



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  Final Plan  
 preliminary plan admendment  Final Plan Admenment

**Project Name/Location**

Property Adress: 2401 SHEILA LANE, RICHMOND, VA 23225-2039 Date: 10/31/17  
 Tax Map #: C0030177056 Fee: \$1,500.00  
 Total area of affected site in acres: N/A. SITE WORK IS NOT PART OF THE SCOPE OF WORK

(See page 7 for fee schedule, please make check payable to the "City of Richmond")

**Zoning**

Current Zoning: R-2  
 Existing Use: PRIMARY COMMERCIAL / INDUSTRIAL LAND

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)  
N/A  
 Existing Use: PRIMARY COMMERCIAL / INDUSTRIAL LAND

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: 2002-70-101  
2002-70-101

**Applicant/Contact Person:** JOSEPH SERRUYA

Company: RETAIL DESIGN COLLABORATIVE  
 Mailing Address: 11911 FREEDOM DRIVE #1120  
 City: RESTON State: VA Zip Code: 20190  
 Telephone: (703) 6,680,086 Fax: ( )  
 Email: joseph.serruya@rdcollaborative.com

**Property Owner:** WAL-MART STORES INC.

If Business Entity, name and title of authorized signee: ~~BARRY YOUNG~~ Teresa Hibbard

(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: 2001 SOUTHEAST 10TH STREET  
 City: BENTONVILLE State: AR Zip Code: 72716-0550  
 Telephone: (479) 2,043,407 Fax: (479) 2,731,964  
 Email: barry.young@walmart.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.**

**NOTE:** Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for community unit plans)



November 13, 2017

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad St.  
Richmond, VA 23219

Re: Wal-Mart 2401 Sheila Lane Exterior Building Remodel

To whom it may concern,

The Principal Planner, Mr. Matthew J. Ebinger, with Land Use Administration has reviewed and approved our Preliminary Plans and has given us confirmation on October 18, 2017 (per e-mail attached) to proceed and to submit to you the Amended Final Community Unit Plans. Consequently, we would like to formally submit the Final Plans comprising of the following:

- The exterior wall-mounted signage is proposed to be replaced with new
- The exterior building color is proposed to be replaced with new color scheme

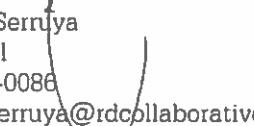
Our enclosed exhibits indicate the proposed signage area to be under the maximum signage area allowed by Ordinance No. 2002-70-101 Section V.D.4, and the color of the exterior building to be replaced from the current earth tone scheme to the neutral scheme (grayscale tones). The proposed work aligns with the tenant (Wal-Mart Stores Inc.) requirements for both signage and building exterior colors.

To our professional opinion, the use of the land and the design, construction, maintenance and operation of the structures, facilities and appurtenances proposed will adequately safeguard the health, safety and welfare of the occupants of the adjoining and surrounding property; will not unreasonably impair an adequate supply of light and air to adjacent property; will not unreasonably increase congestion in streets; will not unreasonably increase public danger from fire or otherwise unreasonably affect public safety; and will not diminish or impair the established values of property in surrounding areas.

Enclosed with this letter are the requested application and exhibits required for your review. We look forward to receiving final resolution and approval so we can proceed with the application for permit installation within the period specified in the resolution.

Should you have any questions, please contact our office at your convenience.

Sincerely,

  
Joseph Serruya  
Principal  
703-668-0086  
joseph.serruya@rdcollaborative.com