



CITY OF RICHMOND

PLANNING COMMISSION

JUNE 5, 2023

**CPCR.2023.018: RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION
APPROVING A FINAL COMMUNITY UNIT PLAN AMENDMENT TO THE CHIPPENHAM
FOREST SQUARE COMMUNITY UNIT PLAN, TO ALLOW FOR MODIFICATIONS TO THE
WALMART RETAIL BUILDING AND SITE (2401 SHEILA LANE)**

WHEREAS, pursuant to the provisions the of the Chippenham Forest Square Community Unit Plan, which was adopted by City Council on July 24, 1995, and last amended on January 14, 2019, by Ordinance Number 2018-322, a final plan amendment has been submitted for the Commission's approval. Said amendments are shown in proposed plans, entitled "Proposed Site Plan Documents for Walmart, Proposed Building Addition and Pickup 2.0 Improvements," prepared by Bohler, and dated March 10, 2023, copies of which are on file in the office of the Department of Planning and Development Review; and

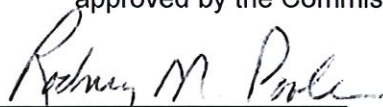
WHEREAS, the purpose of such amendment is to authorize certain improvements to the existing retail store located on the Property, including (a) modifications to the color and signage on the store façade; (b) modifications to freestanding and wayfinding signage on the Property; (c) an approximate 7,200 square foot building expansion along the western side of the store, and modifications to a portion of the store parking lot to facilitate customer pickup of pre-purchased merchandise; and


WHEREAS, the Commission has reviewed said request and received a report from the Department of Planning and Development Review, and found said request to be consistent with the regulations of the Zoning Ordinance and not in conflict with any of the conditions specified in the January 14, 2019, Community Unit 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 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 June 5, 2023, hereby approves said plan, subject to the following condition:

- 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.


Rodney Poole
CHAIR


Alyson Oliver
SECRETARY