



Application for **REZONING/CONDITIONAL REZONING**

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/>

**Project Name/Location**

Property Address: 1125 Commerce Road Date: November 3, 2017  
Tax Map #: S0000633001 Fee: \$1800  
Total area of affected site in acres: 3.27 acres

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

**Zoning**

Current Zoning: M-2 Heavy Industrial

Existing Use: Warehouse

**Proposed Zoning/Conditional Zoning**

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

B-7 Mixed-Use Business District

Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Lory Markham

Company: Markham Planning

Mailing Address: 2314 West Main Street

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 248-2561 Fax: ( )

Email: lory@markhamplanning.com

**Property Owner:** Spa Development LLC

If Business Entity, name and title of authorized signee: Tom Papa

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 7 East 2nd Street

City: Richmond State: VA Zip Code: 23224

Telephone: (804) 402-0175 Fax: ( )

Email: thomaswpapa@gmail.com

**Property Owner Signature:** 

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.



November 3, 2017

Mr. Mark Olinger, Director  
Department of Planning & Development Review  
900 East Broad Street, Suite 511  
Richmond, VA 23219  
[Mark.Olinger@richmondgov.com](mailto:Mark.Olinger@richmondgov.com)

RE: Applicant's Report for Rezoning Application at 1125 Commerce Road

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the rezoning application for 1125 Commerce Road. With this application, Tom Papa, Managing Member of Spa Development LLC, is petitioning the City Council to rezone the property at 1125 Commerce Road from M-2 Heavy Industrial to B-7 Mixed-Use Business to redevelop the existing buildings with a mix of uses including residential. The B-7 district permits a broad range of mixed land uses, including residential, commercial and compatible industrial and service uses.

#### *Site*

The property is located at the intersection of Ingram Avenue and Commerce Road. It is comprised of 3.27 acres (142,441 square feet). The existing building, constructed in 1954, has been historically used for manufacturing and warehousing. The most recent Certificate of Occupancy was issued in 2002 for a manufacturing facility that specialized in hot tubs and spas. There are 55 improved parking spaces on site. The property was recently identified as being eligible for National and State Historic Designation.

#### *Proposal*

The existing building on the property will be revitalized using the historic tax credits in to a mixed-use residential community under the proposed B-7 Mixed-Use regulations. The zoning is M-2 Heavy Industrial, which does not permit a mix of residential and commercial uses. The B-7 district permits uses from multi-family dwellings to retail, office, and restaurant uses.

The B-7 Mixed-Use Business district is intended to promote the enhancement of the character of mixed use areas that are undergoing revitalization and adaptive reuse. The district provides for alternative economic use of existing structures and encourages appropriate adaptive reuse of underutilized buildings where the continuation of current uses or adaptive reuse is not feasible.

*Master Plan*

The City's 2001 Master Plan recommends Industrial land uses for the property. The B-7 district was created after the adoption of the 2001 Master Plan and has been used in places that are transitioning from predominantly industrial areas to areas with larger range of retail and residential uses alongside light industrial uses. The B-7 district is an appropriate district for areas designated for industrial uses in the Master Plan as the district allows for light industrial uses and protects the existing industrial uses.

*City Charter Conditions*

This is an ideal opportunity in the City's Old South area to utilize a historically industrial property for the community's benefit. We trust that you will agree with us that rezoning this property to a mixed-use district meets the City Charter considerations to be observed in the alteration of zoning regulations.

Thank you for your consideration of this application. Please feel free to contact me at [lory.markham@markhamplanning.com](mailto:lory.markham@markhamplanning.com) or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,

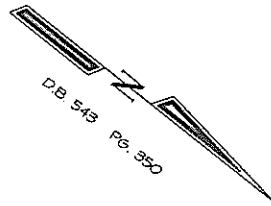
A handwritten signature in black ink, appearing to read 'Lory Markham', with a stylized flourish at the end.

Lory Markham

Enclosures

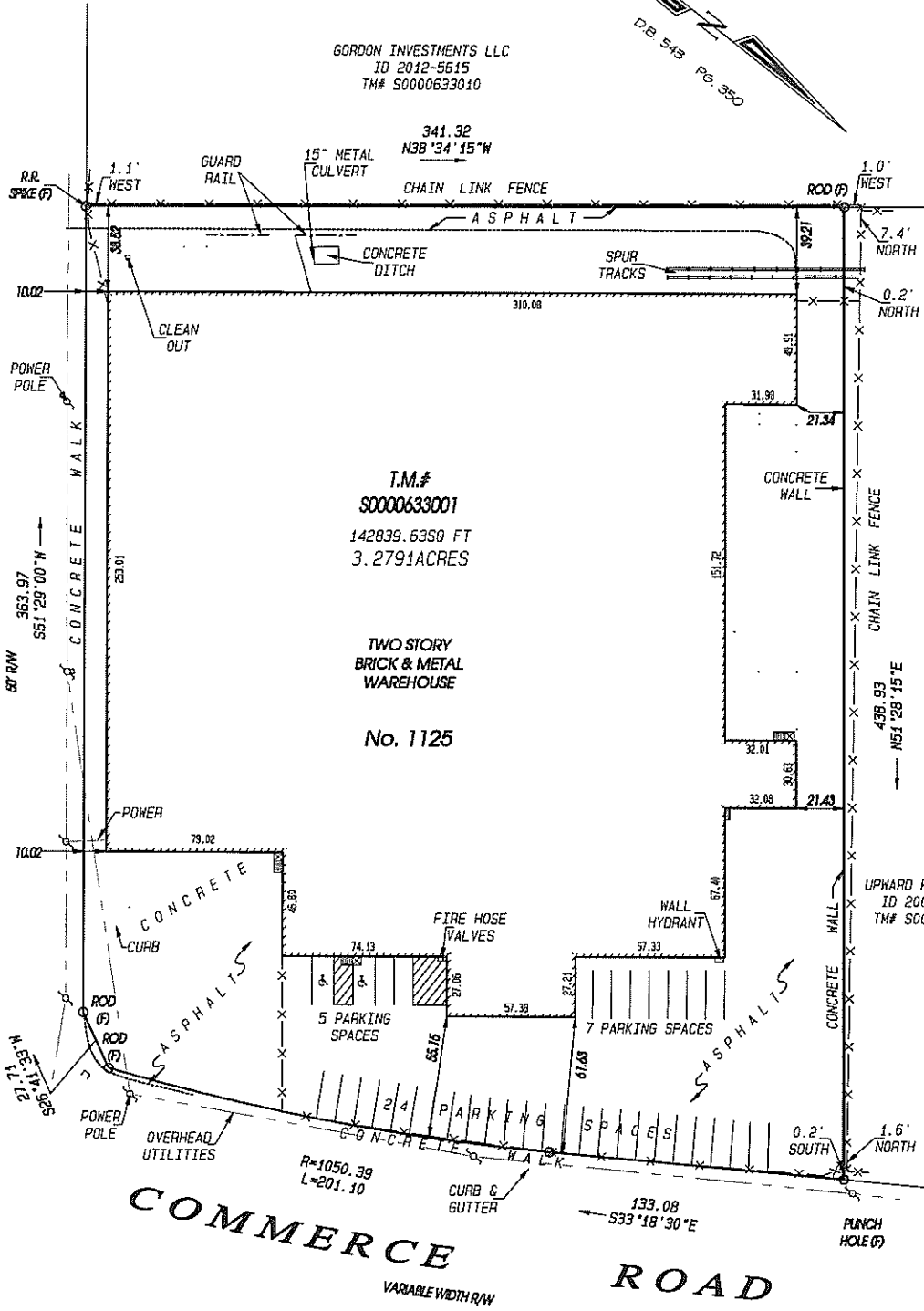
cc: The Honorable Ellen Robertson  
Matthew Ebinger, Secretary to the City Planning Commission

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".  
 CURRENT OWNER: RT OF RICHMOND LLC ID 2012-25145



GORDON INVESTMENTS LLC  
 ID 2012-5515  
 TM# S0000633010

INGRAM ROAD



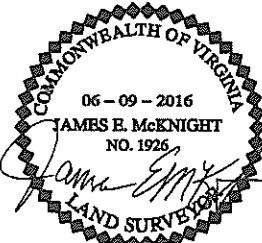
T.M.#  
 S0000633001  
 142839.6350 FT  
 3.2791 ACRES

TWO STORY  
 BRICK & METAL  
 WAREHOUSE  
 No. 1125

UPHARD REALTY LLC  
 ID 2007-13444  
 TM# S0000633002

COMMERCE ROAD  
 VARIABLE WIDTH R/W

PLAT SHOWING IMPROVEMENTS ON No. 1125 COMMERCE ROAD,  
 IN THE CITY OF RICHMOND, VIRGINIA.



THIS IS TO CERTIFY THAT ON JUNE 19, 2016, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

SCALE: 1" = 50'

**McKNIGHT & ASSOCIATES, P.C.**  
 LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE  
 RICHMOND, VIRGINIA 23235  
 TELEPHONE (804) 320-2646  
 JOB NUMBER: 87053125