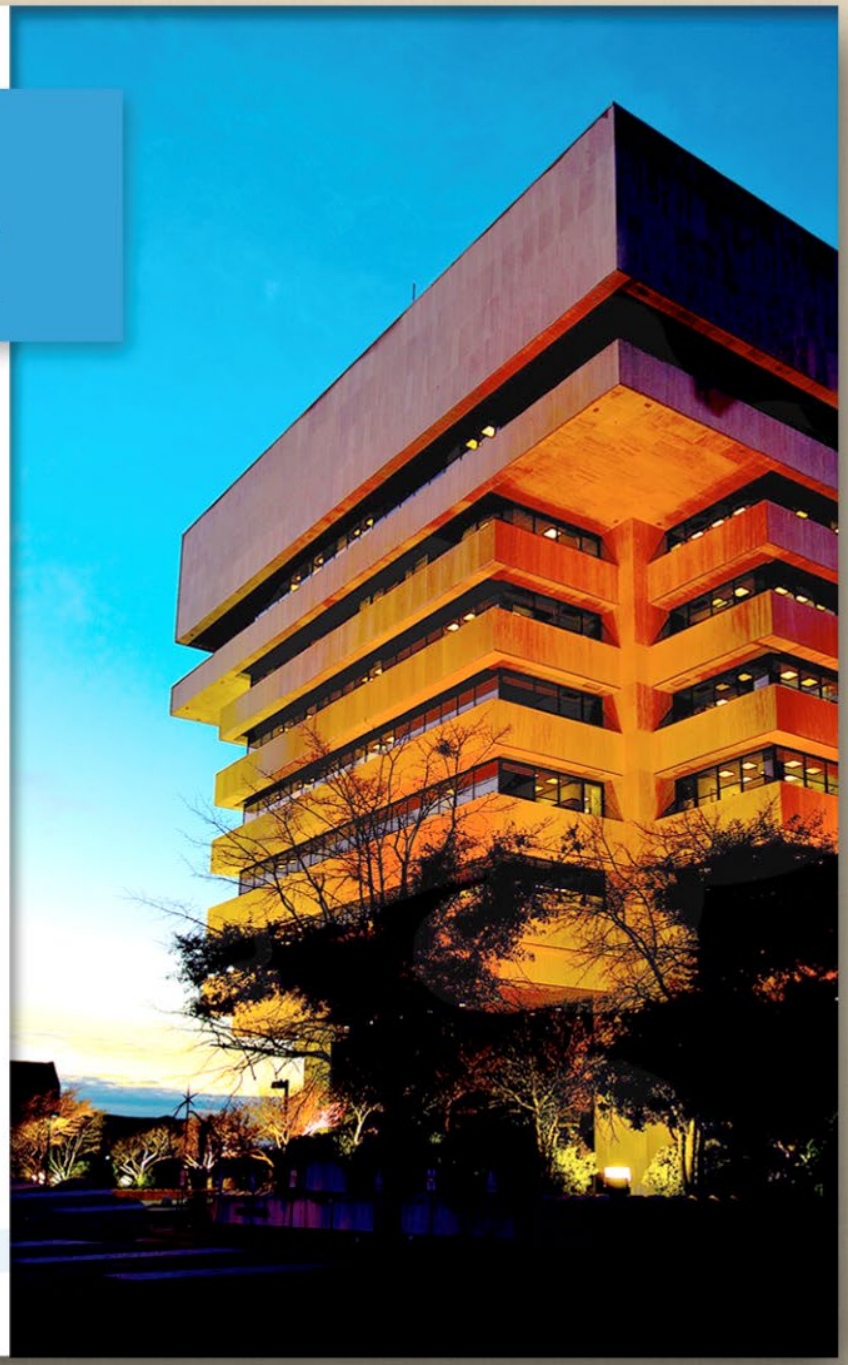
HAMPTON VA

Rezoning #19-0199
Use Permits #19-0200 #19-0201

3200 Magruder Blvd; 36 Research Drive

City Council
July 10, 2019



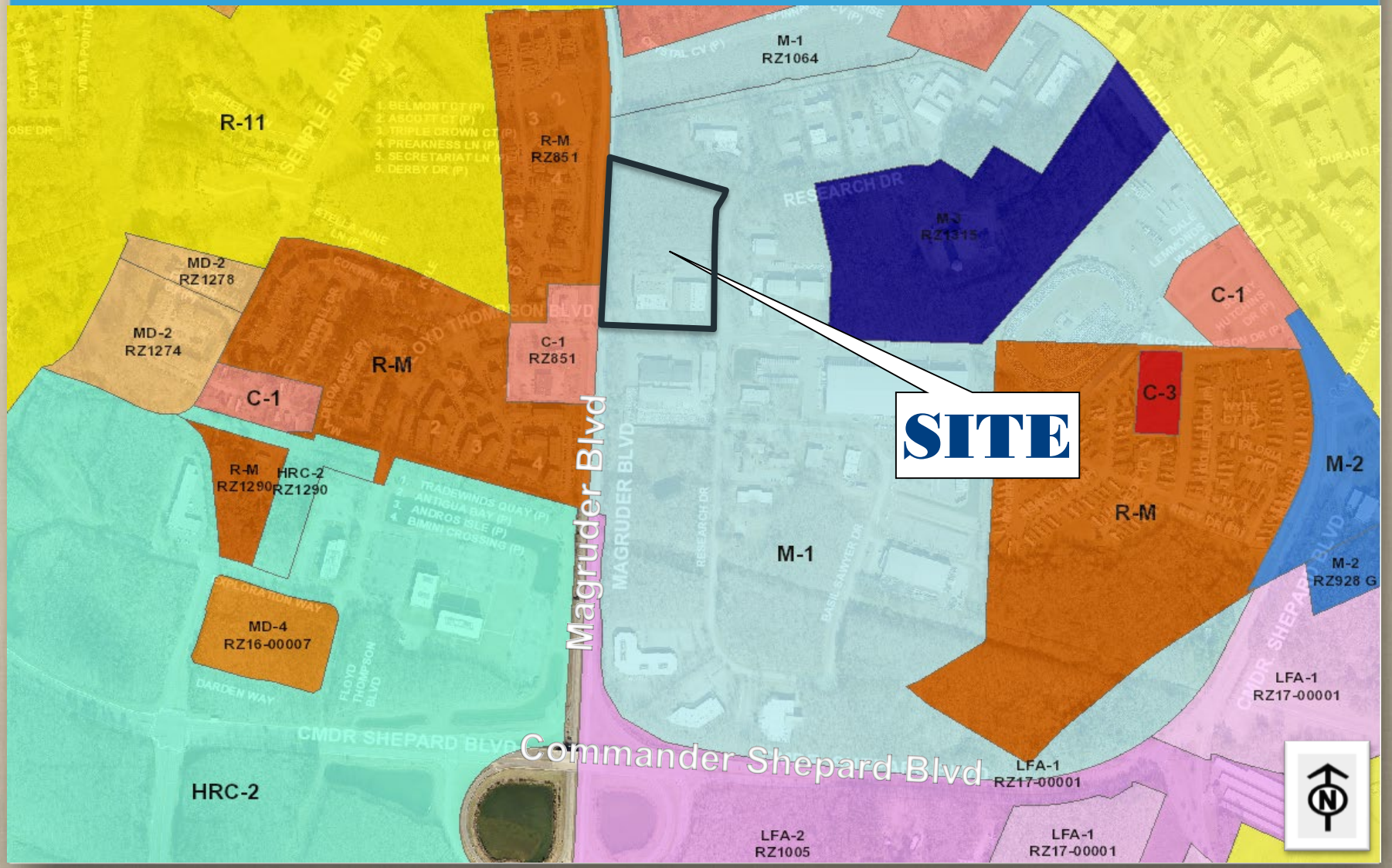
Application

Rezone 10.5± acres from M-1 to C-3
Use Permits for Indoor Shooting Range & Self-Storage

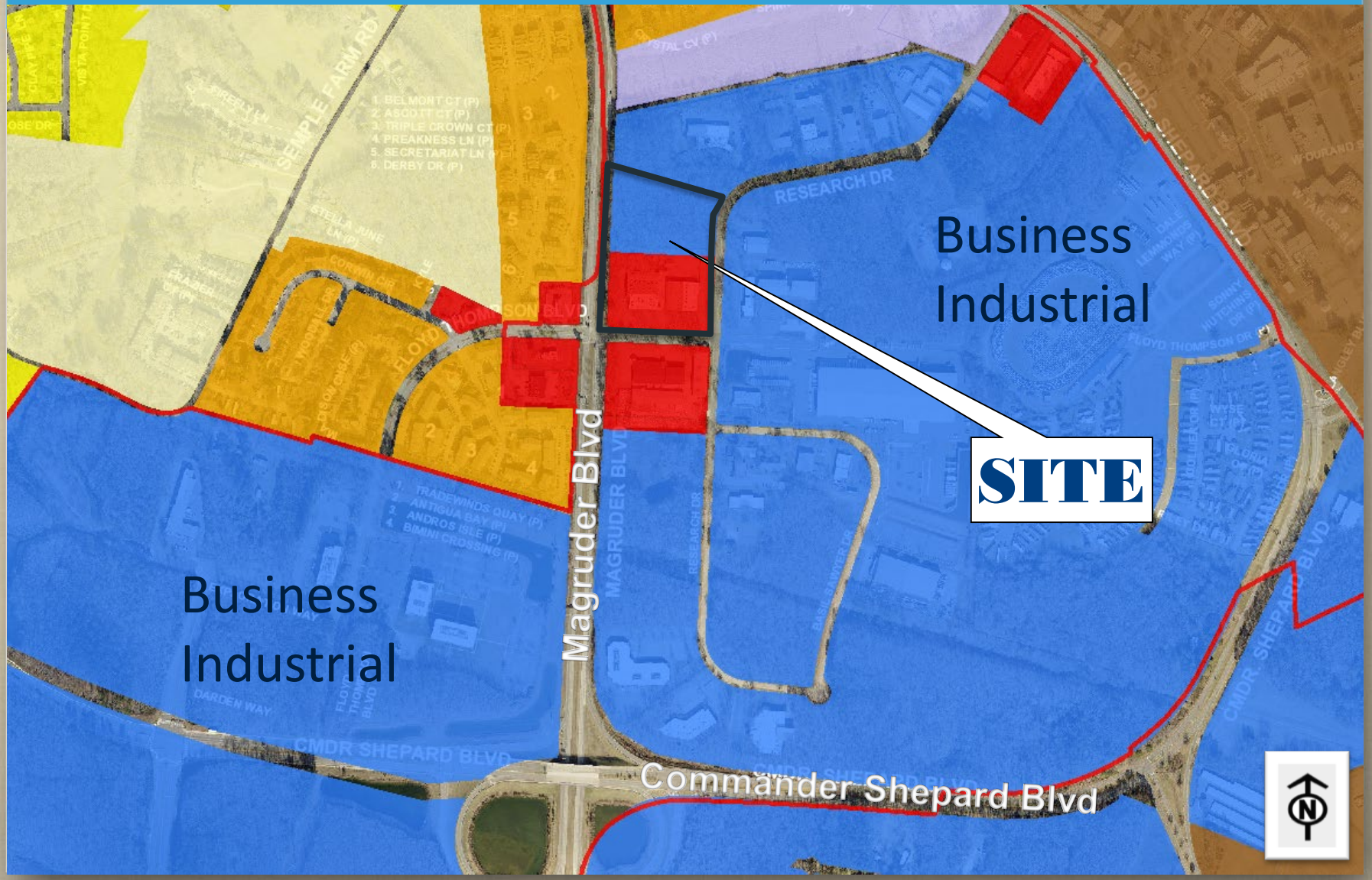
York County
City of Poquoson
Northwest Branch
Back River
N. A. S. A.
Langley Air Force Base
Cmdr. Shepard Blvd
Baker Farm
Bellgrade
Sanlun Lakes
West Park
Hampton Roads Center
Magruder Blvd
Tidemill Farms
Central Park
Armistead Pointe
Southwest Branch
Marina Cove
Dandy Haven
Grandview
Beach Road Estates
Howe Farms
Langley View
Fox Hill
Willow Oaks
Silver Isles
Salt Ponds
Fairfield
Colonial Acres
Back River
Chesapeake Bay
Michaels Woods
Northampton
Farmington
Coliseum Central
Riverdale
LaSalle Avenue
King Street
Fox Hill Rd
Elizabeth Lakes
Fordham
Old Buckroe Rd
Buckroe Beach
Todds Center
Todds Lane
Roberts Trace
Forrest Park
Mercury Boulevard
Power Plant
Cherry Acres
Woodland Park
Pembroke Ave
Mallory Street
Newmarket North
Bethel Park
Newmarket Creek
Town Park
Briarfield
Pembroke Avenue
Downtown Hampton
Hampton Univ.
Phoebus
Little England
Crowne Pointe
Fort Monroe
City of Newport News
Copeland Indus. Park
Victoria Boulevard
Kecoughtan Road
Chesapeake Avenue
Wythe
Hampton Roads Harbor
James River
64
664
N

Site Location

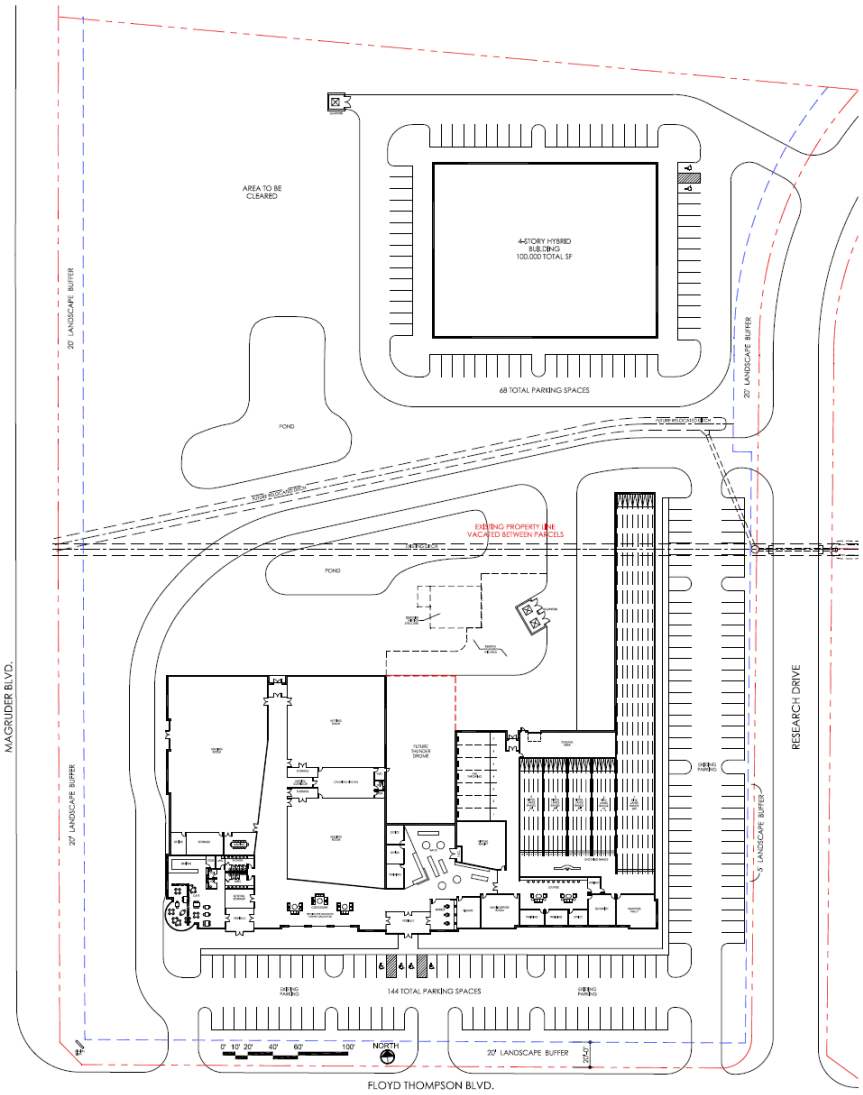
Zoning


R-11
R-M
RZ851
M-1
RZ1064
MD-2
RZ1278
MD-2
RZ1274
C-1
C-1
RZ851
R-M
C-1
SITE
C-3
M-2
R-M
R-M
RZ1290
HRC-2
RZ1290
M-1
M-2
RZ928 G
MD-4
RZ16-00007
LFA-1
RZ17-00001
Magruder Blvd
Commander Shepard Blvd
HRC-2
LFA-1
RZ17-00001
LFA-2
RZ1005
LFA-1
RZ17-00001

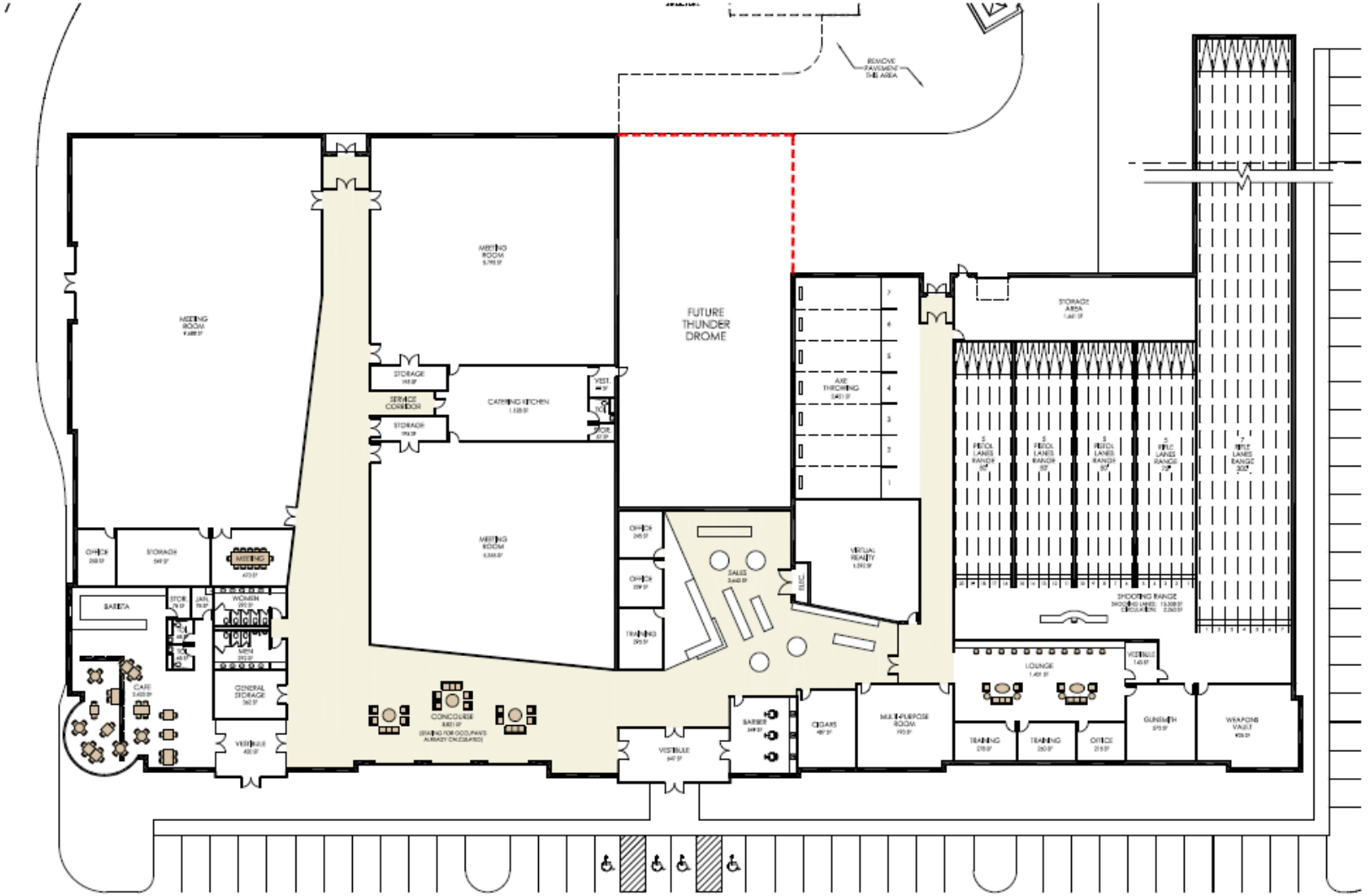
Future Land Use Plan



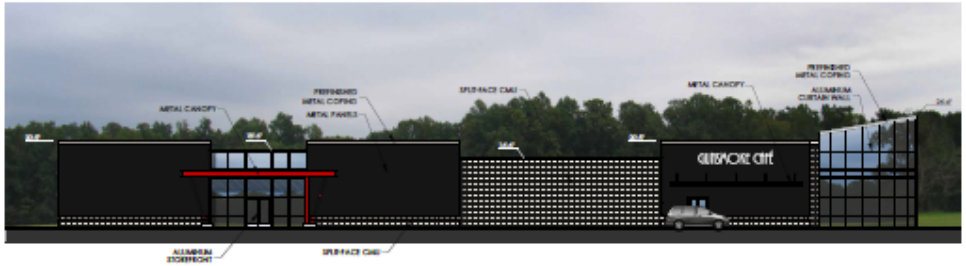
Concept Site Plan



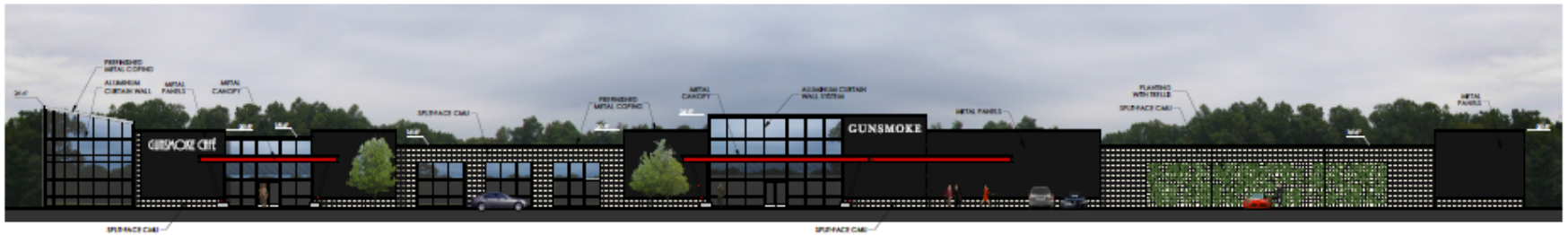
Floor Plan


FUTURE
THUNDER
DROME
MEETING
ROOM
STORAGE
SERVICE
CORRIDOR
CATERING KITCHEN
AXE
THROWING
OFFICE
SALES
VIRTUAL
REALITY
STORAGE
AREA
SHOOTING RANGE
LOUNGE
BARBER
CIGARS
MULTI-PURPOSE
ROOM
TRAINING
OFFICE
GUNSMITH
WEAPONS
VAULT
BARISTA
CAFE
GENERAL
STORAGE
VESTIBULE
CONCOURSE

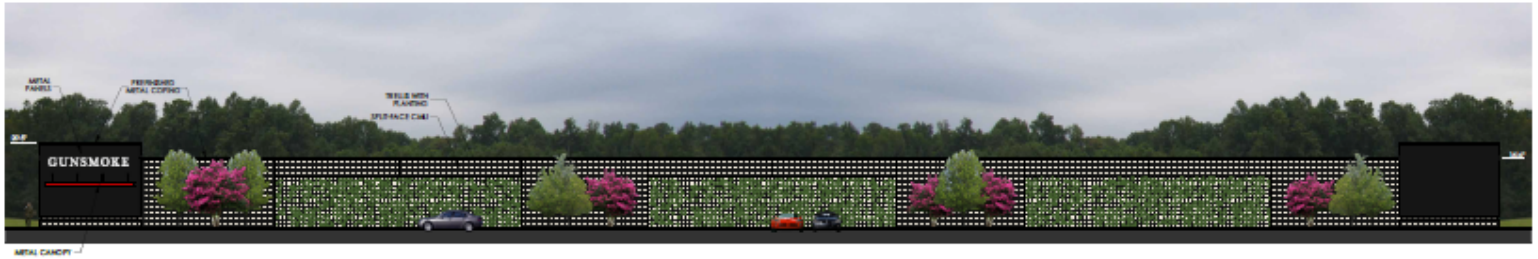
Gunsmoke Elevations



MAGRUDER BLVD. ELEVATION



FLOYD THOMPSON BLVD. ELEVATION



RESEARCH DRIVE ELEVATION

Office/Storage Elevations

SIDE ELEVATION

RESEARCH DRIVE ELEVATION

Proffers

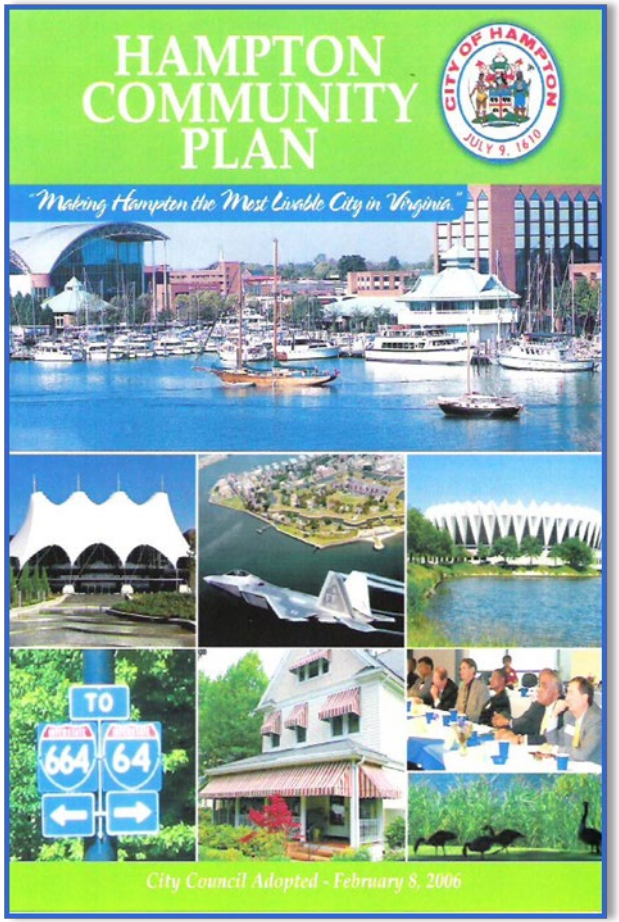
SIDE ELEVATION

RESEARCH DRIVE ELEVATION

Nine Proffers:

- Land Uses
- Concept Site Plan
- Elevations
- Design Guidelines
- Landscape Buffers

Public Policy: Hampton Community Plan



Hampton Community Plan (2006, as amended)

Evaluate from regional, city, & neighborhood perspective

High quality site planning & efficient use of land

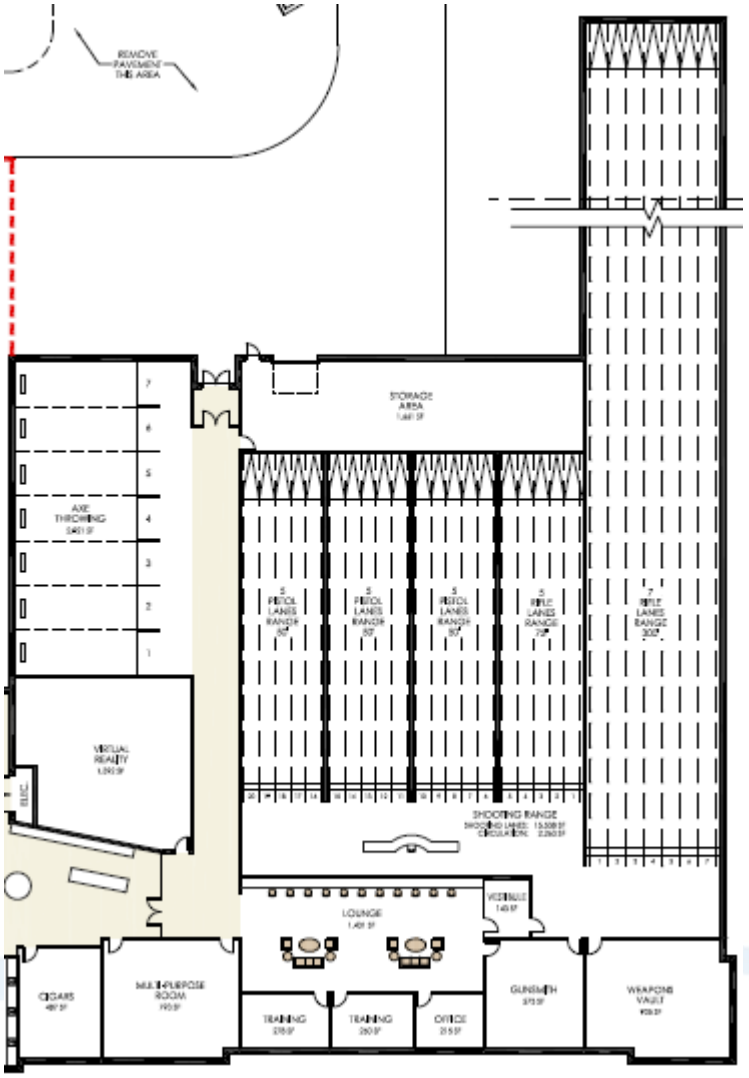
Mix of land uses

Strengthen older business/industrial areas

Support new & expanded businesses

Shooting Range Conditions

- Issuance of Permit
- Security
- Range Design & Operation
- Compliance with applicable laws



Self-Storage Conditions

- Issuance of Permit
- Surveillance
- Compliance with applicable laws

SIDE ELEVATION

RESEARCH DRIVE ELEVATION

Community Meeting

June 2019

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

Recommendation

Staff & PC Recommend Approval of:

- Approve #19-0199
  (w/ 9 proffered conditions)
- Approve #19-0200
  (w/ 6 conditions)
- Approve #19-0201
  (w/ 5 conditions)