



CITY OF RICHMOND

PLANNING COMMISSION

SEPTEMBER 21, 2015

RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING THE FINAL COMMUNITY UNIT PLAN FOR A MULTI-FAMILY DEVELOPMENT AT 9201 STONY POINT PKWY AND 9700 CHEROKEE RD, COMPRISING NORTHERN MAP SECTION L OF THE NORTHERN PORTION OF THE STONY POINT COMMUNITY UNIT PLAN

WHEREAS, pursuant to the provisions of Ordinance No. 75-309-302, as last amended by Ordinance No. 2015-23-40, plans for a multi-family development at 9201 Stony Point Parkway and 9700 Cherokee Road, comprising Northern Map Section L of the Northern Portion of the Stony Point Community Unit Plan, has been submitted for the Commission's approval. Said proposed plans, entitled "Alta Stony Point," prepared by Timmons Group, and dated February 14, 2014 and last revised September 1, 2015, and entitled "Stony Point Apartments," prepared by Cline Design, and dated August 24, 2015, copies of which are on file in the office of the Department of Planning and Development Review; and

WHEREAS, the Commission has reviewed said plans and received a report from the Department of Planning and Development Review, and found said plans to be consistent with the regulations of the Zoning Ordinance, and not in conflict with any of the conditions specified in Ordinance No. 75-309-302, as last amended by Ordinance No. 2015-23-40; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Richmond, Virginia, in accordance with Article 4 of Chapter 114 of the Code of the City of Richmond (2004), as amended, hereby determines that the proposed Final Community Unit Plan will continue to adequately safeguard the health, safety and welfare of the occupants of the adjoining and surrounding properties, will not unreasonably impair an adequate supply of light and air to adjacent properties, will not unreasonably increase congestion in streets and will not 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.

AND BE IT FURTHER RESOLVED that the Planning Commission having held a public hearing on the proposed Final Community Unit Plan on September 21, 2015, hereby approves said Final Community Unit Plan, subject to the following conditions:

1. Building permits shall be requested within eighteen (18) months of the date of Commission approval of final plans, otherwise, such approval shall be considered null and void. Plans submitted for building permit approval shall be substantially in conformance with the plans approved by the Commission.
2. Evidence shall be provided that Virginia Electric and Power Company (VEPCO), a Virginia corporation, its successors and assigns, has authorized the decorative fence and gate within the 150' power easement, prior to issuance of a building permit.
3. Evidence shall be provided that Virginia Electric and Power Company (VEPCO), a Virginia corporation, its successors and assigns, has authorized the parking area and associated landscaping within the 150' power easement, prior to issuance of a building permit.
4. Signage shall be approved by the Director of Planning & Development Review.


CHAIR


SECRETARY