

**PUP2018-00012**

**Zoning**

24 Hr. Fitness Center  
Three Chopt District

400 Feet

PS August 2018 Ref: 753-758-7318



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

John A. Vithoulkas  
County Manager

November 20, 2018

IVT Westpark Glen Allen, LLC  
Attention Mr. Markian Pawluk  
3025 Highland Boulevard, Suite 350  
Downers Grove., IL 60515

Re: Provisional Use Permit PUP2018-00012

Dear Mr. Pawluk:

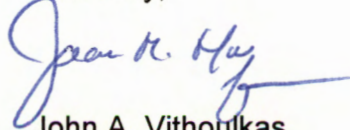
The Board of Supervisors at its meeting on November 13, 2018, approved your request for a Provisional Use Permit under Sections 24-58.2 (a), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow 24-hour operation of a fitness facility on part of Parcel 753-758-7318 located on the east line of Stillman Parkway approximately 500' south of its intersection with W. Broad Street (U.S. Route 250), subject to the following conditions:

1. All proffered conditions accepted with case C-76C-89 shall be made a part of this Provisional Use Permit (see case file).
2. This permit shall apply only to the tenant space occupied by Planet Fitness as shown on Exhibit A (see case file).
3. 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 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.

4. The owner or operator shall be responsible for the installation, operation, and maintenance of exterior security camera(s) and video system of professional grade and quality and rated for the exterior surveillance of retail operations. This security system shall at a minimum include:
  - a. Exterior surveillance cameras monitoring the entrance(s) and any other areas deemed necessary by the Division of Police, including at a minimum the portion of the parking area(s) located between the tenant space and access drive serving outparcels along W. Broad Street. Such security cameras shall provide clear imagery of the establishment's patrons and their vehicles.
  - b. Recordings of all activities under surveillance shall be preserved for a period of one (1) month by the applicant or owner/operator. Authorized representatives of the Henrico County Division of Police shall have full and complete access to all recordings 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.
6. Windows shall not be tinted or obscured by advertisements, posters, blinds, and/or visual obstructions that inhibit or hinder exterior surveillance. The installation and use of light blocking devices during daylight hours shall be permissible if approved by the Crime Prevention Unit of the Police Division.
7. 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.

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

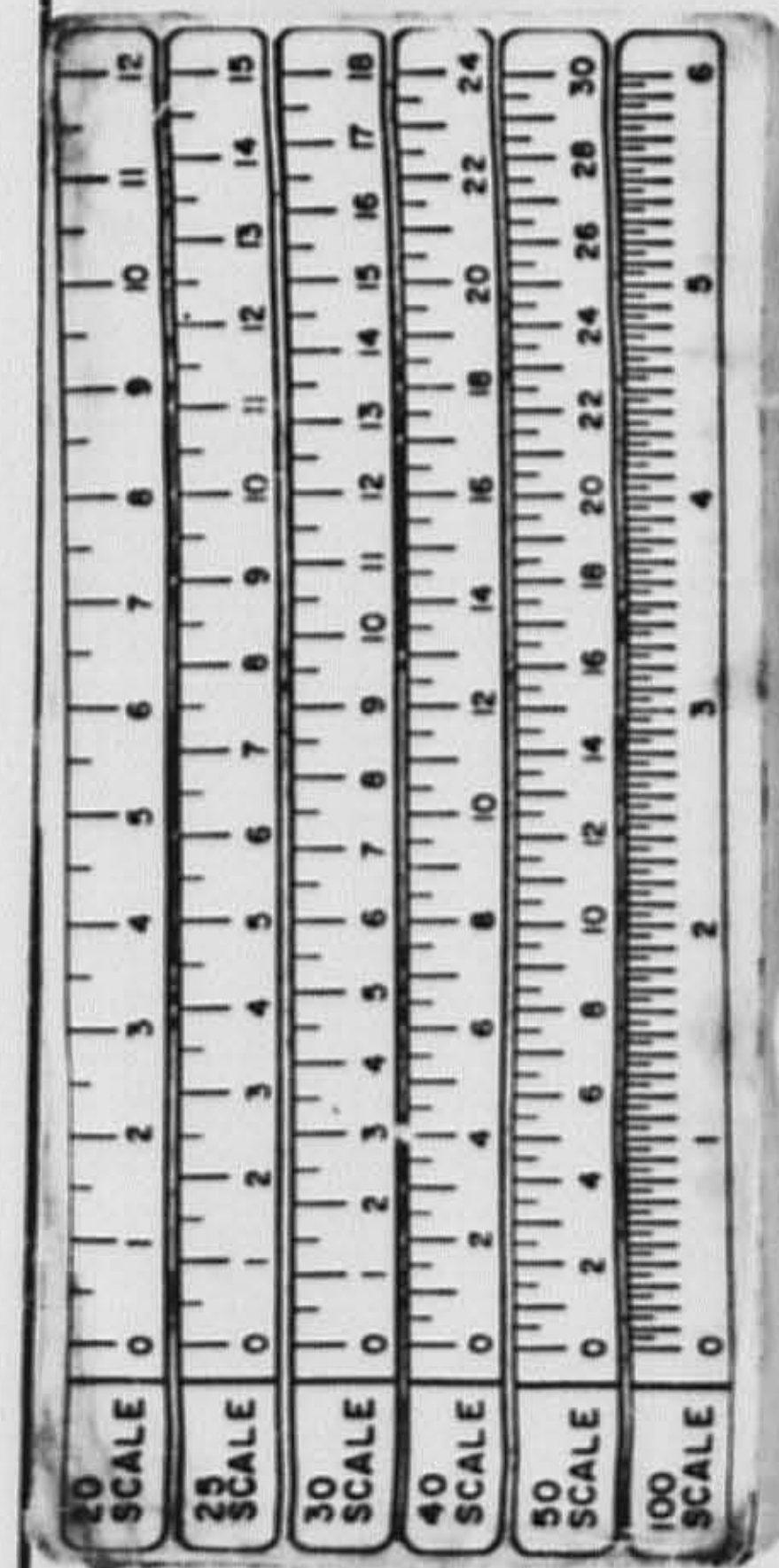
Sincerely,

A handwritten signature in blue ink, appearing to read "John A. Vithoulkas", with a stylized flourish at the end.

John A. Vithoulkas  
County Manager

pc: C-Fit 4 LLC, dba Planet Fitness  
Director, Real Estate Assessment  
Police, Special Services





SUBJECT PROPERTY

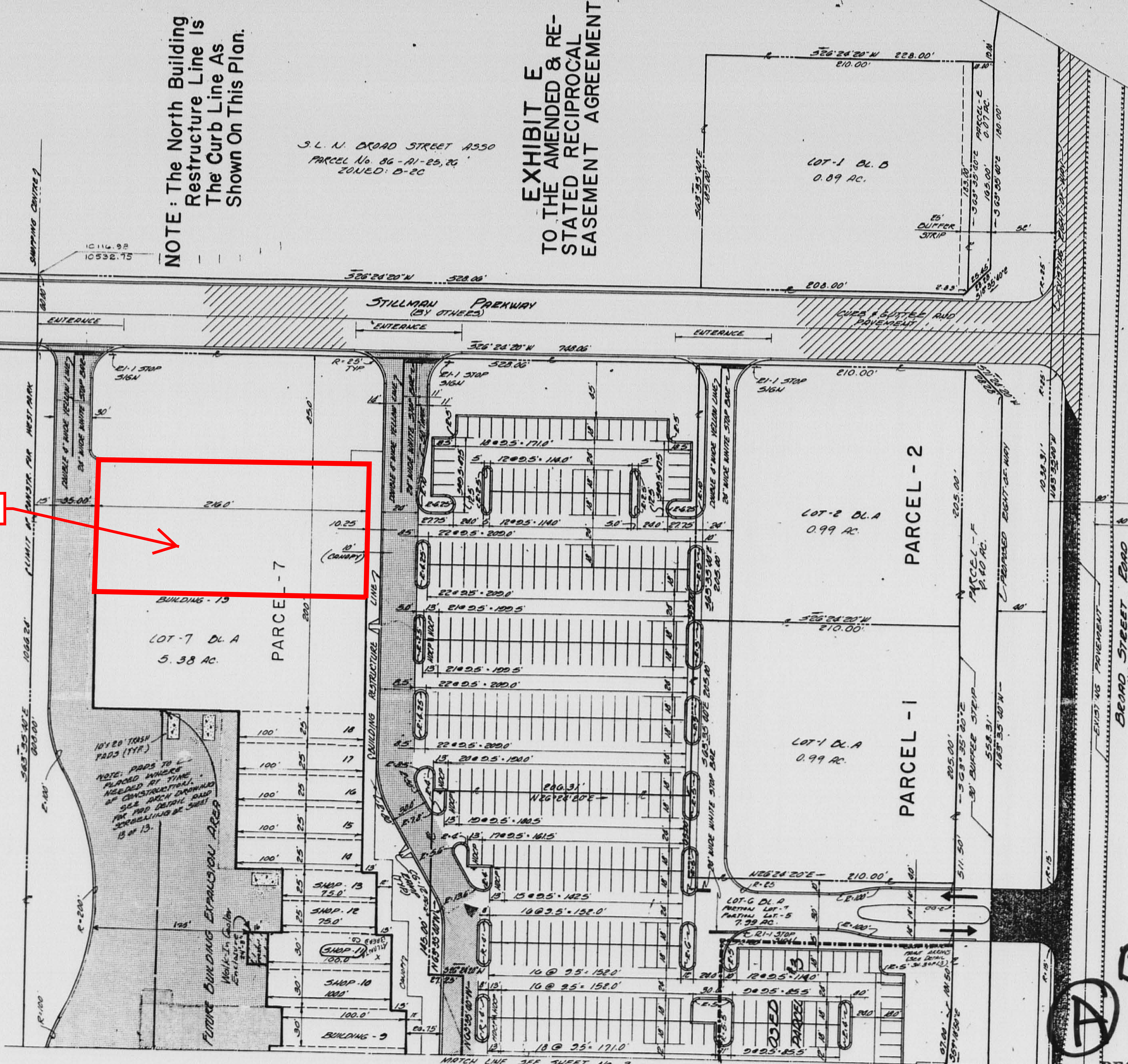
FELD DEVELOPMENT CORP.  
PARCEL No. 86-A1-29  
ZONED: O-2C

FELD DEVELOPMENT CORP.  
PARCEL No. 86-A1-29  
ZONED: O-2C

NOTE: The North Building  
Restructure Line Is  
The Curb Line As  
Shown On This Plan.

3 L N. DROAD STREET A330  
PARCEL No. 86-A1-25, 26  
ZONED: B-2C

EXHIBIT E  
TO THE AMENDED & RE-  
STATED RECIPROCAL  
EASEMENT AGREEMENT



WEINSTEIN ASSOCIATES  
PARCEL No. 86-A1-11  
ZONED: A-1

WEINSTEIN ASSOCIATES  
PARCEL No. 86-A1-33  
ZONED: A-1

WILLIAMS  
PARCEL No. 86-A1-10  
ZONED: B3 & A-1

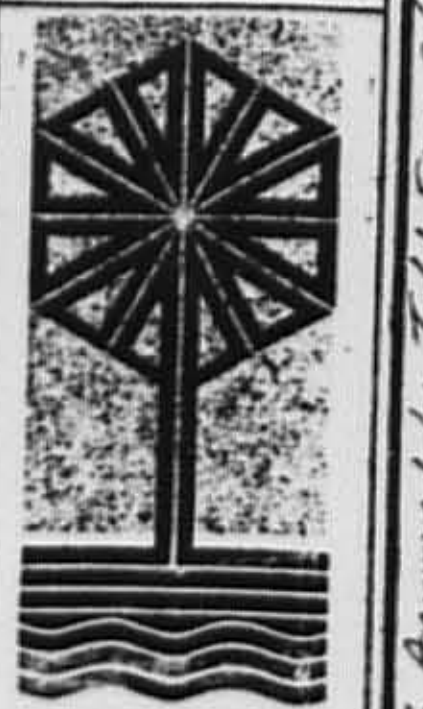
E.D. LEWIS & ASSOCIATES  
Consulting Engineers • Land Surveyors & Planners  
2117 Duke Ave. • Richmond, VA 23230 • (804) 245-5948

WESTPARK SHOPPING CENTRE PHASE - I  
LAYOUT PLAN



Date: JULY 17, 1987  
Scale: 1"=40'  
Designed: S.B.T.  
Drawn: C.B.M.  
Checked: S.B.T.

Revisions: 0/2/87  
0/12/87  
0/13/88  
0/20/88  
0/21/88  
0/21/88  
0/13/88



RECEIVED

MAR 30 1988  
PLANNING OFFICE  
COUNTY OF HENRICO

J.N. 20615  
Sheet 4 of 13

EXHIBIT A

PUP2018-00012