



AUGUST 16, 2021

CPCR 2021.121: RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING AN AMENDMENT TO THE STONY POINT PRELIMINARY COMMUNITY UNIT PLAN AND A FINAL PLAN AMENDMENT, FOR AN ACCESSORY DWELLING UNIT AT 3417 STONY POINT ROAD

WHEREAS, a request has been submitted to amend the Stony Point Community Unit Plan and;

WHEREAS, the purpose of such community unit plan amendment will authorize an accessory dwelling unit at 3417 Stony Point Road, under certain terms and conditions; and

WHEREAS, Sec. 30-456.9 of the Zoning Ordinance allows the preliminary community unit plan to be considered the final plan if the preliminary community unit plan indicates in detail the proposed layout of the site and character of improvements thereon, and meets all other requirements of Division 30 of the Zoning Ordinance, and when no modifications are made to such plan subsequent to its approval by the City Council; and

WHEREAS, the Commission has reviewed said request, as depicted in the plans entitled "SAUNDERS GARAGE JOB-1908," prepared by Jerome Jackson, and dated February 11, 2021, and "PLOT PLAN OF LOT 1, BLOCK A, SECTION 2, CHESNUT OAKS, A RESUBDIVISION OF LOT 3, BLOCK A, CHESNUT OAKS AND A PORTION OF RESERVED STONY POINT GREEN, STONY POINT CUP MAP SECTION A – 1, CITY OF RICHMOND, VA," prepared by Lewis & Associates, P.C. and last revised on March 4, 2020, and received a report from the Department of Planning and Development Review, and found said request to be consistent with the regulations of the Zoning Ordinance and Master Plan; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Richmond, Virginia, in accordance with Division 30 of Chapter 30 of the Code of the City of Richmond (2020), as amended, hereby determines that the proposed Preliminary Community Unit Plan amendment and Community Unit Plan Final Plan Amendment will 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 Stony Point Community Unit Plan amendment on August 16, 2021, hereby approves said Preliminary Community Unit Plan amendment, subject to the following conditions:

1. If no modifications are made to the development standards, as they pertain to Map Section A-1 of the Northern Portion of the Plan, which allow for an accessory dwelling unit at 3417 Stony Point Road, the Director of Planning and Development Review may deem the preliminary plan amendment to be the final plan for purposes of section 30-456.9 of the Code of the City of Richmond (2020), as amended.
2. In the event that application for a building permit is not made within 12 months from the effective date of this preliminary plan amendment, the provisions of this preliminary plan amendment shall be null and void and of no further effect.

CHAIR
Rodney M. Poole

SECRETARY
Richard Saunders