subject parcel, located at 34 Research Drive [LSRN 6000995]. Known as the Meggitt "RoadRange", the trailer is completely self-contained which

allows it to be positioned alongside the existing building without any modifications or impacts to the property. Vital support services such as lighting, HVAC, etc., are built into the trailer and do not require any outside support other than standard 220 VAC, 3 phase power to power the facility. The inside of the trailer is outfitted with ballistic armor plating, ventilation filter system, acoustical material, thermal insulation, and a bullet trap to stop the bullets. The shooting area is armor plated throughout with the impact area reinforced. This armor plating is ¼" ar-500 material that is installed on all sides, top, and bottom of the shooting area inside the trailer. The shooting range is suitable for small arms and rifle calibers up to .223. This armor plated metallic material is strong enough to stop the impact of .223 caliber ammunition. Immediately in front of the armored wall of the trailer is the shooting impact area (Bullet Trap) or backstop, also made from armor plate and covered with granulated rubber. The "bullet trap" is designed to capture the bullet intact to simplify and provide environmentally friendly clean-up. The remainder of the floor includes hardened ar-500 steel and insulated rubber matting to protect and prevent slipping. Noise reduction and thermal insulation is accomplished using thick rubber pavers and acoustical insulation over the ballistic armor.

The applicant has acquired the Meggitt "RoadRange" facility to augment the marketing efforts of the GunSmoke project. The facility will be paired with high fidelity walk-thru presentations of the proposed GunSmoke facilities in conjunction with details of various membership models. This range's capabilities will be limited to those who have made a membership commitment and will not be open to the general public.

In July 2019, City Council approved a rezoning and use permit for the GunSmoke project on adjacent properties to the south, known as 3200 Magruder Blvd. and 36 Research Drive. The GunSmoke proposal includes a combination of uses; a café, cigar shop, and barber shop to be paired with axe throwing, 3-D simulation, and indoor shooting range activities.

<i>Parking</i>	Based on the concept, existing parking would be adequate to accommodate the added indoor shooting range.
<i>Existing Land Use</i>	Business office building
<i>Existing Zoning</i>	Langley Business Park (LBP) District; Magruder Visual Corridor (O-MVC) Overlay District



*Surrounding Land Use and Zoning*

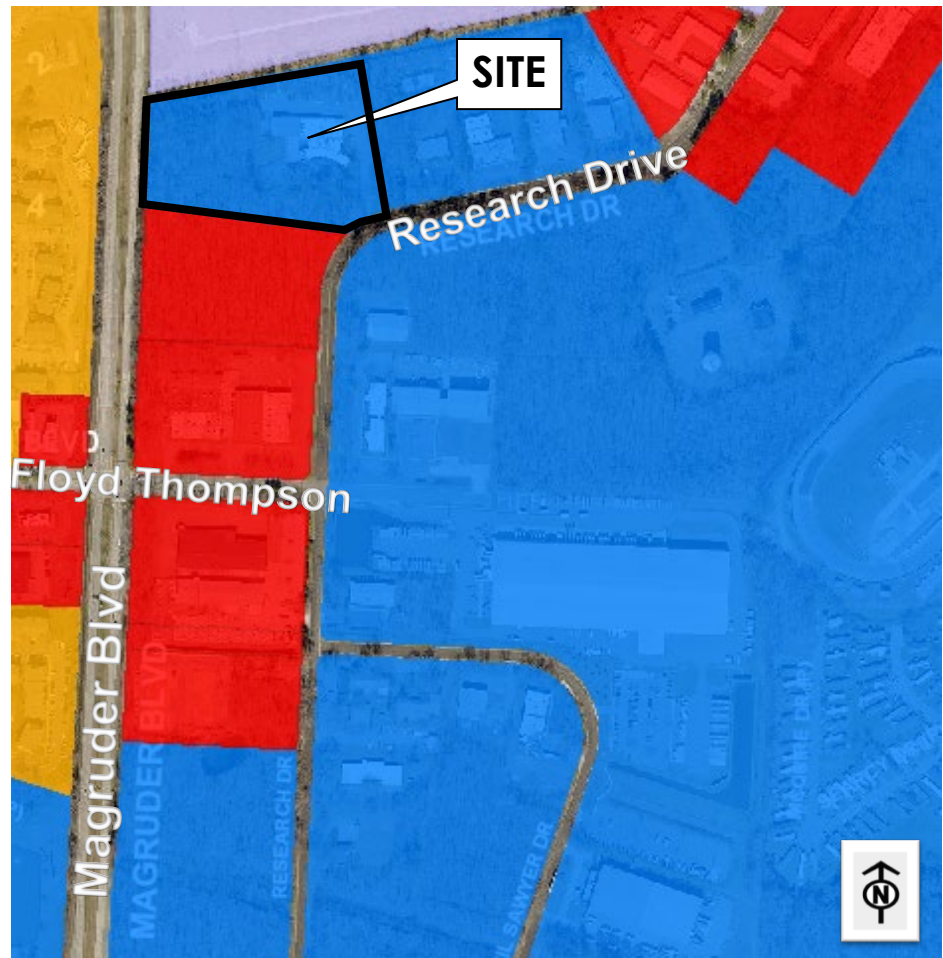
**North:** LBP (Langley Business Park) – Office/Research

**South:** C-3, Conditional ( General Commercial) – Light Industrial, machine shop

**East:** LBP ( Langley Business Park) – Light Industrial, office

**West:** RM/C-1 (Multiple Residential/Neighborhood Commercial) – Commercial/Apartments

## Public Policy



- Rural Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Business/Industrial
- Commercial
- Military
- Mixed-Use
- Open Space
- Public/Semipublic

The Hampton Community Plan (2006, as amended) provides goals, objectives, and policies for the future of Hampton, which includes recommendations for appropriate land uses. Land use recommendations for the subject is business industrial.

The Plan defines business/Industrial land use as “existing and future areas appropriate for employment centers, business parks, research and development, and manufacturing.”

Additional applicable policies from the Community Plan include:

**LU-CD Policy 4:** Evaluate land use proposals from a regional, city-wide, and neighborhood perspective. [pg. LU-16]

**LU-CD Policy 11:** Promote high quality design and site planning that is compatible with surrounding development.

**LU-CD Policy 34:** Provide for certain types of research and development and manufacturing uses relatively free from offense within Langley Research and Development Park, including certain support commercial uses intended to provide services to the park, limited to land at the park entrances [pg. LU-19]

**ED Policy 4:** Nurture small and start-up businesses.

**ED Policy 12:** Focus special attention on strengthening the ability of older commercial and industrial areas to support new and expanded business activity.

<i>Traffic Impact</i>	The proposal is considered accessory to the primary use of the property, operating by appointment only and not open to the general public; thus, increase in on-site traffic is expected to be minimal.
<i>Community Meeting</i>	At the time of preparing this report, a community meeting has not been scheduled.

### Analysis

Use Permit Application 20-00004 is a request by Research Holdings, LLC to permit the operation of an indoor shooting range at the existing ThreatTec property, located at 34 Research Drive [LRSN 6000995]. More specifically, the proposal includes anchoring a mobile trailer that contains an indoor shooting range to an existing concrete pad, adjacent to the existing building situated on the subject parcel. Known as the Meggitt "RoadRange", the trailer is completely self-contained which allows it to be positioned alongside the existing building without any modifications or impacts to the property. An indoor shooting range is permitted with an approved use permit in the Langley Business Park (LBP) District.

On November 10, 2010, a Conditional Privilege (CP111) was approved for an indoor shooting range within a trailer, located at 3130B Nasa Drive, approximately 0.75 miles from the subject site. The proposed Meggitt "RoadRange" trailer is the same trailer used at the Nasa Drive location. The Zoning Ordinance was amended in 2013 to eliminate conditional privileges, shifting to a use permit requirement for indoor shooting ranges.

On July 10, 2019, adjacent parcels, 3200 Magruder Blvd. [LRSN 6000997] and 36 Research Drive [LRSN 6000996], were rezoned from Limited Manufacturing [M-1] District to General Commercial [C-3] District with proffers to create a multi-use development, known as GunSmoke. Coined as an "outdoorsmen's club," the proposal offered a mixture of general retail, a café, and a meeting space in conjunction with an entertainment and sporting venue to include an indoor shooting range, archery, axe-throwing, and virtual reality. The proposal also included use permit applications for the indoor shooting range and storage facility operations.

The current applicant is associated with the GunSmoke proposal as this new proposal for an indoor shooting range is intended to augment the marketing efforts of the GunSmoke project. Visits to the range would be paired with walk-thru presentations of the future GunSmoke project. This range's operation would be limited to those who have made a membership commitment and would not be open to the general public.

The subject property is within the Langley Research & Development Park. The Hampton Community Plan (2006, as amended) recommends business industrial for this area. Adding the shooting range to ThreatTec would augment the business and help support the start of the GunSmoke project. This proposal supports the policy of strengthening established industrial areas to support new and expanded business activity as well as nurturing small and start-up businesses that are detailed in the Community Plan [ED Policy 12 and ED Policy 4, respectively]. In addition,

the Plan encourages certain types of research and development and manufacturing uses relatively free from offense within Langley Research and Development Park, [LU-CD Policy 34]. Based on the analysis of this application, the proposed use permit is consistent with the City's goals and policies, as outlined in the Hampton Community Plan (2006, as amended).

Staff has proposed seven (7) conditions on the proposed operation which address the issuance of permit, security, range design and operations, including safety, noise control, and maintenance. Also, the range must operate in conjunction with the ThreatTec business. With the proposed conditions in place, the proposed indoor shooting range would be appropriate for this location.

**Staff Recommendation:**

- **Approve Use Permit Application No. 20-00004 with seven (7) conditions.**