



PUP2018-00002

4100 Tomlynn Street – Rebkee, LLC

Staff Report for Board of Supervisors Public Hearing

Prepared February 2, 2018

This report is prepared by the Henrico County Planning Staff to provide information to the Planning Commission and the Board of Supervisors to assist them in making a decision on this application. It may also be useful to others interested in this zoning matter.

I. PUBLIC HEARINGS:

Planning Commission: January 11, 2018 Recommended for approval

Board of Supervisors: February 13, 2018 Pending

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Request: Provisional use permit to allow 170' high net poles associated with a golf entertainment facility

Existing Zoning: M-1 Light Industrial District, M-2 General Industrial District

Acreage: 13.933 acres

Location: North line of Westwood Avenue approximately 470' east of its intersection with Tomlynn Street

Magisterial District: Brookland

2026 Comprehensive Plan Recommendation: Heavy Industry and Environmental Protection Area (EPA)

Parcel Number: 779-735-1860

Zoning of Surrounding Properties:

North:	M-1 Light Industrial District
South:	M-1 Light Industrial District
East:	M-2 General Industrial District
West:	M-1 Light Industrial District

III. SUMMARY OF STAFF REPORT COMMENTS:

The applicant is requesting approval of a provisional use permit (PUP) to allow the installation of net poles up to 170' in height in conjunction with the construction of a golf entertainment facility. The planned facility is a permitted use in the M-1 District, and buildings and structures up to 200' in height are permitted via PUP.

The subject site is located on the north line of Westwood Avenue near the Interstate 195 overpass, and is currently undeveloped. The property is recommended for Heavy Industry and Environmental Protection Area on the 2026 Comprehensive Plan's Future Land Use map.

The proposed use would be in keeping with the non-residential character of the area, which is slowly adding additional entertainment and service options. While the proposed 170' tall net poles would likely be visible from adjacent parcels and roadways, it is not anticipated they would have a negative impact on the industrial character of the area. Other tall structures, such as communications towers and billboards, are located in the vicinity, as is I-195, which is elevated approximately 30' adjacent to the subject site. For these reasons, staff supports this request subject to the conditions recommended in Section IV of this report.

The Planning Commission recommended approval of this request at their January 11, 2018 meeting.

IV. LAND USE ANALYSIS AND IMPLICATIONS:

The subject site is a vacant property located in a largely industrial area adjacent to existing and vacant industrial properties, Interstate 195, and a Dominion Energy substation. The site is just north of Westwood Avenue and the City of Richmond, and is also in close proximity to the ACCA rail yard. The majority of the property is zoned M-1 Light Industrial District, with a portion under I-195 zoned M-2 General Industrial District.

The applicant proposes to develop the site with a golf entertainment facility consisting of a 3-story building with driving range stalls. This use is permitted in the M-1 District; however, the proposed target field for the facility will be encircled by a large net to contain golf balls hit by patrons. The net and associated net poles will be 170' tall at their highest point. The maximum building height in the M-1 District is 45', although this can be increased to 110' through a special exception at the time of plan of development. Structures up to 200' in height are permitted via provisional use permit (PUP) in the M-1 District, giving rise to this request. The majority of the site is designated Heavy Industry on the 2026 Comprehensive Plan's Future Land Use map, meaning a variety of high-intensity non-residential uses could be appropriate, including the golf entertainment facility.

As illustrated in Exhibit A, the site would be accessed via Westwood Avenue, as well as a cross-access to Tomlynn Street to the west through property also owned by the applicant. A large parking area would be located between Westwood Avenue and the proposed building, with the target field and associated net located to the north of the building on the portion of the site farthest from Westwood Avenue. Exhibit A indicates an existing stream on the site would be placed in a concrete channel. This stream creates the existing special flood hazard area on the portion of the site designated Environmental Protection Area.

Exhibit B illustrates the planned appearance of the building, as well as the net pole configuration that will support the net encircling the target field. Shorter nets (approximately 90' in height) would be located closest to the proposed building, and would gradually rise to their ultimate height of

170' farther north on the site. The tallest nets would be located approximately 500' north of Westwood Avenue and 400' east of Tomlynn Street, minimizing their appearance from those adjacent roadways. The net poles would also be highly visible from Interstate 195, which is elevated approximately 30' above the subject site. The closest net pole to I-195 would be approximately 100' from the roadway, with the closest of the 170'-high poles located approximately 200' west of the roadway. These distances are slightly greater than a similar facility adjacent to I-264 in Virginia Beach, indicating the proposed net poles should not negatively impact the adjacent roadways.

Although the proposed towers would be relatively removed from adjacent roadways, they would likely still be visible from other properties in the vicinity. However, the impact of this visibility should be minimal given the industrial nature of the adjacent development pattern. Additionally, several communications towers of similar heights (150' – 170') are located in the vicinity, and have not appeared to negatively impact the surrounding community.

Staff believes the proposed net poles would support an allowed use in a transitioning area of the county, and would allow for additional entertainment options for county residents. The net poles, while visible to the surrounding area, are not expected to have negative impacts on adjacent properties. The proposed golf entertainment facility would also be in keeping with the site's existing zoning and designation on the 2026 Comprehensive Plan. For these reasons, staff supports this request subject to the following recommended conditions:

1. The net poles shall not exceed 170' in height.
2. The general location of the net poles shall be consistent with those shown on Exhibit A.
3. The general appearance of the net poles and associated net shall be consistent with that shown on Exhibit B.
4. Any lighting on the net poles shall be approved as part of an overall lighting plan for the property.
5. The applicant shall obtain approval from the Director of Planning prior to the installation of any signage on the net and net poles.
6. The applicant shall obtain approval from the Director of Planning should the FAA require the addition of standard obstruction marking and lighting (i.e. red lighting and orange and white striping) on the net poles. Any changes to the proposed galvanized finish of the net poles shall be submitted to the Director of Planning for approval.
7. If ownership is transferred to another provider, the new owner shall submit a Transfer of Provisional Use Permit.

The Planning Commission recommended approval of this request at their January 11, 2018 meeting.

V. COMPREHENSIVE PLAN ANALYSIS:

Future Land Use Plan Recommendation:

The 2026 Comprehensive Plan's recommended future land use for the subject parcel is Heavy Industry (HI) and Environmental Protection Area (EPA). The proposed use and net pole height is consistent with these designations.

Vision, Goals, Objectives and Policies:

This request is most consistent with the following Goals, Objectives, and Policies of the 2026 Comprehensive Plan:

- Economic Objective 5: Promote reinvestment in older neighborhoods to meet the needs for retail services and employment in local areas.
- Land Use and Community Character Objective 9: Encourage diverse mixtures and forms of development to support the economic tax base of the county.
- Land Use and Community Character Objective 30: Minimize disruption and conflict among established residential, commercial and industrial uses and new uses.

VI. PUBLIC SERVICE AND SITE CONSIDERATIONS:

Major Thoroughfare and Transportation:

No comments.

Drainage:

No comments.

Public Utilities:

County sewer, located in an easement on the property, is not in conflict with the proposed tower location.

Schools:

No comments.

Division of Fire:

No comments.

Division of Police:

No comments.

General Services:

No comments.

Public Libraries:

No comments.

Recreation and Parks:

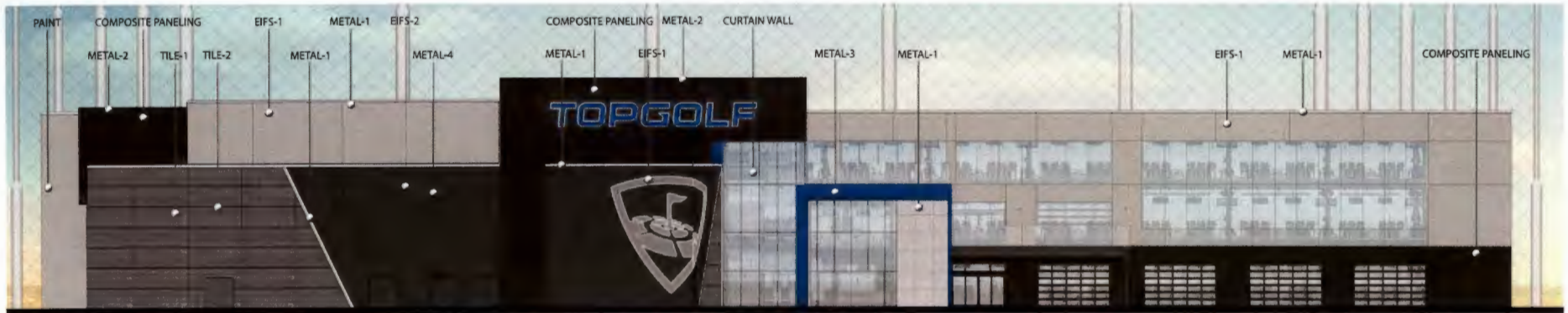
No park or recreation facilities, historical, archeological or battlefield impact.

Community Revitalization:

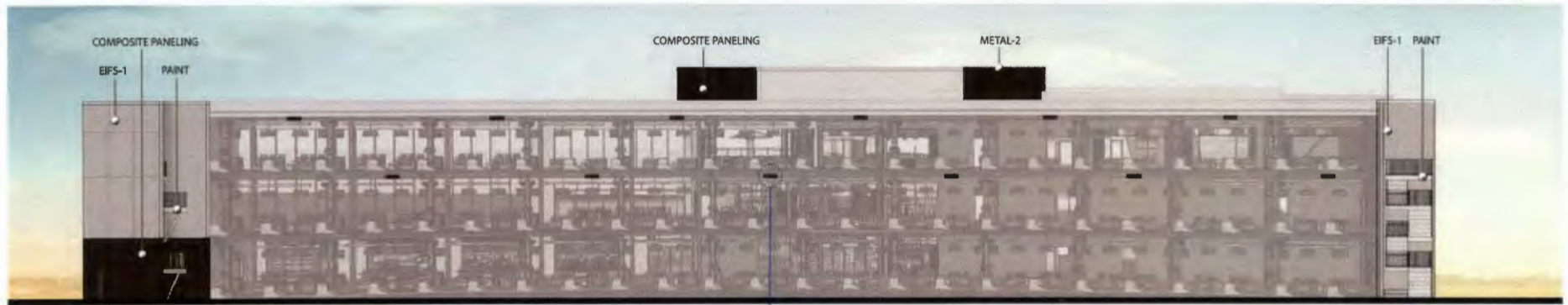
No comments.

Topography and Land Characteristics Adaptability:

Other than the identified special flood hazard area on the site, there are no known topographic reasons or other land characteristics that would prevent the site from being developed as proposed.



Front Elevation



Rear Elevation

LED FIELD LIGHT (TYP)



TILE - 1

TILE - 2

EIFS - 1

EIFS - 2

COMPOSITE
PANELING

METAL - 1

METAL - 2

METAL - 3

METAL - 4

CURTAIN WALL

PAINT



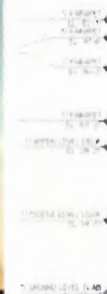
EXHIBIT B

PUP2018-00002

Exterior Elevations

Topgolf

aria
GROUP



Age Group	Percentage
0'	10%
16'	15%
32'	25%
64'	50%



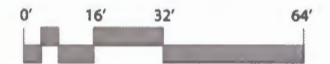
PUP2018-00002

Topgolf

aria
GROUP



Right Elevation



TILE - 1 TILE - 2 EIFS - 1 EIFS - 2 COMPOSITE PANELING METAL - 1 METAL - 2 METAL - 3 METAL - 4 CURTAIN WALL PAINT



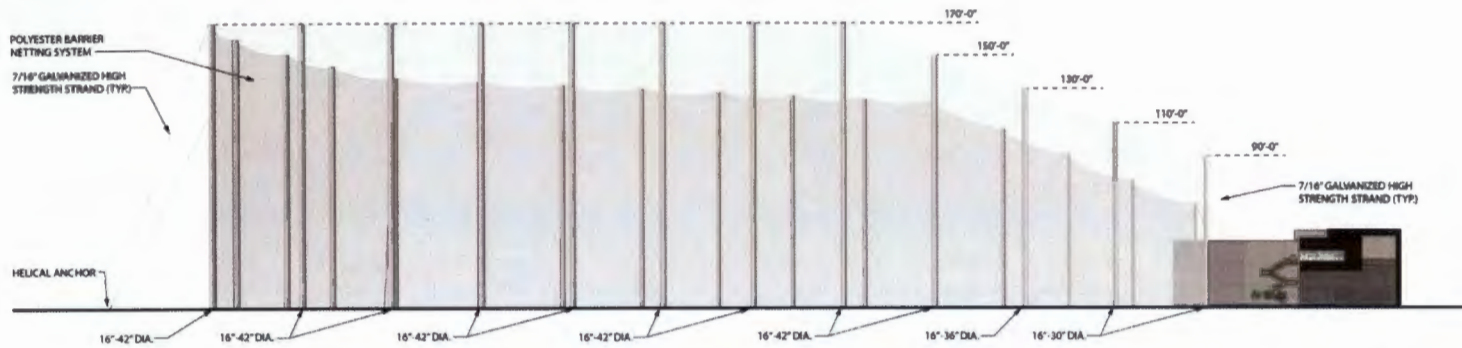
EXHIBIT B

PUP2018-00002

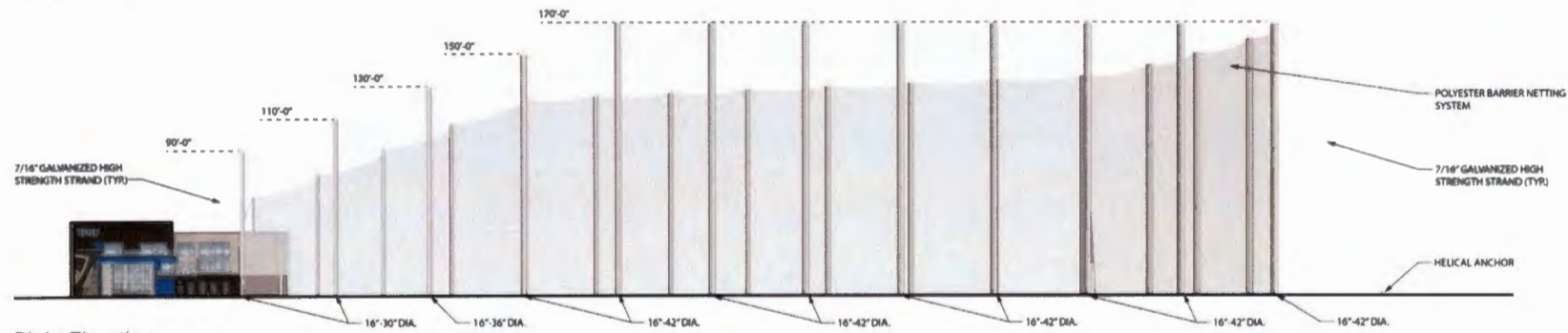
Exterior Elevations

Topgolf

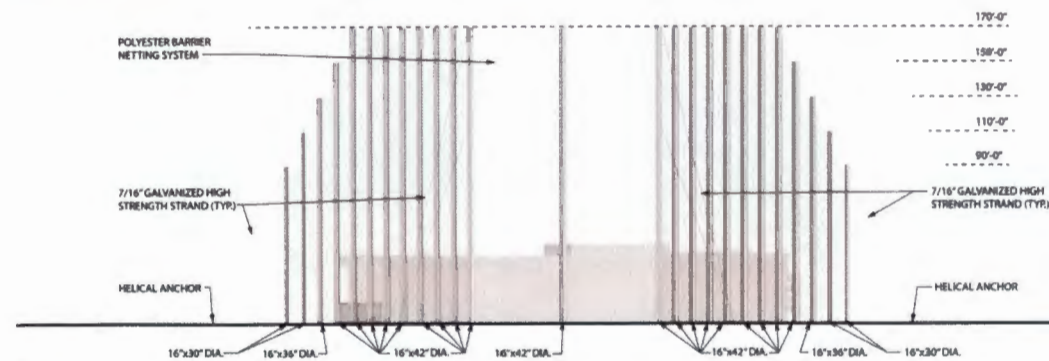
aria
GROUP



Left Elevation



Right Elevation



Rear Elevation



POLYESTER BARRIER NETTING SYSTEM

- NETTING COMPONENT:
 - COLOR: BLACK
 - POLYESTER NETTING: 1" MESH SIZE
 - LONG STITCH KNOT LESS JOIN
 - RESIN OYE AND BONDING TREATMENT
 - 116.7 LB. AVERAGE SINGLE MESH BREAK STRENGTH
- ATTACHMENT TWINE/HANGING TWINE:
 - #48 BRAIDED POLYESTER TWINE
 - 375 LB. TENSILE STRENGTH
 - OYE TREATED
- PERIMETER BORDER ROPE & RIB-LINE/VERTICALS:
 - 3/4\"/>

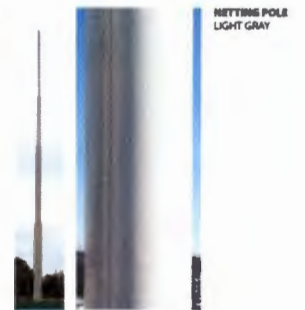


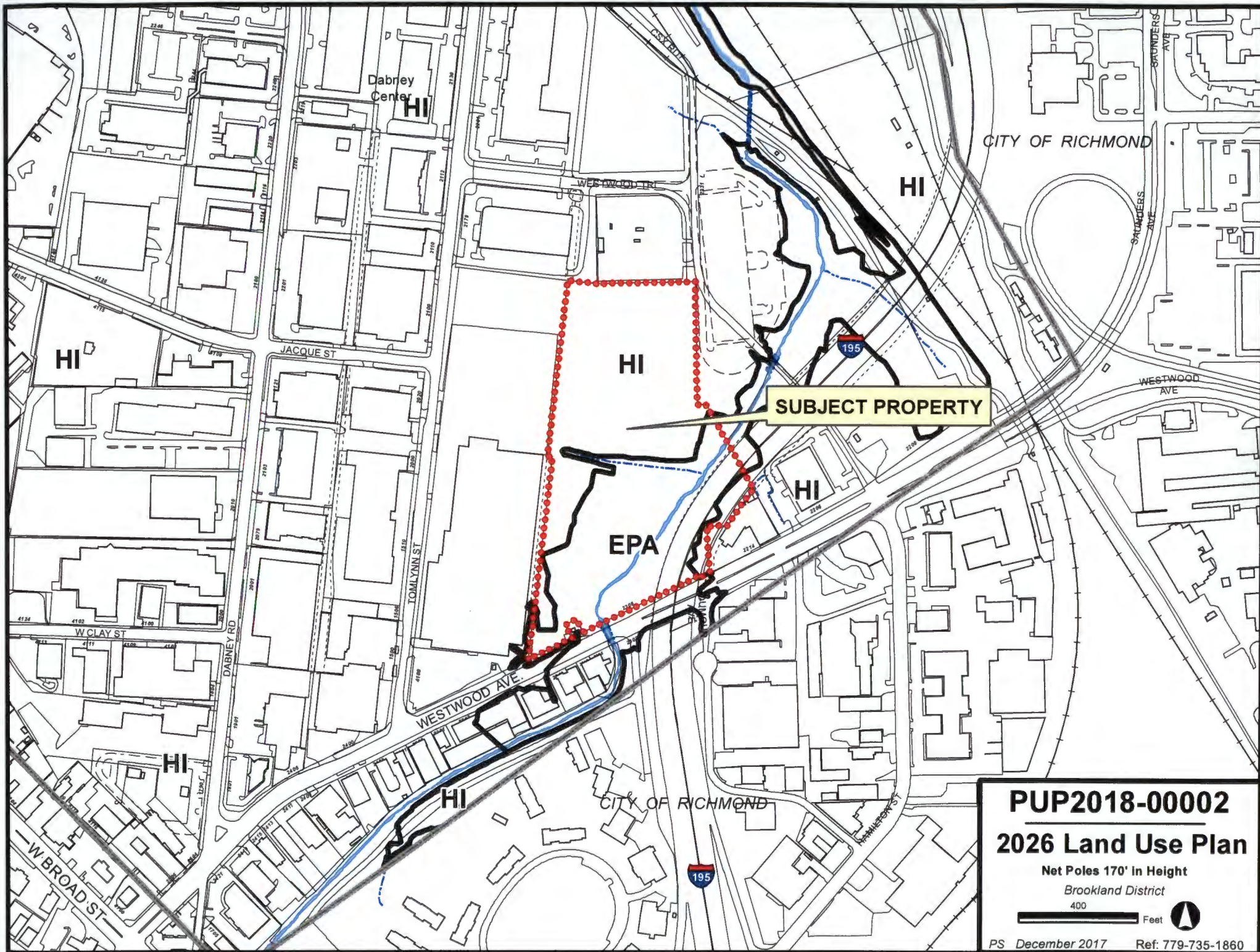
EXHIBIT B

PUP2018-00002

Net Pole Elevations

Topgolf

aria
GROUP



PUP2018-00002
2026 Land Use Plan
Net Poles 170' in Height
Brookland District
400 Feet
PS December 2017 Ref: 779-735-1860