



## CITY OF RICHMOND

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

**ORD.2025-154:** To amend and reordain Ord. No. 75-309-302, adopted Dec. 15, 1975, as most recently amended by Ord. No. 2024-182, adopted July 22, 2024, pertaining to the “Stony Point Community Unit Plan,” for the purpose of amending the development standards as they pertain to Map Section K of the Northern Portion of the Plan, regarding permitted principal and accessory uses, signage, hours of operation, and developable building area, to amend the development standards as they pertain to Map Section F of the Southern Portion of the Plan, to allow a commissary kitchen as a permitted use on the property known as 9221 Forest Hill Avenue.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** July 15, 2025

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#### **PETITIONER**

Commonwealth Autism

#### **LOCATION**

9221 Stony Point Road

#### **PURPOSE**

The applicant is requesting an amendment to the Stony Point Community Unit Plan to allow a commissary kitchen as a permitted use on the property known as 9221 Forest Hill Avenue. The applicant proposes to construct a commissary kitchen on the first floor of the existing building. No exterior changes are proposed.

#### **SUMMARY & RECOMMENDATION**

The subject property consists of a two-story office building located in the Stony Point neighborhood of the City’s Huguenot Planning District and is a component of Map Section F of the Stony Point Community Unit Plan (Southern Portion).

Staff finds that the proposed commissary kitchen is consistent with the requirements of the Stony Point Community Unit Plan ordinance, the Stony Point CUP Development Plan dated July 22, 2024, 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.

## **FINDINGS OF FACT**

### **Site Description**

The 3.68-acre property is located on the eastern side of Forest Hill Avenue and is within the Stony Point Community Unit Plan.

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

The property contains a two-story 6,231 square foot building built in 2000. The kitchen will occupy a portion of the ground floor. The applicant notes that the kitchen will be primarily used as an internal event venue for the property owner, Commonwealth Autism. The commissary kitchen aspect includes renting use of the kitchen facilities to area non-profit organizations.

### **Master Plan**

The City's Richmond 300 Master Plan designates the subject property for Corridor Mixed-Uses. Primary uses include office, retail, personal service multi-family residential, cultural, and open space.

### **Zoning & Ordinance Conditions**

The CUP was originally adopted on December 15, 1975, and most recently amended on July 22, 2024, as Ord. No. 2024-182. The property is contained within Map Section F, Southern Portion of Stony Point Tract as described in Section 2-A.2 (page 54) of the cited ordinance.

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.

### **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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