



## Legislation Text

---

**File #:** 19-0200, **Version:** 1

---

Use Permit Application by Red Moon Partners, L.L.C., to Operate an Indoor Shooting Range Component of the Proposed Multi-Use Development to Include a Shooting Range, Self-Storage, Modeling & Simulation/Office, General Retail, and Restaurant with and without a Drive-thru

### **Background Statement:**

Use Permit Application No. 19-00005 is a request to operate an indoor shooting range as a component of a proposed multi-use development to include self-storage, modeling & simulation/office, general retail, and restaurant with and without a drive-thru. The properties are located at 3200 Magruder Blvd. [LRSN 6000997] and 36 Research Drive [LRSN 6000996], within the Langley Research and Development Park.

This application accompanies Rezoning Application No. 19-00003 and Use Permit No. 19-00006. Approval of this application and the accompanying Rezoning and Use Permit would permit the combination of indoor shooting range in conjunction with associated uses: modeling & simulation/office, general retail, and restaurant with or without drive-thru fully contained in an enclosed and completely renovated building, as well as the proposed new building with offices and self-storage units. The three (3) applications are tied together and staff's analysis and recommendations are based on an understanding of the project as a single business operation that integrates multiple uses and multiple buildings. In addition to the range, the "outdoorsmen club" would feature other sporting activities, such as archery, axe throwing, and virtual reality, as well as a cigar lounge, barber shop, café, and meeting rooms. The indoor range is proposed to include approximately fifteen (15), 50 foot pistol lanes; five (5) 75 foot rifle lanes; and seven (7) 300 foot rifle lanes, covering approximately 15,500 square feet of floor area. Other operational areas associated with the range would include a weapon vault, gunsmith room, office, lounge, and training rooms. The range operation will be completely indoors, and the building will have state-of-the-art air filtering systems that will keep the gun smoke away from the shooters and other patrons.

This proposal is appropriate for the subject location because the mix of sporting and training uses will both bring visitors and new consumers to the park while providing retail and storage services to existing businesses within the park. Staff recommends that six (6) conditions be attached to the indoor shooting range use permit to ensure the proposed land use action is executed properly. Proposed conditions address range safety and security. 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)

Since the three applications represent that totality of the project, staff is including a combined staff report in each application package. However, separate votes must occur for each item.

### **Recommendations:**

Staff Recommendation:

Approve with 6 conditions.

Planning Commission Recommendation:  
Approve with 6 conditions.