



CITY OF RICHMOND

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

CPCR 2025.009: Resolution of the Richmond City Planning Commission approving an amendment to the Shops at Stratford Hills Final Community Unit Plan, for the purpose of increasing the area subject to the Community Unit Plan by 3.6 acres to 67.86 acres and modifying the development standards.

To: City Planning Commission
From: Land Use Administration
Date: June 3, 2025

PETITIONER

J T. Preston Lloyd, Jr., Williams Mullen
Representative of the Property Owner

LOCATION

6935 Forest Hill Avenue

PURPOSE

To amend Ord. No. 2022-205, adopted May 28, 2024, as most recently amended by Ord. 2000-410-2001-10, adopted Jan. 8, 2001, which approved the "Shops at Stratford Hills Community Unit Plan," for the purpose of increasing the area subject to the community unit plan by 3.36 acres to 67.86± acres and modifying the development standards, under certain terms and conditions.

SUMMARY & RECOMMENDATION

The proposed development pertains to the Shops at Stratford Hills Community Unit Plan, located at the southeast corner of Forest Hill Avenue and Chippenham Parkway within the City's Gravel Hill neighborhood. The subject property being added to the CUP area is comprised of approximately 3.36 acres, and the existing CUP area is approximately 67.86± acres. The subject properties are undeveloped.

Staff finds that the proposed commercial restaurant use with a drive-thru and 36 single-family attached dwellings is consistent with the Stratford Hills CUP Development Plan adopted May 29, 2019, and last updated May 28, 2024, as well as the recommendations of the Richmond 300 Master Plan designation of Corridor Mixed Use.

Staff further finds that the proposed Community Unit Plan Preliminary 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, with conditions of approval.

FINDINGS OF FACT

Site Description

The property is currently zoned B-2 Community Business but is subject to the conditions stipulated in the Stratford Hills Community Unit Plan originally adopted on May 29, 2019, by Ord. No. 2017-242, and last amended on May 28, 2024, by Ordinance Number 2022-205.

Proposed Use of the Property

The applicant intends to develop a portion of the Shops at Stratford Hills Community Unit Plan (CUP) with a development consisting of single-family attached dwellings, using property within the CUP as well as additional acreage to be added to the CUP.

Master Plan

The City's Richmond 300 Master Plan designates the subject property for Corridor Mixed-Uses. Primary uses include office, retail, personal service multi-family residential, cultural, and open space.

Zoning

The property is currently zoned B-2 Community Business but is subject to the conditions stipulated in the Stratford Hills Community Unit Plan originally, most recently amended as part of ORD. 2022-205, adopted May 28, 2024.

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 a B-2 Commercial Business designation and are located within the Stratford Hills Community Unit Plan. A mix of retail and vacant land uses are present in the plan area.

Staff Contact: David Watson, Land Use Administration, (804) 646-1036