



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**

Property Address: 9200 Stony Point Parkway Date: 3/5/18  
Tax Map #: C0010757010 Fee: \$1,500  
Total area of affected site in acres: 7,766 SF

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

**Zoning**

Current Zoning: R-2  
Existing Use: Shopping Mall

**Proposed Use**

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

Exterior building elevation changes for Latitude Seafood tenant improvements

Existing Use: \_\_\_\_\_

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: 2015-023-40  
2015-023-40

**Applicant/Contact Person:** Mike Laing

Company: ECI Development Management Services, Inc.  
Mailing Address: 117 South 14th Street, Suite 303  
City: Richmond State: Va Zip Code: 23219  
Telephone: (804) 7,880,589 Fax: ( )  
Email: mikelaing@ecidev.com

**Property Owner:** Starwood Retail Partners

If Business Entity, name and title of authorized signee: Robert Koys

(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: 1 E Wacker Drive, Suite 3600  
City: Chicago State: IL Zip Code: 60601  
Telephone: (312) 3,733,557 Fax: ( )  
Email: rkoy@starwoodretail.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)

## Applicant's Report

Property Owner is the Landlord of the Stony Point Fashion Park, a multi-tenant retail shopping mall originally opened in Fall 2003.

Periodically, tenant occupancy can change through-out the mall based upon a number of business reasons, including normal lease expirations. Currently, Latitude Seafood has signed a lease to occupy tenant space #148, consisting of 7,766 SF. This space has historically been occupied by restaurant use, most recently by Uncle Julio's Rio Grande Café, who closed in 2007.

This space has an exterior elevation which faces not only the parking lot but also Stony Point Parkway (this requires a Final Plan Amendment). Our new tenant desires to change the current exterior façade to better reflect their identity as a seafood restaurant, as shown on the enclosed building elevation drawings.

This amendment does not change the total area of the mall buildings, parking or property access points. All of the construction contemplated, except for the changes shown to the building's exterior, are typical of tenant remodeling / upfit occurring within their lease premises.

### Plans Attached

- a. Site Plan
- b. Elevations
- c. Floor Plans – Not applicable, no changes
- d. Landscape Plans – Not applicable, no changes
- e. Signage Plan – see building elevations
- f. Lighting Plan – Not applicable, no changes
- g. Survey Plat