



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Subd. No. 2015-008: Preliminary approval of the subdivision of Map Section F of the Northern Portion of the Stony Point Community Unit Plan, at 9101 Stony Point Drive (2 Lots).

To: City Planning Commission
From: Land Use Administration
Date: July 6, 2015

PETITIONER

Mr. Charles Davison - Timmons Group
1001 Boulders Parkway Suite 300
Richmond, VA 23225

LOCATION

9101 Stony Point Drive

PURPOSE

Subdivision to create a parcel that will accommodate Building C and accessory parking within Map Section F of the Northern Portion of the Stony Point Community Unit Plan.

SUMMARY & RECOMMENDATION

The subject property consists of 14.38 unimproved acres of land accessed via Stony Point Drive in the City's Huguenot Planning District. It is located within the R-2 Single-Family Residential zoning district and within Map Section F of the Northern Portion of the Stony Point Community Unit Plan. As such, it is governed by Ord. No. 2015-23-40.

The applicant intends to subdivide the subject property to create an 8.381 acre lot reserved for future development and a 5.999 acre lot that will accommodate the 63,500-sq ft office building (Building C) and a 306-space parking area, a development approved by the Planning Commission via a final community unit plan on June 1, 2015.

Preliminary approval of the subdivision plat is recommended provided that:

1. All applicable provisions of the Subdivision Ordinance shall be met.
 2. All applicable provisions of the Zoning Ordinance shall be met.
 3. All applicable provisions of the Stony Point CUP Ord. No. 2015-23-40 and the Stony Point Development Plan dated October 22, 2014 shall be met.
 4. All applicable provisions of the Chesapeake Bay Preservation Ordinance shall be met.
 5. All applicable City utility and drainage standards and specifications shall be met.
 6. All applicable Building Codes shall be met.
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FINDINGS OF FACT

Site Description

The subject property consists of 14.830 unimproved acres of land accessed via Stony Point Drive in the City's Huguenot Planning District.

Proposed Use of the Property

Subdivide the subject property to create an 8.381 acre lot reserved for future development and a 5.999 acre lot that will accommodate the 63,500-sq ft office building (Building C) and a 306-space parking area, as approved by the Planning Commission via a final community unit plan on June 1, 2015.

Master Plan

The Master Plan designates the subject property as being within an economic opportunity area that should be developed through the community unit plan process. Primary uses of the property recommended by the Master Plan include office park and regional retail, with higher density residential use as secondary use (pp. 199-200).

Zoning & Ordinance Conditions

The subject property is located within the R-2 Single-Family Residential zoning district and within Map Section F of the Northern Portion of the Stony Point Community Unit Plan and as such, is governed by Ord. No. 2015-23-40 and the Stony Point Development Plan dated October 22, 2014.

Surrounding Area

The subject property is bound to the north by an existing medical office building within Map Section F and Chippenham Parkway, to the west by Stony Point Parkway, to the south by Sabot at Stony Point School, and to the east by Lewis G. Larus Park.

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