IV. Public Hearing

A. CUP 22-0007-Conditional Use Permit request for Personal Improvement Services in the Office Zoning District at 2200 South Main Street (Tax Map No. 317-A-16) by Stahl Fitness, LLC (applicant) for AWA 2200 Holdings LLC (owner).

   A. Staff presentation
   B. Applicant presentation
   C. Public Comment
   D. Applicant rebuttal
   E. Motion & Discussion

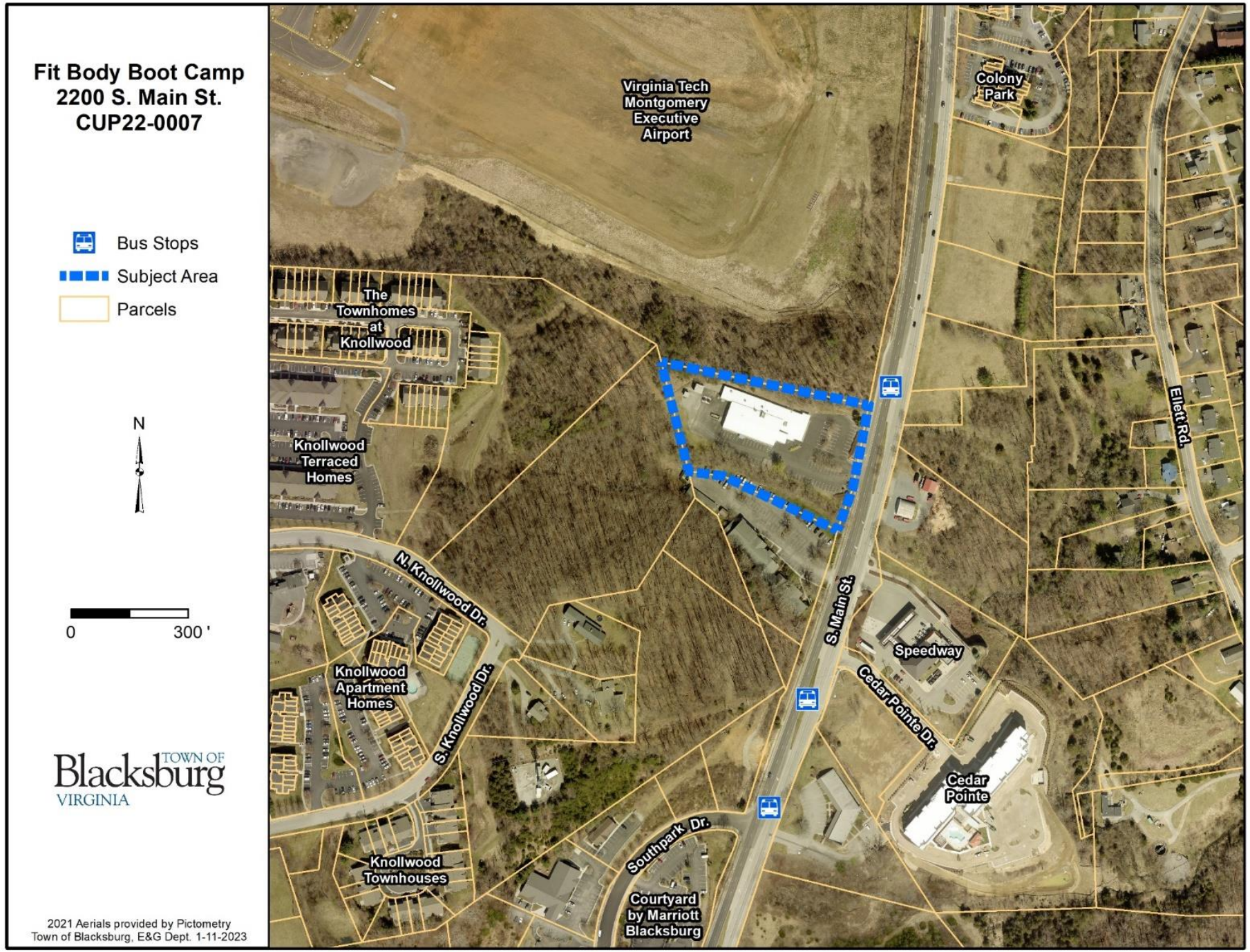
Blacksburg TOWN OF VIRGINIA

CUP22-0007 Personal Improvement Services in O

- Property Owner: AWA 2200 Holdings, LLC
- Property Location: 2200 South Main Street
- Acreage: 0.1 ac; 2.886 ac total site
- Current Use: Office
  TRC Companies
- Current Zoning: O Office
- Proposed Use: Personal Improvement Services
  Fit Body Boot Camp

Town of Blacksburg Virginia

Fit Body Boot Camp
2200 S. Main St.
CUP22-0007



CUP22-0007 Personal Improvement Services in O

- Existing Conditions
  - 20,050 SF multi-tenant building currently under renovations
    - Previously occupied by Moog Components
    - TRC currently occupies 15,918 SF for office use
    - Fit Body Boot Camp to operate in remaining 4,132 SF

Town of Blacksburg Virginia



CUP22-0007 Personal Improvement Services in O

- Request for Personal Improvement Services
  - Operating in Blacksburg since 2017
  - Has outgrown current space at Tech Village Centre
  - Office is by-right; personal improvement services allowed through CUP
  - No additional exterior improvements are proposed

CUP22-0007 Personal Improvement Services in O

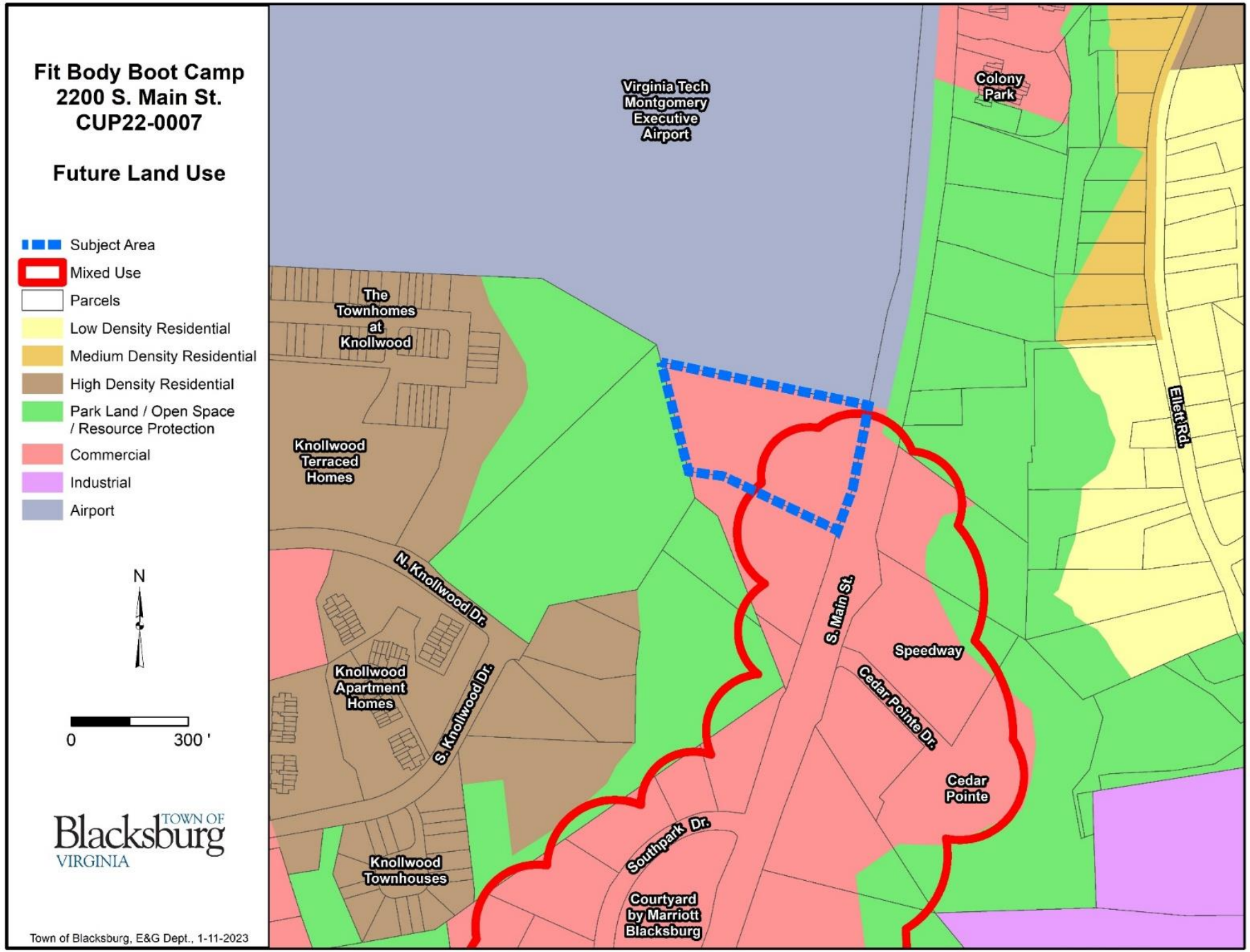
- *GENERAL OFFICE—Use of a site for business, professional, or administrative offices, excluding medical offices. Typical uses include real estate, insurance, management, travel, computer software or information systems research and development, or other business offices; organization and association offices; or law, architectural, engineering, accounting or other professional offices. Retail sales do not comprise more than an accessory aspect of the primary activity of a General Office.*

- *PERSONAL IMPROVEMENT SERVICES—Establishments primarily engaged in the provision of informational, instructional, personal improvements and similar services. Typical uses include driving schools, health or physical fitness studios, reducing salons, dance studios, handicraft and hobby instruction.*

Town of Blacksburg Virginia

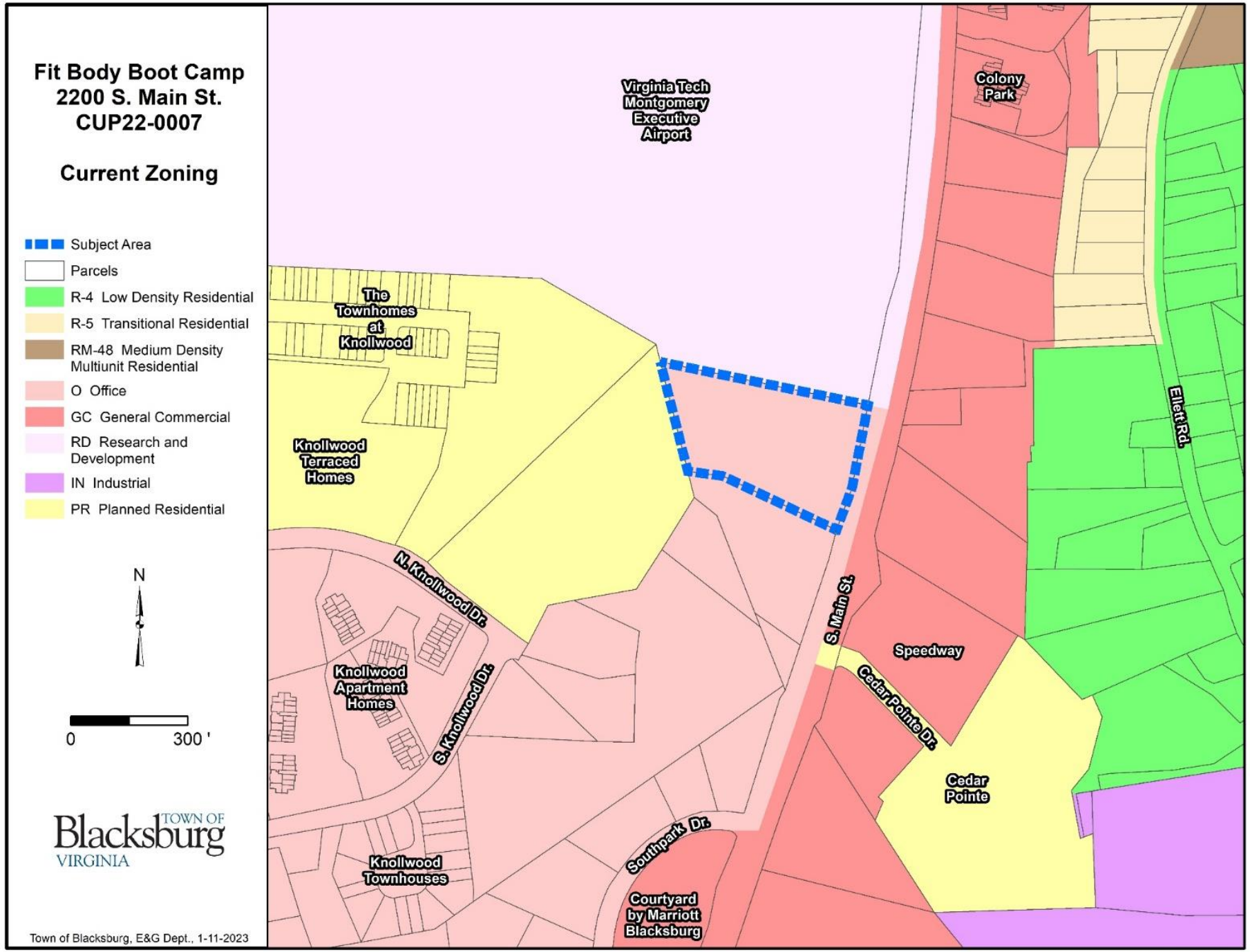
Criteria for Evaluation

- The criteria to be considered in evaluation of a Conditional Use Permit include:
  - Conformance to the Comprehensive Plan, or to specific elements of the Plan, and to official Town policies adopted in relation thereto, including the purposes of the Zoning Ordinance.
  - Adherence to minimum adverse impact on the surrounding neighborhood or community. The proposal as submitted shall not cause adverse impacts as defined by Section 1181 (b) of the Zoning Ordinance. Adverse impacts considered may include, but not be limited to, traffic congestion, noise, lights, dust, drainage, water quality, air quality, odor, fumes and vibrations, Due regard is given to the timing of the operation, site design, access, screening, or other matters which might be regulated to mitigate adverse impact.


Fit Body Boot Camp
2200 S. Main St.
CUP22-0007
Future Land Use
Subject Area
Mixed Use
Parcels
Low Density Residential
Medium Density Residential
High Density Residential
Park Land / Open Space / Resource Protection
Commercial
Industrial
Airport
N
0
300 '
TOWN OF Blacksburg VIRGINIA
Town of Blacksburg, E&G Dept., 1-11-2023
Virginia Tech Montgomery Executive Airport
Colony Park
The Townhomes at Knollwood
Knollwood Terraced Homes
Ellett Rd.
N. Knollwood Dr.
S. Main St.
Speedway
Knollwood Apartment Homes
S. Knollwood Dr.
Cedar Pointe Dr.
Cedar Pointe
Southpark Dr.
Knollwood Townhouses
Courtyard by Marriott Blacksburg

CUP22-0007 Personal Improvement Services in O

- Comprehensive Plan
  - Future Land Use: Commercial
    - Specific uses governed by implementing zoning district
    - Personal improvement services by CUP in O
  - Mixed Use Area F
  - Employment Area


Fit Body Boot Camp
2200 S. Main St.
CUP22-0007
Current Zoning
Subject Area
Parcels
R-4 Low Density Residential
R-5 Transitional Residential
RM-48 Medium Density Multiunit Residential
O Office
GC General Commercial
RD Research and Development
IN Industrial
PR Planned Residential
N
0
300 '
Town of Blacksburg
VIRGINIA
Town of Blacksburg, E&G Dept., 1-11-2023
Virginia Tech Montgomery Executive Airport
Colony Park
The Townhomes at Knollwood
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CUP22-0007 Personal Improvement Services in O

O OFFICE ZONING DISTRICT STANDARDS	
MINIMUM LOT SIZE	15,000 square feet
MINIMUM SETBACKS	Front: 15’ Side: 15’ Rear: 10’
MINIMUM LOT FRONTAGE	30’
MAXIMUM HEIGHT	45’ or 60’ with 1’ of setback per 1’ foot of height
MAXIMUM LOT COVERAGE	60%
MAXIMUM FAR	0.40

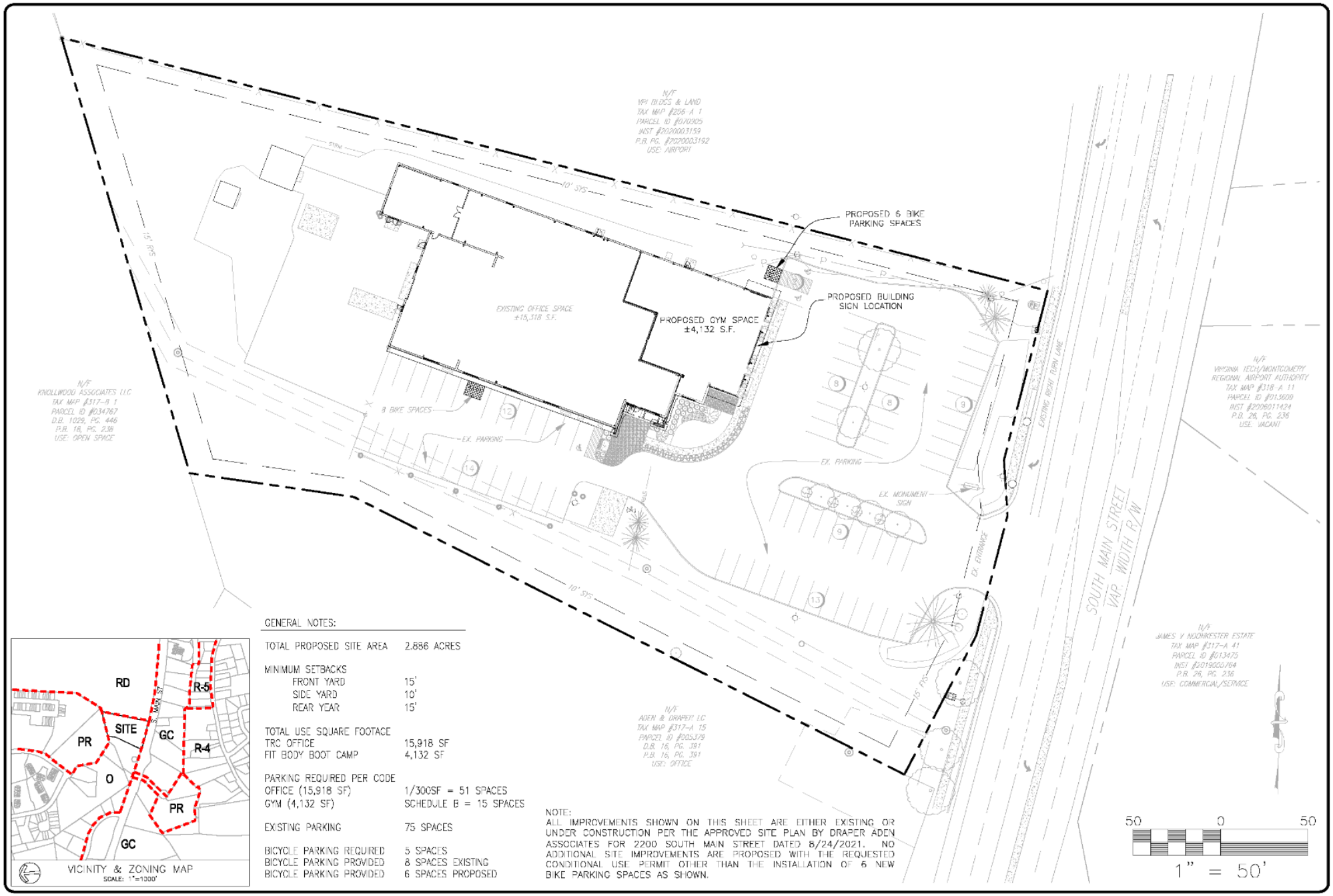
CUP22-0007 Personal Improvement Services in O

- Section 4545 Use & Design Standards
  - One standard only applies to Downtown Commercial and General Commercial zoning

Town of Blacksburg Virginia

CUP22-0007 Personal Improvement Services in O

- Development Standards: Personal Improvement Services
  - Vehicular Parking
    - Several interconnected parking areas to be shared between the TRC office and the proposed gym
    - 75 vehicular parking spaces, including three ADA parking spaces
    - Use requires 15 shared spaces based on business operations
    - Existing parking is adequate
  - Bike Parking
    - 5 spaces required; 6 proposed



GENERAL NOTES:

TOTAL PROPOSED SITE AREA	2.886 ACRES
MINIMUM SETBACKS	
FRONT YARD	15'
SIDE YARD	10'
REAR YEAR	15'
TOTAL USE SQUARE FOOTAGE	
TRC OFFICE	15,918 SF
FIT BODY BOOT CAMP	4,132 SF
PARKING REQUIRED PER CODE	
OFFICE (15,918 SF)	1/300SF = 51 SPACES
GYM (4,132 SF)	SCHEDULE B = 15 SPACES
EXISTING PARKING	75 SPACES
BICYCLE PARKING REQUIRED	5 SPACES
BICYCLE PARKING PROVIDED	8 SPACES EXISTING
BICYCLE PARKING PROVIDED	6 SPACES PROPOSED

NOTE:
ALL IMPROVEMENTS SHOWN ON THIS SHEET ARE EITHER EXISTING OR UNDER CONSTRUCTION PER THE APPROVED SITE PLAN BY DRAPER ADEN ASSOCIATES FOR 2200 SOUTH MAIN STREET DATED 8/24/2021. NO ADDITIONAL SITE IMPROVEMENTS ARE PROPOSED WITH THE REQUESTED CONDITIONAL USE PERMIT OTHER THAN THE INSTALLATION OF 6 NEW BIKE PARKING SPACES AS SHOWN.

BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS
Roanoke / Richmond
New River Valley
Shenandoah Valley
www.balzer.cc
80 College Street
Suite H
Christiansburg, VA 24073
540.381.4290

FIT BODY BOOT CAMP
CONDITIONAL USE PERMIT
SITE CONDITIONS

RINER MAGISTERIAL DISTRICT
2200 SOUTH MAIN STREET | BLACKSBURG, VA

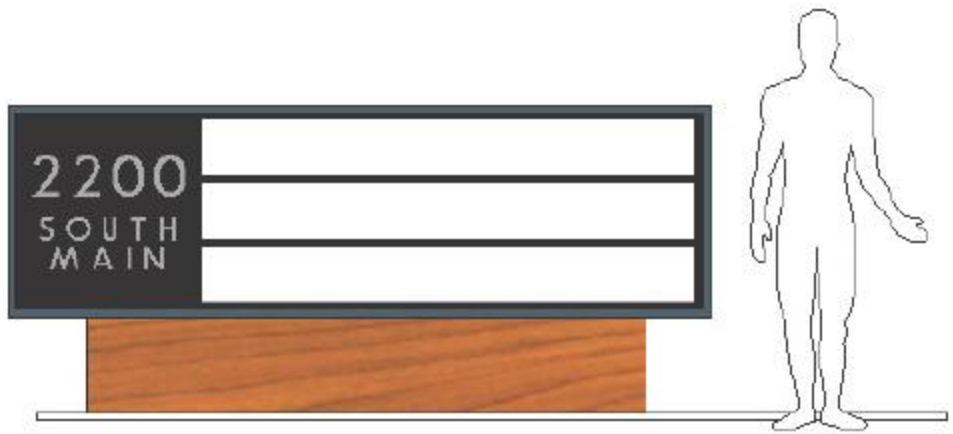
DATE 12/1/2022
SCALE 1" = 50'
REVISIONS
1/31/2022

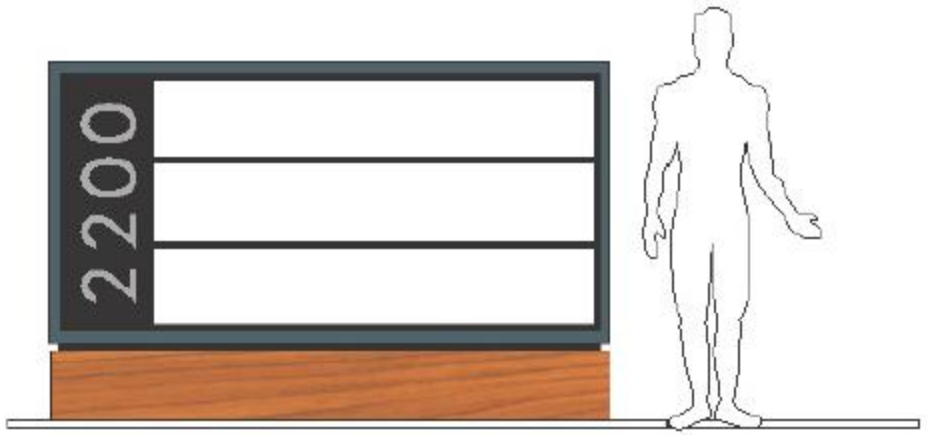
CUP1
PROJECT NO. 24220109.00

CUP22-0007 Personal Improvement Services in O

- Development Standards
  - Landscaping
    - Landscaping exists on site
    - No additional landscaping proposed or required
  - Signage
    - Wall sign proposed; white or gray backlit letters
      - Dimensions may vary but will meet Office standards
    - Monument sign provided by owner for both tenants


FIT BODY
BOOT CAMP


2200
SOUTH
MAIN


2200

CUP22-0007 Personal Improvement Services in O

- Public Infrastructure
  - Public water, sanitary sewer and stormwater services already exist and serve this site
  - Trip generation provided
    - Expected to have a negligible impact on adjacent road network
    - No improvements are warranted
  - Currently served by shared dumpster
    - No changes proposed

Town of Blacksburg Virginia

CUP22-0007 Personal Improvement Services in O

- Neighborhood Meeting
  - Wednesday, January 11, 2023
  - Several attendees
    - Noise concerns

Town of Blacksburg Virginia

CUP22-0007 Personal Improvement Services in O

- Adverse Impacts
  - Hours of operations
    - 5:00 AM – 8:00 PM
    - No classes/workouts outside of building
  - Noise
    - Applicant is working with acoustic consultant for sound separation inside the building

Town of Blacksburg Virginia

CUP22-0007 Personal Improvement Services in O

- Staff-recommended conditions

1. The Personal Improvement Services use shall be developed and operated in substantial conformance with the application dated January 31, 2023.

Town of Blacksburg Virginia