



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

Property Address: 1000 AND 1100 JEFFERSON DAVIS Hwy Date: DEC 28, 2017
Tax Map #: _____ Fee: _____
Total area of affected site in acres: 15.87

TAX MAP #
5007-0975/001
5007-0975/002

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: B-6 CONDITIONAL

Existing Use: VACANT

Proposed Zoning/Conditional Zoning

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

PROFFER AMENDMENT
Existing Use: _____

Is this property subject to any previous land use cases?

Yes No
If Yes, please list the Ordinance Number: 2008-111-133

Applicant/Contact Person: WILLY THOMPSON
Company: MARKHAM PLANNING
Mailing Address: 2314 WEST MAIN ST
City: RICHMOND State: VA Zip Code: 23220
Telephone: (540) 383 4320 Fax: ()
Email: WILLY.THOMPSON@MARKHAMPLANNING.COM

Property Owner: SEE ATTACHED PROPERTY OWNER SHEET
If Business Entity, name and title of authorized signee: _____

(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: SEE ATTACHED
City: _____ State: _____ Zip Code: _____
Telephone: () Fax: ()
Email: _____

Property Owner Signature: [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.



February 15, 2018

Mr. Mark Olinger, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
Mark.Olinger@richmondgov.com

RE: Applicant's Report for a Conditional Rezoning Amendment Application at 1000 and 1100 Jefferson Davis Highway (Also known as Model Tobacco Site); and a Rezoning Application at 210 Brinser Street

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Conditional Rezoning Amendment (REZ) application for 1000 and 1100 Jefferson Davis Highway, also known as Model Tobacco Site. With this application, Chris Harrison, is petitioning the City Council for authorization to amend the existing proffers approved in 2008 as part of a rezoning from M-1 Light Industrial to B-6 Mixed-Use Business. The proposed amendment would remove the proffer requiring an indoor swimming pool and modify the proffer regulating the site's landscaping.

In addition, the applicant is requesting to rezone 210 Brinser Street from M-1 Light Industrial to B-6 Mixed-Use Business.

Site

The properties 1000 and 1100 Jefferson Davis Highway, occupying approximately 15.89 acres, are located on the northwest corner of Jefferson Davis Highway and Hopkins Road. The properties are currently occupied by the historic Model Tobacco site, which includes a 6-story Art Deco style building historically used as a tobacco factory. The properties also contain various other historic industrial buildings associated with the manufacturing and production of tobacco. In 2008, the properties were conditionally rezoned from M1- Light Industrial to B-6 Mixed-Use Business for the purposes of adaptively reusing a majority of the existing buildings for a mix of uses. The primary use proposed was residential, with up to 600 dwelling units.

The property at 210 Brinser Street, occupying approximately 0.84 acres, is located at the end of Brinser Street off of Jefferson Davis Highway. The property adjoins 1000 Jefferson Davis Highway to the north.

Proposal

The applicant proposes to amend the existing proffers for 1000 and 1100 Jefferson Davis Highway, which among other things require that an indoor swimming pool be constructed in Building 2 (Proffer #7). The applicant intends to construct an outdoor swimming pool. In addition, the applicant proposes to amend Proffer #10, to require a landscape, parking, and streetscape plan to be provided to and approved by the Director of Planning and Development Review prior to issuance of any building permits. All other proffers would remain as approved.

In addition, the applicant proposes to rezone 210 Brinser Street from M-1 to B-6.

Zoning and Ordinance Conditions

The zoning is B-6 Mixed-Use Business, which permits multi-family residential uses and a mix of commercial uses. All existing proffers will remain as approved except for the proposed amendments to Proffers #7 and #10.

Master Plan

The City's 2001 Master Plan recommends Mixed-Use and specifically states that the revitalization of the Jefferson Davis Highway corridor is a high priority.

City Charter Conditions

This is an ideal opportunity in the City's Jefferson Davis Highway corridor to utilize a historically commercial property for the community's benefit. We trust that you will agree with us that this amendment meets the City Charter criteria as the project will not (i) be detrimental to the safety, health, morals and general welfare of the community involved; (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved; (iii) create hazards from fire, panic or other dangers; (iv) tend to overcrowding of land and cause an undue concentration of population; (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or (vi) interfere with adequate light and air.

Thank you for your consideration of this application. Please feel free to contact me at willy.thompson@markhamplanning.com or (540) 383-4320 if you have any questions or require additional materials to process the application.

Very Truly Yours,

Willy Thompson, AICP

Enclosures

cc: The Honorable Reva Trammell
Matthew Ebinger, Secretary to the City Planning Commission

PROPERTY OWNERS INFORMATION

1000 JEFFERSON DAVIS HIGHWAY
CHARLES J & EILEEN M KECK
[400 HUGUENOT TRAIL, MIDLOTHIAN, VA 23113](#)

[1100 JEFFERSON DAVIS HWY](#)
CHARLES J KECK
[1100 JEFFERSON DAVIS HWY, RICHMOND, VA 23224](#)