



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

Project Name: American Tobacco Date: May 3, 2016

Property Address: 800 Jefferson Davis Highway Tax Map #: S0070774001

Fee: \$2,600.00 Total area of affected site in acres: 11.2
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: M-1

Existing Use: warehouse and vacant

Is this property subject to any previous land use cases?
 Yes No

If Yes, please list the Ordinance Number:

Proposed Zoning/Conditional Zoning

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

B-6

Applicant/Contact Person: Jennifer D. Mullen, Esq.

Company: Roth Doner Jackson Gibbons Condlin, PLC

Mailing Address: 919 E. Main Street, Suite 2110

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 977-3374 Fax: (804) 441-8438

Email: jmullen@rothdonerjackson.com

Property Owner: Keck's Warehouses, Inc.

If Business Entity, name and title of authorized signer: _____

(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: 1100 Jefferson Davis Highway

City: Richmond State: VA Zip Code: 23224

Telephone: () Fax: ()

Email: _____

Property Owner Signature:  by 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.**)

**SPECIAL LIMITED POWER OF ATTORNEY
CITY OF RICHMOND
LAND USE APPLICATIONS**

KNOW ALL MEN BY THESE PRESENTS, that Keck's Warehouses, Inc. has made, constituted and appointed, and by these presents does hereby make, constitute and appoint **Jennifer D. Mullen and Andrew M. Condlin**, its true and lawful attorney-in-fact ("Attorney"), to act as its true and lawful attorney-in-fact in our name, place and stead with such full power and authority it would have, if acting personally, to file all such applications required by City of Richmond, Virginia, with respect to that certain real property currently owned by the undersigned, such real estate being located in the City of Richmond, Virginia, being the parcels identified on the attached Exhibit A (the "Property"), including, but not limited to, an application for a rezoning or special use of the Property (the "Richmond Application"). Our said Attorney is also authorized and directed to sign, seal, acknowledge and deliver all such documentation and consents as required for the Richmond 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 Richmond Application and related to the Property, as fully as we might or could do if acting personally.

The undersigned hereby confirm all lawful acts done by our Attorney pursuant to this Special Limited Power of Attorney. We further declare that as against ourselves or persons claiming under us, everything which our 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.

[SIGNATURES APPEAR ON NEXT PAGE]

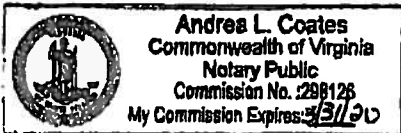
WITNESS the following signatures and seals this 25th day of April, 2016

Keck's Warehouses, Inc.

By: [Signature] (SEAL)
Name: Charles J. Keck
Title: President

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Richmond, to-wit:

The foregoing instrument was acknowledged before me in my jurisdiction aforesaid by Charles J. Keck, the President of Keck's Warehouse, Inc., a Virginia corporation, on this 25th day of April, 2016, on behalf of the corporation.



[Signature]
Notary Public
My Commission expires: 3/31/20
My Registration No.: 298126

Exhibit A

800 Jefferson Davis Highway

S0070774001

919 East Main Street, Suite 2110, Richmond, VA 23219-4625
(804) 441-8440 (main) - (804) 441-8438 (fax)
www.rothdonerjackson.com

Jennifer D. Mullen
(804) 977-3374 (direct)
jmullen@rothdonerjackson.com

May 3, 2016

Mr. Willy Thompson
City of Richmond Department of Community Development
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street
Richmond, Virginia 23219

Re: 800 Jefferson Davis Highway Rezoning

Dear Willy:

This letter shall serve as the applicant's report for the enclosed rezoning application of the property located at 800 Jefferson Davis Highway (the "Property") from M-1 Light Industrial to B-6 Mixed-Use Business. The requested rezoning will facilitate a mixed use re-development of the Property with the potential to be the catalyst for additional quality investment in and redevelopment of the Jefferson Davis corridor.

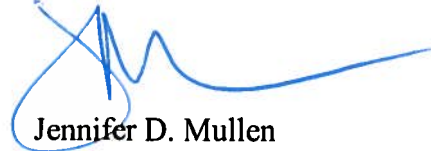
The Property is located on the west side of Jefferson Davis Highway between Kern and Maury Streets. The Property is referenced by the City Assessor as tax map number S0070774001 and is an irregular-shaped piece of with approximately 1005 feet of frontage on Jefferson Davis Highway and containing 11.2 acres of lot area. The American Tobacco Company occupied the 4 large, interconnected brick buildings, 2 rows of one-story metal warehouses, a free standing brick warehouse and several accessory buildings on the Property for tobacco leaf processing and drying. The one-story metal warehouses are currently used for warehouse purposes, but the remaining structures are currently vacant.

The Master Plan recommends "Mixed Use" for the Property. Additionally, text guidance contained in the Land Use Policies and Strategies section of the Old South Planning District suggests that, among other things, well designed multi-family, office and commercial uses are appropriate uses for the area. The proposed rezoning of the Property from M-1 to the B-6 district allows for use of the Property that is more consistent with the Mixed Use designation of the Master Plan, and necessary to permit residential use on the Property.

In addition to consistency with the Master Plan designation, this proposed rezoning provides the opportunity to spark revitalization of the Jefferson Davis corridor with appropriate infill development. A mix of uses will bring needed residents to support business, provide high quality housing options and commercial space. This rezoning is consistent with the revitalization plan for Jefferson Davis Highway. The availability of tax credits for the renovation of the existing structures provide design controls through the State and Federal review of tax credit applications. The B-6 district also includes “form-based” requirements addressing design and character for infill development, such as building façade fenestration, maximum setbacks, and restrictions on the location of parking areas.

Thank you in advance for your consideration of the rezoning application. Please let me know if you have any questions.

Sincerely,



Jennifer D. Mullen

Enclosures

Cc: Tom Wilkinson via email