



June 3, 2025

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.

WHEREAS, a request has been submitted to amend the Shops at Stratford Hills Community Unit Plan and;

WHEREAS, the purpose of such community unit plan amendment is to (a) increase the area subject to this Community Unit Plan by approximately 3.6 acres, (b) authorize additional permitted uses for the Community Unit Plan, (c) authorize additional signs for the Community Unit Plan, and (d) authorize the removal of a portion of the eastern buffer of the Community Unit Plan; and

WHEREAS, the Commission has reviewed said request, as depicted in the plans attached to ORD. 2022-205, and the subsequent plan set submitted by the Applicant, and found said request to be consistent with the applicable regulations of the Zoning Ordinance and Master Plan; and

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 (2020), as amended, hereby determines that the proposed Preliminary Community Unit 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;

AND BE IT FURTHER RESOLVED that the Planning Commission having held a public hearing on the proposed Shops at Stratford Hills Community Unit Plan amendment on May 28, 2024, hereby approves said Final Community Unit Plan amendment, subject to the following conditions:

1. Application for a building permit shall be submitted within twenty-four (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.

CHAIR
Rodney M. Poole

SECRETARY
Alyson Oliver, AICP