



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

CPCR.2020.019: Final Community Unit Plan Amendment approval for Map Section K, Stony Point Community Unit Plan Southern Portion (9230 Forest Hill Ave)

To: City Planning Commission
From: Land Use Administration
Date: May 18, 2020

PETITIONER

Stanley Martin Companies, LLC

LOCATION

9230 Forest Hill Avenue

PURPOSE

Final Community Unit Plan Amendment approval for Map Section K, Stony Point Community Unit Plan Southern Portion (9230 Forest Hill Ave)

SUMMARY & RECOMMENDATION

Ordinance 2018-304 amended the Stony Point Community Plan (Southern Portion) to allow the development of up to 59 townhomes on a property located at 9230 Forest Hill Avenue. The subject property comprises Map Section K of the Stony Point Community Unit Plan (Southern Portion). Final Community Unit Plan approval is required prior to construction of the development, and was granted by the Planning Commission on February 18, 2020 (CPCR.2020.003).

Two townhome types were approved as part of the Final Community Unit Plan: The Amara, a two-story model with front-loaded garages, and The Perry, a three-story model with rear-loaded garages. This proposed amendment would include a third townhouse type, The Balfour, a three-story model with front-loaded garages.

Staff finds that The Balfour townhome type satisfies the development standards required in Ord. 2018-304 and are consistent with the approved Final Community Unit Plans and the City's Zoning Ordinance.

Staff finds that the proposed 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.

Therefore, staff recommends approval of the final community unit plan amendment request with the conditions stipulated in Resolution CPCR.2020.019.

FINDINGS OF FACT

Site Description

The subject property comprises Map Section K of the Stony Point Community Unit Plan (Southern Portion) and as such, is governed by the Stony Point CUP Ordinance (Ord. No. 2018-304). The property is also known as 9230 Forest Hill Avenue, a 5.62 acre unimproved parcel. It abuts Forest Hill Avenue and Evansway Lane in the Huguenot Planning District.

Proposed Use of the Property

The proposal provides details for the construction of up to 59 townhomes, community amenities and site landscaping on the property. Sidewalk along Forest Hill Avenue and an internal network of sidewalks will also be provided, including a connection to existing sidewalk along Evansway Lane. The townhomes fronting Forest Hill Avenue will have rear-loaded garages. Natural buffers along the western and northern boundaries of the property will be retained and supplemented with additional landscaping. The density of the proposed development will be approximately 10 units per acre.

Master Plan

The City of Richmond's Master Plan designates the subject for multi-family (medium density) land use. Primary uses under this recommendation are multi-family dwellings at densities up to 20 units per acre.

Zoning

The subject property is located within the R-2 Single-Family Residential zoning district and is noted as Map Section K of the Southern Portion of the Stony Point Community Unit Plan. Development of this property is governed by Ord. No. 2018-304 and the Final Community Unit Plan adopted February 18, 2020. Zoning staff has confirmed the proposed amendment to be consistent with the ordinance and Final Community Unit Plan.

Surrounding Area

The site abuts single-family dwellings to the west and single-family dwellings are located across Evansville Lane to the north. A portion of Summer Hill Senior Housing abuts to the south. Across Forest Hill Avenue to the south are office uses that are in proximity to the Stony Point Shopping Center. All adjacent properties are zoned R-2 Single-Family Dwelling. Properties to the east and south are within the Southern Portion of the Stony Point Community Unit Plan.

Affordability

The median household income for the Richmond region is currently \$67,703. The affordability threshold is 30% of household income which equates to \$20,311 or \$1,693 per month or less to avoid a housing cost burden.* The applicant provided that the estimated sale prices will range between \$250,000 and \$350,000. A fee simple purchase of a \$350,000 home with 20% down payment with 3.8% mortgage results in a monthly payment of \$1,304 exclusive of taxes and insurance. Using the same calculations for a home selling for \$250,000 results in a monthly payment of \$932 exclusive of taxes and insurance. These units are projected to be affordable to those households with incomes below the area median average. **(U.S. Census Bureau, 2018 American Comm. Survey 1-Year Est.*

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