



## Legislation Text

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**File #:** 19-0199, **Version:** 1

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Rezoning Application by Red Moon Partners, L.L.C., to rezone 10.5± acres at 3200 Magruder Blvd. [LRSN 6000997] and 36 Research Drive [LRSN 6000996] from Limited Manufacturing (M-1) District to General Commercial (C-3) District with Proffers, for a Mixed-use Development to Include an Indoor Shooting Range and Self-Storage, each Subject to Securing a Use Permit, Modeling & Simulation/Office, General Retail, and Restaurant with and Without a Drive-Thru

### **Background Statement:**

Rezoning Application No. 19-00003 is a request to rezone 10.5± acres located at 3200 Magruder Blvd. [LRSN 6000997] and 36 Research Drive [LRSN 6000996] from Limited Manufacturing (M-1) District to General Commercial (C-3) District with proffers, to allow a mixed-use development to include: an indoor shooting range and other related sporting activities, such as archery and axe-throwing, office, general retail, a café with drive-thru, cigar shop, barber shop/beauty salon, and meeting rooms, to create an outdoorsmen's indoor club to be called Gunsmoke™. The proposal includes an adaptive reuse of existing buildings, incorporating the sporting activities, an indoor drone racing venue called ThunderDrone™, a simulation center for modeling and simulations. A new mixed-use building (100,000 square foot) would also be added to the site, to include a modeling/simulation center (25,000 square feet) on the first floor with self-storage (75,000 square feet) on floors two (2) to four (4). The rezoning application is being brought forward in conjunction with two Use Permit Applications: UP #19-00005 to permit the indoor shooting range and UP #19-00006 to permit the self-storage component of this proposal. In the Hampton Zoning Ordinance, office and restaurant with a drive-thru are permitted by-right in M-1, however; an indoor shooting range, general retail, and self-storage are not; thus necessitating the rezoning to C-3 and approval of two (2) use permits. As a result, the three (3) applications are tied together and the decisions on both the rezoning and each use permit applications, while independent in vote, should reflect each other. Staff is recommending approval of all three (3) applications.

The Hampton Community Plan (2006, as amended) recommends commercial land uses for the 3200 Magruder Blvd portion of the site and business/industrial for the 36 Research Drive portion. With the work of the Langley Park Stakeholder Group, part of the current unapproved proposal is to expand the commercial node to encompass the entire subject site of the rezoning application.

Rezoning to General Commercial [C-3] District solely for the establishment of an indoor shooting range and/or a self-storage facility in this particular area of the city would typically not be supported by the Hampton Community Plan (2006, as amended); however, the multi-use nature of this proposal meets the policies and future land use goals described in the Community Plan. General Commercial [C-3], intended for semi-industrial commercial uses, is suitable for this location along the Magruder Business Corridor provided there are proffered conditions to ensure compatibility with the uses within the park and to protect the aesthetic character of the Magruder Visual Corridor. There are nine (9) proffers associated with the rezoning application that address limiting the development to the land uses described in the narrative statement, as well as limiting the self-storage units to no more than 75% of the building's total area, meaning at least 25% of the building would be a more active use

with employment opportunities. A conceptual site plan and elevations are also referenced in the proffers to address quality site and building design and aesthetics. There are six (6) proposed conditions for the indoor shooting range Use Permit application and five (5) proposed conditions for the self-storage facility.

This proposal is appropriate for the subject location because the mix of commercial uses on a Magruder Boulevard corner along with the sporting training opportunities and office space provide a unique mix that takes advantage of the location. In addition, the proposed office and storage space could attract more small businesses and workers to the park, which is a policy that is detailed in the Community Plan [ED Policy 4]. Based on the analysis of these applications, the proposed rezoning and use permits are consistent with the City's goals and policies, as outlined in the Hampton Community Plan (2006, as amended).

**Recommendations:**

Staff Recommendation:

Approve with 9 proffered conditions.

Planning Commission Recommendation:

Approve with 9 proffered conditions.