



December 2, 2025

CPCR.2025.023 - RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING A PRELIMINARY COMMUNITY UNIT PLAN AMENDMENT FOR STONY POINT SHOPPING CENTER, TO AMEND THE DEVELOPMENT STANDARDS TO ALLOW UP TO 28 SINGLE-FAMILY ATTACHED DWELLINGS AS A PERMITTED USE ON THE PROPERTY KNOWN AS 9040 STONY POINT PARKWAY, WITHIN MAP SECTION D OF THE NORTHERN PORTION OF THE STONY POINT COMMUNITY UNIT PLAN

WHEREAS; pursuant to the provisions of the Stony Point Community Unit Plan, which was adopted by City Council on December 15, 1975, and last amended on July 28, 2025, by Ordinance Number 2025-154; this request is to allow for the construction of 28 single-family attached dwellings, located at 9040 Stony Point Road, shown on the plans entitled “Stony Point Northern Map Section D-1 Concept Layout,” prepared by Timmons Group, and dated March 26, 2025, “Stony Point Northern Map Section D1 Concept Grading & Drainage Plan,” prepared by Timmons Group, and dated April 8, 2025, and “Northern Map Section D-1, Stony Point – Landscape Concept,” prepared by an unknown preparer, and dated May 22, 2025,, copies of which are on file in the office of the Department of Planning and Development Review; and

WHEREAS, the Commission has reviewed the Plans and received a report from the Department of Planning and Development Review, and found the Plans to be consistent with the regulations of the Zoning Ordinance, and not in conflict with any of the conditions specified in the Preliminary Community Unit Plan and Existing Final Site Plan for the larger Shopping Center;

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 Preliminary Plan 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.

BE IT FURTHER RESOLVED, that the Planning Commission having held a public hearing on the Community Unit Plan Final Plan Amendment on December 2, 2025, hereby approves said plan, with the following conditions:

1. Applications for building permits for the Plans shall be submitted within five years of the date of this resolution, as specified in the Preliminary Community Unit Plan.

Rodney Poole
Chair, City Planning Commission

Alyson Oliver
Secretary, City Planning Commission