

CASE NUMBER: 20SN0509

APPLICANT: Performance Sports Group, LLC

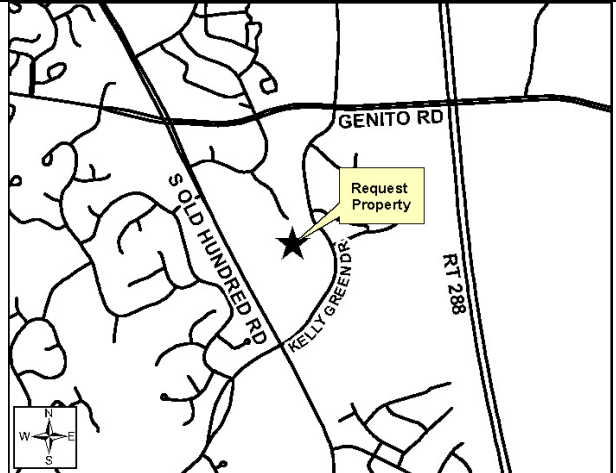


**CHESTERFIELD COUNTY, VIRGINIA
CLOVER HILL DISTRICT**

**STAFF'S ANALYSIS
AND RECOMMENDATION**

Planning Commission (CPC) Hearing:
December 17, 2019
CPC Time Remaining:
100 DAYS

Applicant's Contact:
CHRIS MARTIN (804) 405-7338
Applicant's Agent:
DAVE ANDERSON (804) 432-6699
Planning Department Case Manager:
JOSH GILLESPIE (804-796-7122)



8.7 Acres – 3401 S Old Hundred Rd
RISE BASEBALL

REQUEST

Rezoning from Light Industrial (I-1) to Neighborhood Business (C-2) of 2.8 acres and from Agricultural (A) to Light Industrial (I-1) of 1.0 acre plus conditional use to permit commercial indoor recreational use and sale of alcoholic beverages for on-premises consumption within 500 linear feet of a public school in a Light Industrial (I-1) District on 5.9 acres.

Note: Conditions may be imposed or the property owners may proffer conditions.

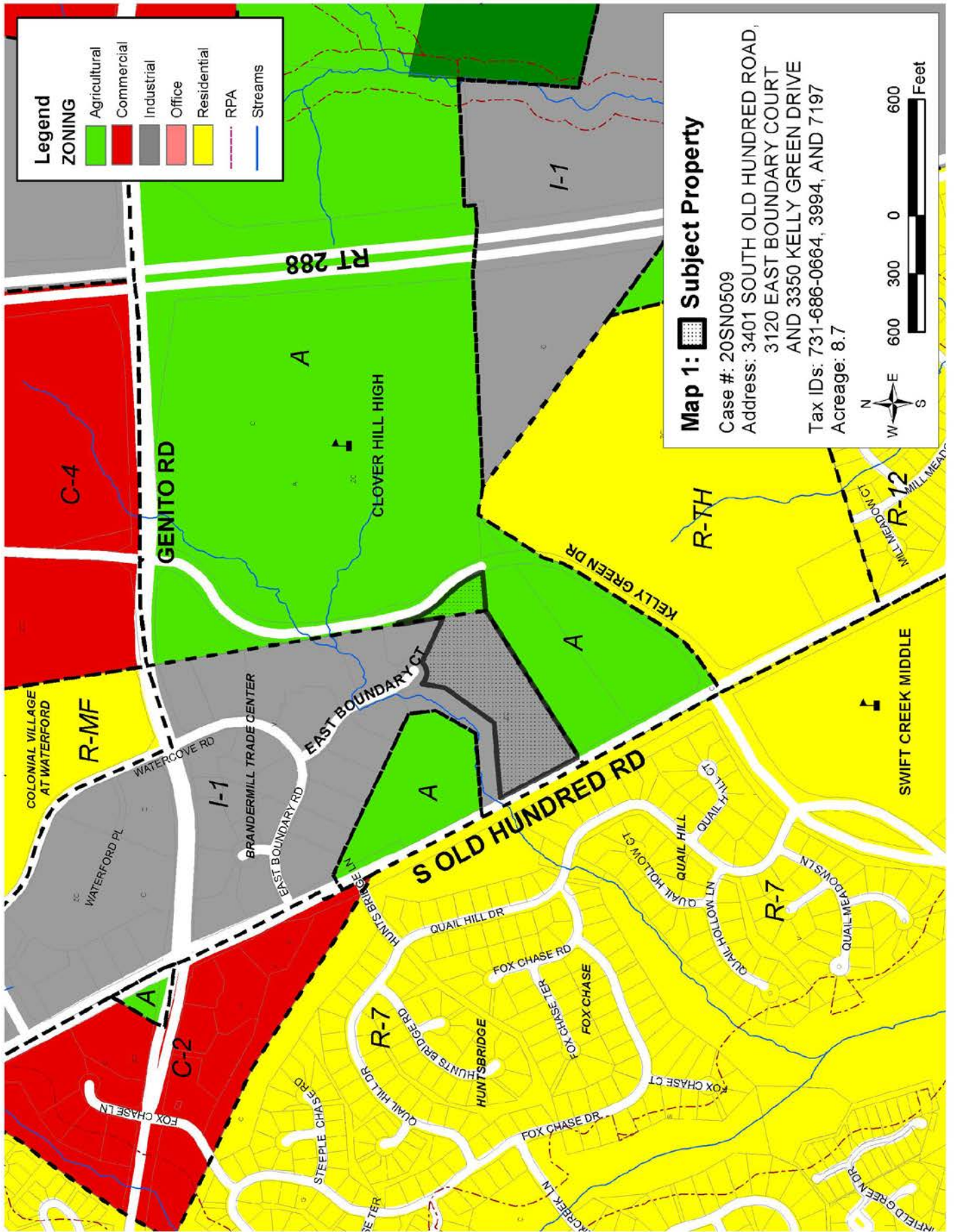
SUMMARY

A mixed development known as RISE Baseball with limited Neighborhood Commercial (C-2) uses and a commercial indoor recreation facility is planned. Conditional uses are requested to permit commercial indoor recreational uses in addition to Light Industrial (I-1) uses and to permit the sale of alcoholic beverages for on-premises consumption within 500 linear feet of a public school.

DEFERRAL

Staff recommends a deferral to the Commission's regularly scheduled February 2020 public hearing to allow time to respond to feedback from the December 4, 2019 community meeting.

The deadline for the applicant to submit any new or revised information for a deferral to February 21, 2020 is January 6, 2020. Staff supports a deferral to the Commission's regularly scheduled February 2020 meeting provided the applicant can meet this deadline for submitting additional information. Otherwise, a longer deferral would be appropriate.



CASE HISTORY

Applicant Submittals

5/17/19	Application submitted
5/23, 8/8 & 8/22/19	Application amended
5/17, 8/22 & 12/4/19	Proffered conditions, Textual Statement and exhibits submitted

Community Meeting

12/4/19	<p>Sports activities including teams and clubs with large gatherings & events</p> <ul style="list-style-type: none"> • Baseball fields lack space for full games • Basketball courts can be used for training and for games <p>Hours of operation: intended sports activities between 3:00pm and 10:00pm.</p> <ul style="list-style-type: none"> • Day camps are offered during school breaks <p>Food and alcohol</p> <ul style="list-style-type: none"> • Accessory to the sports training or separate use marketed to the general public • Public safety: alcohol, lighting, traffic <p>Architectural and site design, materials, and compatibility</p> <p>Building heights and visibility</p> <ul style="list-style-type: none"> • The building site on Parcel 1 is 12' below road grades, with a building peak at 36' +/- • The building site on Parcel 2 may have 1 or 2 story building <p>Tree preservation</p> <ul style="list-style-type: none"> • Potential shared access / cooperative parking agreements with The Chapel on neighboring property <p>Building uses for Parcel 2</p> <ul style="list-style-type: none"> • Commercial, potential for expansion of indoor active recreation and outdoor recreation areas <p>Area traffic</p>
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Planning Commission

10/15/19	Action – DEFERRED TO December 17, 2019 ON THE COMMISSION’S OWN MOTION WITH THE APPLICANT’S CONSENT.
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