



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**CPCR 2017-048:** Final Community Unit Plan Amendment approval for modifications to 9200 Stony Point Parkway, known as Stony Point Fashion Park, within Map Section K of the Northern Portion of the Stony Point Community Unit Plan.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** June 19, 2017

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#### **PETITIONER**

Mike Laing – ECI Development Management Services

#### **LOCATION**

9200 Stony Point Parkway

#### **PURPOSE**

Final Community Unit Plan Amendment approval for modifications to 9200 Stony Point Parkway, known as Stony Point Fashion Park, within Map Section K of the Northern Portion of the Stony Point Community Unit Plan.

#### **SUMMARY & RECOMMENDATION**

The subject property consists of one parcel of land totaling approximately 13.7 acres improved with a shopping center known as Stony Point Fashion Park. The property is located in the Stony Point neighborhood of the City's Huguenot Planning District and is a component of Map Section K of the Stony Point Community Unit Plan (Northern Portion).

The applicant has proposed improvements to the existing Stony Point Fashion Park, including the provision of new pedestrian access from the surrounding parking areas to the interior corridors of the shopping center, new amenities within the interior corridors of the shopping center, and façade, hardscape, landscape, and lighting improvements. An amendment to the existing final community unit plan is needed to accomplish this.

Staff finds that the proposed improvements are consistent with the requirements of the Stony Point Community Unit Plan ordinance, the Stony Point CUP Development Plan dated October 22, 2014, and the recommendations of the Master Plan.

Staff further finds that the proposed Community Unit Plan Final Plan Amendment 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. Therefore, staff recommends approval of the final community unit plan amendment request.

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## **FINDINGS OF FACT**

### **Site Description**

The subject property consists of one parcel of land totaling approximately 13.7 acres improved with a shopping center known as Stony Point Fashion Park. The property is located in the Stony Point neighborhood of the City's Huguenot Planning District and is a component of Map Section K of the Stony Point Community Unit Plan (Northern Portion).

### **Proposed Use of the Property**

The applicant has proposed improvements to the existing Stony Point Fashion Park, including the provision of new pedestrian access from the surrounding parking areas to the interior corridors of the shopping center, new amenities within the interior corridors of the shopping center, and façade, hardscape, landscape, and lighting improvements.

### **Master Plan**

The City's Master Plan designates the subject property as being within an economic opportunity area that should be developed to provide significant economic return to the City. The development should be of high quality with appropriate design. This is to be accomplished through the community unit plan process. Primary uses of the property recommended by the Master Plan include office park and regional retail (pp. 199-200).

### **Zoning & Ordinance Conditions**

The subject property is located within the R-2 Single-Family Residential zoning district and is designated as Map Section K of the Northern Portion of the Stony Point Community Unit Plan and as such, is governed by Ord. No. 2015-23-40.

The Stony Point Community Unit Plan ordinance imposes numerous development standards on the subject property, including standards pertaining to maximum development, floor area ratio, permitted uses, maximum height, parking areas, and hours of operation.

### **Surrounding Area**

Surrounding properties also have an R-2 zoning designation and are located within the Stony Point CUP. A mix of office, residential, and vacant land uses are present in the Map Sections surrounding the subject property.

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