

Applicant's Statement in Support of Amendment to Stony Point Final CUP

Ziff Stony Point II LLC (the "Applicant") owns certain real property in the City of Richmond, Virginia, and generally described as Parcel No. C0011105018, located at 3000 Stony Point Road (the "Subject Property"). The Subject Property is a now-vacant end-cap unit of the Stony Point Shopping Center (the "Shopping Center"). The Shopping Center is located within the southern tract of the Stony Point Community Plan (the "CUP"). We understand from the Zoning Administrator and staff that there is no other plan for the Shopping Center other than the CUP's Master Plan, which has been updated through the years as other parts of the southern tract have developed. The CUP's Master Plan is attached as Exhibit A. Thus, the Applicant understands that the Master Plan is the final plan for the Shopping Center's CUP and the existing Shopping Center building sets the character for the Shopping Center.

The Applicant is negotiating a lease with a new, significant tenant about leasing an approximately 13,000 square foot portion of the Subject Property. The lease is contingent on the Applicant making facade improvements to the Subject Property (the "Improvements"). The Improvements are more particularly shown on Exhibit B attached hereto (the "Plans"). The ability to make these facade improvements will enable the City to see new economic activity at the Subject Property and draw in new shoppers to this Shopping Center.

As reflected in the Plans, the Improvements are cosmetic changes to the exterior of the Subject Property and remain in conformity with the character of the Shopping Center. New facade signage will meet all ordinance requirements.

In addition to the Improvements, the Applicant will make the following improvements around the Subject Property: (i) the existing pedestrian area around the box is in disrepair and will be replaced as shown on the Plans; (ii) the heads on the existing light poles will be replaced to provide brighter, more cost-efficient LED lighting and the new heads are shown on the Plans; (iv) additional light poles will be added in the locations shown on the Plans to enhance the customer experience and security at the center; and (iv) a dumpster enclosure will be added behind the subject property as shown on the Plans. In addition, targeted landscape enhancements may occur in the future by the way of refreshing and supplementing what is currently in place. These improvements will not change the detail shown on the Master Plan.

The Applicant believes that the character and nature of the Improvements are in conformity with the CUP, the Master Plan and the Shopping Center. None of the Improvements change the amount of commercial floor area and remain in compliance with the development requirements in the CUP. The requirements of Section 30-456.4 remain met. The objective of this Shopping Center remains a shopping center. The Applicant requests prompt approval by the Planning Commission of its amendment to the final plan for the Shopping Center to permit the completion of the Improvements, and accompanying landscape refreshments and surrounding improvements.