



CITY OF RICHMOND

PLANNING COMMISSION

April 20, 2020

FINAL COMMUNITY UNIT PLAN AMENDMENT APPROVAL FOR THE STONY POINT SHOPPING CENTER, MAP SECTION E, STONY POINT COMMUNITY UNIT PLAN SOUTHERN PORTION (3000 STONY POINT ROAD), TO ALLOW FOR MODIFICATIONS TO THE EXISTING BUILDING AND PARKING AREA.

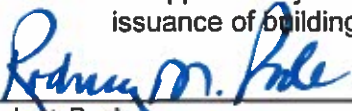
WHEREAS, pursuant to the provisions of Ordinance No. 75-309-302, as last amended by Ordinance No. 2018-304, plans for improvements to 3000 Stony Point Road, within Map Section E of the Southern Portion of the Stony Point Community Unit Plan, to allow for modifications to the existing building and parking area, have been submitted for the Commission's approval. Said proposed plans, entitled "Stony Point Shopping Center Renovation", prepared by Freeman Morgan Architects, copies of which are on file in the office of the Department of Planning and Development Review; and

WHEREAS, the Commission has reviewed said plans and received a report from the Department of Planning and Development Review, and found said plans to be consistent with the regulations of the Zoning Ordinance, and not in conflict with any of the conditions specified in Ordinance No. 75-309-302, as last amended by Ordinance No. 2018-304;

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 (2015), as amended, hereby determines 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.

AND BE IT FURTHER RESOLVED that the Planning Commission having held a public hearing on the proposed Community Unit Plan Final Plan Amendment on April 20, 2020, hereby approves said plan, subject to the following conditions:

1. Building permits shall be requested within 24 months of the date of Commission approval of the plan, otherwise, such approval shall be considered null and void. Plans submitted for building permit approval shall be substantially in conformance with the plans approved by the Commission.
2. The minimum square footage of the grocery store use within the building shall be 12,000 SF.
3. New lighting fixtures shall utilize 3000k LED illumination and new lighting poles shall not exceed the height of the existing lighting poles within the parking area.
4. Signage shall meet all pertinent zoning requirements. A final signage plan shall be approved by the Director of Planning and Development Review prior to the issuance of building permits for signage.


Rodney Poole
Chair, City Planning Commission


Matthew Ebinger
Secretary, City Planning Commission