



Application for COMMUNITY UNIT PLAN

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/>

Application is hereby submitted for: (check one)

- preliminary plan
- preliminary plan admendment
- final plan
- final plan admenment

Project Name/Location

Project Name: The Shops at Stratford Hills Date: _____

Property Address: See Exhibit A Tax Map #: See Exhibit B

Fee: \$1,500.00 Total area of affected site in acres: 2.82
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: B-2/R-2

Existing Use: Retail Shopping Center

Is this property subject to any previous land use cases?

- Yes
- No

If Yes, please list the Ordinance Number:

2001-220-231

Proposed Use

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

Retail Shopping Center

Applicant/Contact Person: T. Preston Lloyd, Jr.

Company: Williams Mullen

Mailing Address: 200 South 10th Street, Suite 1600

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 420 - 6615 Fax: ()

Email: plloyd@williamsmullen.com

Property Owner: Chippenham North Associates LLC and/ Woody Real Estate Investments LLC

If Business Entity, name and title of authorized signee: Russell Harper, Manager

(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: c/o Harper Associates, 7113 Three Chopt Road

City: Richmond State: VA Zip Code: 23226

Telephone: (804) 282 - 6550 Fax: ()

Email: wallen@hdcva.com

Property Owner Signature: _____

T. Preston Lloyd, Jr., acting under special power of attorney

(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 community unit

SPECIAL LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that (i) CHIPPENHAM NORTH ASSOCIATES, LLC, a Virginia limited liability company, being the sole Manager of CHIPPENHAM NORTH LLC, CN 2 LLC, and CHIPP NORTH 9, LLC, and (ii) WOODY REAL ESTATE INVESTMENTS, LLC, a Virginia limited liability company (together, the “Applicant”) have each made, constituted and appointed, and by these presents does make, constitute and appoint T. PRESTON LLOYD, JR., of WILLIAMS MULLEN, its respective true and lawful attorney-in-fact ("Attorney"), to act as its true and lawful attorney-in-fact in its name, place and stead with such full power and authority it would have, if acting on its own behalf to file all such applications and supporting documentation to the Planning and Zoning Department of the City of Richmond, Virginia, as may be necessary or convenient in connection with the community unit plan amendment by such jurisdiction concerning real property owned by the Applicant and commonly known as The Shops at Stratford Hills, located at the southeast corner of the intersection of Forest Hill Avenue and Chippenham Parkway in the City of Richmond, Virginia (the “Application”). The Applicant’s said Attorney is also authorized and directed to sign, seal, acknowledge and deliver all such documentation and consents as required for the Application and to do, execute and perform all and every other act or acts, thing or things in law needful and necessary to be done as required for the Application, as fully as the Applicant might or could do if acting on its own behalf.

The undersigned hereby confirms all lawful acts done by its Attorney pursuant to this Special Limited Power of Attorney. The undersigned further declares that as against the Applicant or persons claiming thereunder, everything which the Applicant’s Attorney shall do pursuant to this Special Limited Power of Attorney shall be valid and binding in favor of any person or entity claiming the benefit hereof who has not received actual written notice that this Special Limited Power of Attorney has been revoked.

This authorization shall expire one year from the day it is signed, or until it is otherwise rescinded or modified.

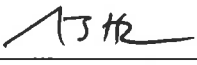
[SIGNATURE PAGE FOLLOWS]

WITNESS the following signature and seal this 26th day of April, 2016.

CHIPPENHAM NORTH ASSOCIATES, LLC,
a Virginia limited liability company

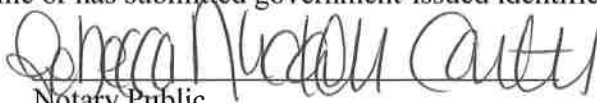
By:  (SEAL)
Russell B. Harper, Manager

WOODY REAL ESTATE INVESTMENTS, LLC,
a Virginia limited liability company

By:  (SEAL)
Russell B. Harper, Manager

COMMONWEALTH OF VIRGINIA,
CITY OF RICHMOND, to-wit:

The foregoing instrument was acknowledged before me in my jurisdiction aforesaid by Russell B. Harper in his capacity as (i) Manager of Chippenham North Associates, LLC, a Virginia limited liability company, on its behalf, and (ii) Manager of Woody Real Estate Investments, LLC, a Virginia limited liability company, on its behalf, this 26 day of April, 2016, who is personally known to me or has submitted government-issued identification.


Notary Public

Registration No.: 7515672
My commission expires: 5/31/2020



**THE SHOPS AT STRATFORD HILLS
PHASE II PARCELS**

Parcel	Address	Owner	Zoning (CUP?)	Notes
C0040703004	6935 FOREST HILL AVE	ROLFE STUART T TRUSTEE	B-2 - Business (Community Business)	
C0040703011	6935 A FOREST HILL AVE	ROLFE STUART T TRUSTEE	B-2 - Business (Community Business)	
C0040703014	6941 FOREST HILL AVE	WOODY REAL ESTATE INVESTMENTS LLC	R-2 - Residential (Single Family)	
C0040703016	6941 ADJ FOREST HILL AVE	WOODY REAL ESTATE INVESTMENTS LLC	B-2 - Business (Community Business)	
C0040703018	6941 ADJ FOREST HILL AVE	WOODY REAL ESTATE INVESTMENTS LLC	R-2 - Residential (Single Family)	
C0040703022	6931 A FOREST HILL AVE	WOODY REAL ESTATE INVESTMENTS LLC	R-2 - Residential (Single Family)	
C0040703024	6931 FOREST HILL AVE	ROLFE STUART T TRUSTEE	B-2 - Business (Community Business)	
C0040703058	2606 GRAVEL HILL ROAD	WOODY REAL ESTATE INVESTMENTS LLC	R-2 - Residential (Single Family)	
C0040703056	2604 GRAVEL HILL ROAD	WOODY REAL ESTATE INVESTMENTS LLC	R-2 - Residential (Single Family)	
C0040703054	2604 REAR GRAVEL HILL ROAD	WOODY REAL ESTATE INVESTMENT LLC	R-2 - Residential (Single Family)	
C0040703050	2602 GRAVEL HILL ROAD	WOODY REAL ESTATE INVESTMENT LLC	R-2 - Residential (Single Family)	

THE SHOPS AT STRATFORD HILLS
 APPLICANT OWNED PHASE I PARCELS

Parcel	Address	Owner	Zoning (CUP?)	Notes
C0040703068	6945 FOREST HILL AVE	CHIPPENHAM NORTH LLC	B-2 (yes)	BZA Case 2001.009
C0040703060	6933 FOREST HILL AVE	WOODY REAL ESTATE INVESTMENTS LLC	R-2 - Residential (Single Family) (yes)	
C0040823072	6965 FOREST HILL AVE	CHIPPENHAM NORTH LLC	R-2 - Residential (Single Family)	
C0040823068	7017 FOREST HILL AVE	CN 2 LLC	B-2 - Business (Community Business)	
C0040823030	7101 FOREST HILL AVE	CHIPP NORTH 9 LLC	R-2 - Residential (Single Family)	