



Application for SPECIAL USE PERMIT

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

RECEIVED

OCT 03 2014

LAND USE ADMINISTRATION

Application is hereby submitted for: (check one)

- special use permit, new
- special use permit, plan amendment
- special use permit, text only amendment

Project Name/Location

Project Name: McGuire Park Convergence Store Date: 9-30-14

Property Address: 3729 E BROAD ROCK RD Tax Map #: C00900380002

Fee: _____ Total area of affected site in acres: 1.76
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: B-2

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Existing Use: Shopping Center

Is this property subject to any previous land use cases?

- Yes
- No

FUEL SALES

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: JEFF KEITH

Company: ADVANCED ENGINEERING

Mailing Address: P.O. Box 72692

City: Richmond VA State: VA Zip Code: 23235

Telephone: (804) 909 3633 Fax: (804) 993 3554

Email: ADVENGINEERING@GOL.COM

Property Owner: ATLANTIS HALL LLC.

If Business Entity, name and title of authorized signee: _____

Mailing Address: 9825 TARTUFFE DR

City: HENRICO State: VA Zip Code: 23238

Telephone: () Fax: ()

Email: _____

Property Owner Signature: ARDA ALSAIDI

(The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.)

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)



ADVANCED ENGINEERING, LLC.

P.O. BOX 72692
RICHMOND, VA 23235

PH# (804) 784-3633
Fax# (804) 893-3554
EMAIL: AdvEngineering@aol.com

Applicant Report for SUP

September 30, 2014

RE : Proposed Fueling Station and Canopy
3729 E Broad Rock Road
Richmond, VA 23224

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To Whom it may concern,

This project consists of the installation of a 24'x 72' fueling canopy with fuel pumps and tank to add fuel sales to the existing convenience store.

The existing shopping center has had fuel sales in the past with no negative impact on the surrounding community. The intended use has shown to not be detrimental to the safety, health, morals, and general welfare of the surrounding community.

The location of the existing commercial site is on a corner of two roads of adequate width with adequate entrances and sight distances and sufficient drive lanes and parking for the proposed use. No congestion to public streets, alleys, or other public ways and places will be caused by the intended use on this site.

The fueling systems will be in compliance with current building, fire, and health codes. This project will not create dangers from fire, panic, or other dangers.

The set occupancy load of the building with the more than adequate drive lanes, parking, sidewalk and grassed areas around the site will ensure that there will be no overcrowding of land and an undue congestion of population.

The use of the site will be the same as it has been over the life of the shopping center. The proposed use will not adversely affect or interfere with public or private schools, parks, playgrounds, transportation or other public requirements, conveniences and improvements.

Applicant Report for SUP (cont)

September 30, 2014

RE : Proposed Fueling Station and Canopy
3729 E Broad Rock Road
Richmond, VA 23224

The site is properly connected to the City Water, Sewer, and Gas Utilities with fuel systems utilizing an approved double walled tank and delivery systems. This project will have no adverse effect on water supplies or sewage disposal systems.

All exterior features of the building (lighting, etc.) are to be in compliance with current City of Richmond Planning standards and there will be no interference with adequate air or light due to this project.

Thank you for your consideration of this project

Respectfully submitted,

Jeff Keith, PE
Advanced Engineering, LLC

