



# CITY OF RICHMOND

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

**CPCR. 2020.012:** 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)

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** April 20, 2020

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### **PETITIONER**

Jeffrey Geiger for Ziff Properties, Inc

### **LOCATION**

3000 Stony Point Road

### **PURPOSE**

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)

### **SUMMARY & RECOMMENDATION**

The subject property consists of a portion of the Stony Point Shopping Center which housed the former Martin's grocery store, known as 3000 Stony Point Road, which is contained within Map Section E of the Southern Portion of the Stony Point Community Unit Plan.

The applicant has proposed an amendment to the final community unity plan for the shopping center to modify the existing grocery store site and associated parking area. Modifications include reducing the square footage of the grocery store site and adding additional storefronts, within the existing footprint of the site. Façade improvements and site improvements are also proposed.

Staff finds that the proposed amendment is consistent with the regulations of the Zoning Ordinance, and not in conflict with any of the conditions specified in the Stony Point Community Unit Plan Ordinance No. 75-309-302, as last amended by Ordinance No. 2018-304, and the recommendations of the Master Plan.

Staff further finds 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.

Therefore, staff recommends approval of the final community unit plan amendment request with the conditions stipulated in Resolution CPCR.2020.012.

## **FINDINGS OF FACT**

### **Site Description**

The subject property consists of a 4.37 acre parcel of land which is a portion of the Stony Point Shopping Center, in the Stony Point neighborhood of the City's Huguenot Planning District. The property housed the former Martin's grocery store and is known as 3000 Stony Point Road, which is contained within Map Section E of the Southern Portion of the Stony Point Community Unit Plan.

### **Proposed Use of the Property**

The applicant has proposed an amendment to the final community unit plan for the shopping center to modify the existing grocery store site and associated parking area. Modifications include reducing the square footage of the grocery store site and adding additional storefronts, within the existing footprint of the site. Façade improvements and site improvements, including new lighting fixtures in the parking, area are also proposed.

### **Master Plan**

The City's Master Plan designates the subject property as community commercial. Primary uses include office, retail, personal service and other commercial and service uses, intended to provide the shopping and service needs of residents of a number of nearby neighborhoods or a section of the City.

### **Zoning & Ordinance Conditions**

The subject property is located within the R-2 Single-Family Residential zoning district and is designated as a portion of Map Section E of the Southern Portion of the Stony Point Community Unit Plan and as such, is governed by the Stony Point Community Unit Plan Ord. No. 2018-304. The exterior elevations are compatible with the existing shopping center in both high quality materials and color.

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.

Based on analysis by the City's Zoning Administration, and with the conditions stipulated in Resolution CPR.2020.012, the proposed amendment is consistent with current zoning regulations. Further confirmation of adherence to zoning requirements will take place at the time of building permit submittal for the proposed improvements.

### **Surrounding Area**

Surrounding properties also have an R-2 zoning designation and are located within the Stony Point CUP. A mix of office, residential, and vacant land uses are present in the Map Sections surrounding the subject property.

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