

PUP2018-00003

Zoning

Hours of Operation
Brookland District

400 Feet

PS January 2018

Ref: 773-736-6272



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoulkas
County Manager

April 17, 2018

Mr. Brian Zachariasen
1601 Willow Lawn Drive
Richmond, VA 23230

Re: Provisional Use Permit PUP2018-00003

Dear Mr. Zachariasen:

The Board of Supervisors at its meeting on April 10, 2018, approved your request for a Provisional Use Permit under Sections 24-58.2(a), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow 24-hour operation of a gym on part of Parcel 773-736-6272 located on the south line of W. Broad Street (U.S. Route 250) approximately 660' east of Willow Lawn Drive, subject to the following conditions:

1. This permit shall apply only to the tenant space occupied by Gold's Gym as shown on Exhibit A (see case file).
2. Prior to operating for 24-hours, the applicant shall submit a paper and a digital copy of a security plan for review and approval by the Director of Planning and Chief of Police. The security plan shall contain information regarding:
 - a. Standard operating procedures pertaining to employees, facility security, security personnel and all other crime prevention measures (including: a security alarm, placement and views of interior and exterior security cameras, physical security measures (door locks, hinges, access control (ex. Keycard access)), landscaping, lighting, etc. and describes how the security plan is designed to reduce crime from occurring during the proposed extended hours of operation.
 - b. Trespassing enforcement authorization, including the placement of "no trespassing" signage, shall be provided to the Police Division prior to 24-hour operation.
 - c. Prior to operating for 24-hours, the applicant shall meet with Henrico Police to ensure security measures are in place as described in the approved security plan.

Mr. Brian Zachariasen

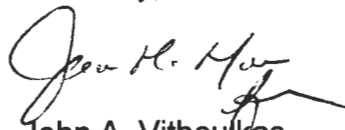
April 17, 2018

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3. Extended hours of operation shall not result in loitering, criminal activity, traffic or public nuisance in the area surrounding the business. In the event that evidence (i.e. police calls to the premises or complaints) indicates the extended hours of operation are having an adverse effect (i.e. increased public nuisance, loitering, excessive noise outside the building, criminal assault, traffic, etc.) on the surrounding area, the Board of Supervisors may hold a public hearing to consider revoking the provisional use permit.
4. The owner and/or operator of the establishment shall install and maintain a security camera and video system designed by a security specialist. The security system shall include the following items:
 - a. Exterior surveillance cameras monitoring the entrance(s), parking area(s), and any other areas deemed necessary by the Division of Police. Such security cameras shall provide clear imagery of the establishment's patrons and their vehicles.
 - b. Tapes or digital files showing recorded activities in the areas under surveillance shall be preserved for a period of thirty (30) days. Authorized representatives of the Henrico County Police Department and the Henrico County Planning Department shall have access to such tapes upon request.
5. The owner and/or operator of the establishment shall provide adequate lighting for the entrances, exits, and parking areas serving the business. Adequate lighting shall be defined as lighting sufficient for clear visual and security camera surveillance.

The Planning Department has been advised of the action of the Board of Supervisors and requested to revise its records.

Sincerely,


John A. Vithoulkas
County Manager

pc: Federal Realty Investment Trust
Director, Real Estate Assessment
Police, Special Services

Zoning Summary Chart - Master Plan

Zoning District(s): B-2 Shopping Center			
Overlay District(s): NONE			
Zoning Regulation Requirements	Existing	Required	Provided
FRONT YARD SETBACK	±151 FT	50 FT (min)	±151 FT
SIDE YARD SETBACK	±45 FT	40 FT (min)	±45 FT
REAR YARD SETBACK	±380 FT	40 FT (min)	±380 FT
MAX. BUILDING COVERAGE	29.1%	29.1% (max)**	24.8%*

* 0.1% VARIATION BETWEEN EXISTING AND PROPOSED BCR ALLOWED PER PLANNING DEPARTMENT.
** 29.1% = EXISTING BUILDING COVERAGE RATIO

Tree Canopy Calculations

Tree Canopy Requirement
401,969 SF (Bldg) + 360,180 SF (Parking)
= 762,149 SF x 10% = 76,214 SF
NON-CONFORMING
TREES REMOVED WITH THIS PLAN WILL BE
REPLACED (LANDSCAPE PLAN TO BE
SUBMITTED SEPARATELY)

Parking Summary Chart - Master Plan

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	9' x 18'	9' x 18'	2,122	1,939
STANDARD ACCESSIBLE SPACES *	13' x 18'	13' x 18'	52	25
VAN ACCESSIBLE SPACES	16' x 18'	16' x 18'	17	5
TOTAL SPACES	—	—	2,191	1,969
LOADING BAYS **	10' x 25'	—	—	25

* ADA/STATE/LOCAL REQUIREMENTS
** LOADING BAYS: ONE BAY FOR FIRST 10,000 SF.
PLUS 1 BAY PER EACH ADDITIONAL 20,000 SF

Parking Requirements (Parcels 1 & 2):

BUILDING AREA	489,688 S.F.
OUTDOOR DINING	2,496 S.F.
TOTAL	492,184 S.F.
20% REDUCTION	98,437 S.F.
	393,747 S.F.
393,747 SF x 1 SPACE/200 SF = 1968.7 SPACES	
TOTAL PARKING REQUIRED = 1,969 SPACES	

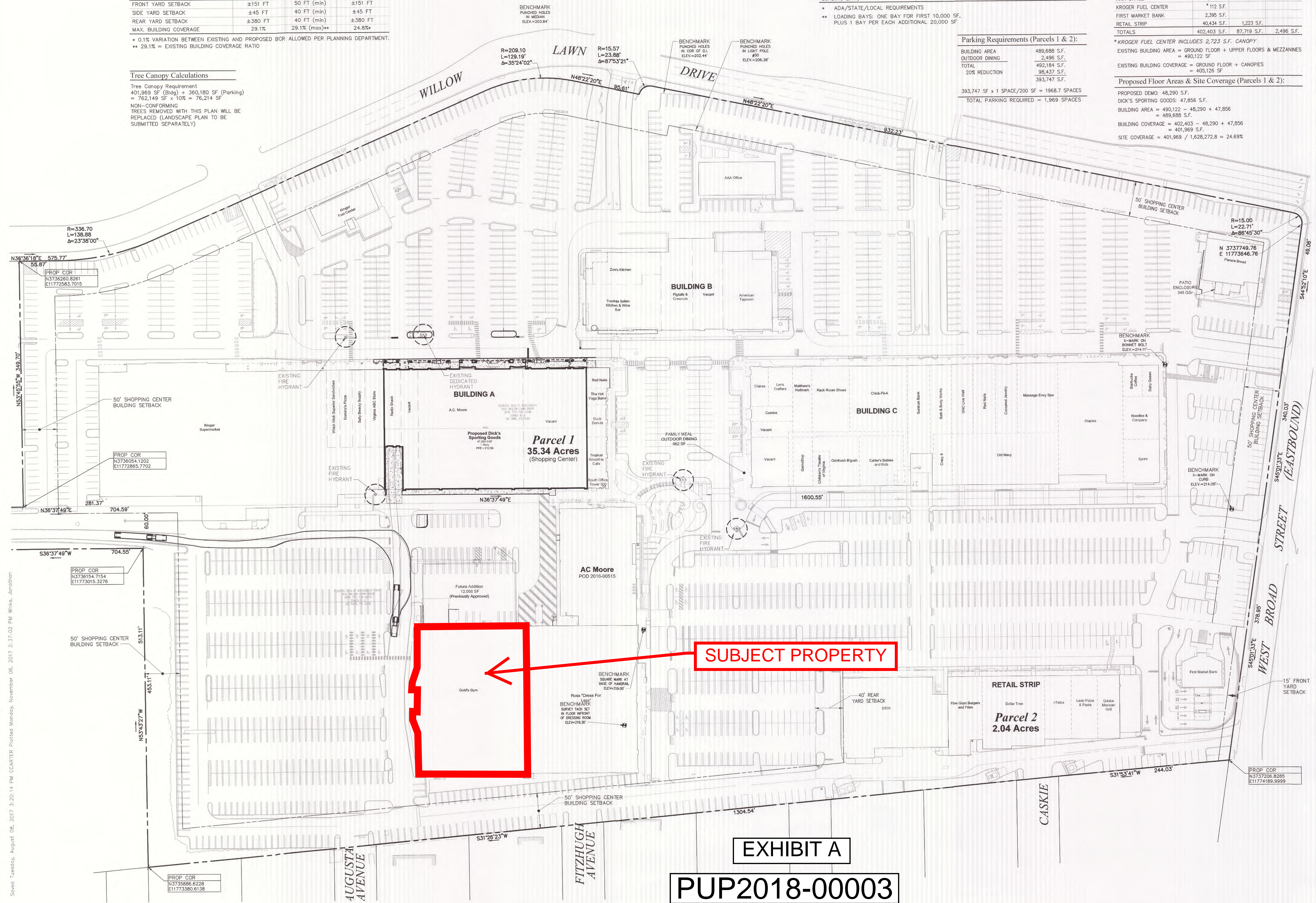
Existing Floor Areas & Site Coverage (Parcels 1 & 2):

Building	Ground Floor	Upper Floors & Mezzanines	Outdoor Dining
BUILDING A	127,081 S.F.	12,263 S.F.	
BUILDING B	30,716 S.F.	58,283 S.F.	1,534 S.F.
BUILDING C	97,119 S.F.	13,270 S.F.	962 S.F.
BUILDING D	82,547 S.F.	2,680 S.F.	
GOLD'S GYM EXPANSION	12,000 S.F.		
PANERA BREAD	4,810 S.F.		
AAA OFFICE	5,189 S.F.		
KROGER FUEL CENTER	* 112 S.F.		
FIRST MARKET BANK	2,395 S.F.		
RETAIL STRIP	40,434 S.F.	1,223 S.F.	
TOTALS	402,403 S.F.	87,719 S.F.	2,496 S.F.

* KROGER FUEL CENTER INCLUDES 2,723 S.F. CANOPY
EXISTING BUILDING AREA = GROUND FLOOR + UPPER FLOORS & MEZZANINES
= 490,122 SF
EXISTING BUILDING COVERAGE = GROUND FLOOR + CANOPIES
= 405,126 SF

Proposed Floor Areas & Site Coverage (Parcels 1 & 2):

PROPOSED DEMO: 48,290 S.F.
DICK'S SPORTING GOODS: 47,856 S.F.
BUILDING AREA = 490,122 - 48,290 + 47,856
= 489,688 S.F.
BUILDING COVERAGE = 402,403 - 48,290 + 47,856
= 401,969 S.F.
SITE COVERAGE = 401,969 / 1,628,272.8 = 24.69%



SUBJECT PROPERTY

EXHIBIT A

PUP2018-00003

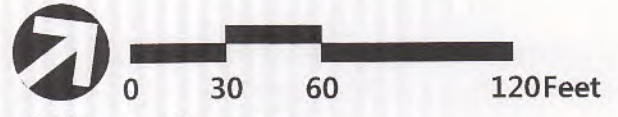
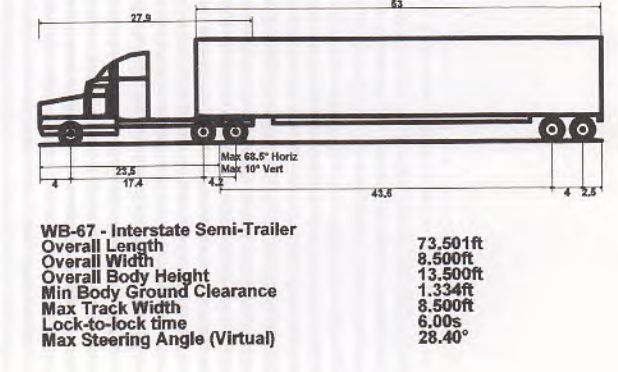
POD 2017-00344



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Rockville, Maryland 20852
301-998-8100
FAX 301-998-3705



Willow Lawn
Dick's Sporting Goods
West Broad St. and Willow Lawn Dr.
Henrico County, Virginia

No.	Revision	Date	Appr.
1	RESPONSE TO COUNTY COMMENTS	8/16/17	JCW
2	SIGNATURE SUBMITTAL	11/6/17	JCW

Designed by: _____ Checked by: _____
Issued for: _____ Date: _____
County Approval June 23, 2017

Drawing Title
Master Plan

Drawing Number

MP-1

Sheet of

Project Number
31653.09