

INTRODUCED: December 11, 2017

AN ORDINANCE No. 2017-242

As Amended

To amend Ord. No. 2000-410-2001-10, adopted Jan. 8, 2001, as previously amended by Ord. No. 2001-220-231, adopted Jul. 23, 2001, which approved the “Shops at Stratford Hills Community Unit Plan,” for the purpose of [~~increasing the area subject to the community unit plan by 3.4 acres to 67.9± acres and~~] modifying the development standards, under certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: JAN 8 2018 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

I. That Ordinance No. 2000-410-2001-10, adopted January 8, 2001, as previously amended by Ordinance No. 2001-220-231, adopted July 23, 2001, be and is hereby amended and reordained as follows:

WHEREAS, by Ordinance No. 2000-410-2001-10, adopted January 8, 2001, as amended by Ordinance No. 2001-220-231, adopted July 23, 2001, the City Council approved a Community Unit Plan for the use and development of land containing in aggregate approximately [~~62.5~~] 64.5 acres as depicted on a plat entitled “Exhibit Showing Individual Parcels and Total Area on the

AYES: 9 NOES: 0 ABSTAIN: \_\_\_\_\_

ADOPTED: MAY 29 2019 REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

Properties to be Known As THE SHOPS AT STRATFORD HILLS”, dated June 22, 2000, as revised through August 9, 2000 prepared by McKinney and Company, and on a plat entitled “Plat Showing Cemetery Property of City of Richmond”, dated July 5, 2000, prepared by Target Survey~~[- attached hereto]~~ and made a part of ~~[this amendatory ordinance,]~~ Ordinance No. 2001-220-231, adopted July 23, 2001; and

WHEREAS, ~~[it has been proposed to increase]~~ the area subject to this Community Unit Plan ~~[by 3.4 acres for a total of approximately 67.9 acres, which land]~~ is more particularly [described as follows:

Parcel 1:

~~Beginning at a point being the intersection of the easterly right of way line of Chippenham Parkway, Route 150, (variable width) and the northerly right of way line of Norfolk Southern Railway, (variable width) and being the southwesterly corner of the properties described; thence with the said easterly right of way line of Chippenham Parkway the following courses and distances: N 02 degrees 04 minutes 38 seconds W 216.17 feet to a point; N 26 degrees 38 minutes 08 seconds E 56.99 feet to a point; N 03 degrees 40 minutes 35 seconds E 50.25 feet to a point; N 02 degrees 02 minutes 04 seconds W 250.00 feet to a point; N 39 degrees 35 minutes 57 seconds E 60.21 feet to a point; N 09 degrees 23 minutes 12 seconds W 156.28 feet to a point; N 28 degrees 35 minutes 58 seconds W 55.90 feet to a point; N 16 degrees 30 minutes 04 seconds W 17.57 feet to a point; N 02 degrees 25 minutes 10 seconds W 901.45 feet to a point being the southwesterly corner of the now or formerly Crestar Bank property; thence with the said now or formerly Crestar Bank property N 82 degrees 39 minutes 48 seconds E 152.11 feet to a point; N 02 degrees 25 minutes 12 seconds W 140.21 feet to a point in the point in the southerly right-of-way line of Forest Hill Avenue, Route 683 (variable width); thence along the said southerly right-~~

~~of way line of Forest Hill Avenue, Route 683 (variable width) the following courses and distances: N 87 degrees 47 minutes 31 seconds E 71.25 feet to a point; N 03 degrees 34 minutes 13 seconds W 33.06 feet to a point; N 42 degrees 21 minutes 37 seconds E 27.66 feet to a point; N 82 degrees 57 minutes 41 seconds E 87.00 feet to a point; N 79 degrees 31 minutes 40 seconds E 200.36 feet to a point; N 82 degrees 02 minutes 08 seconds E 201.80 feet to a point; N 06 degrees 02 minutes 19 seconds W 1.31 feet to a point; N 83 degrees 20 minutes 29 seconds E 159.27 feet to a point; N 02 degrees 52 minutes 01 seconds W 4.01 feet to a point; N 83 degrees 20 minutes 29 seconds E 100.00 feet to a point being the northwest corner of the now or formerly Pergerson property; thence along the lines of the said now or formerly Pergerson property the following courses and distances: S 02 degrees 52 minutes 01 seconds E 402.46 feet to a point; N 83 degrees 09 minutes 25 seconds E 7.35 feet to a point; N 83 degrees 02 minutes 14 seconds E 106.70 feet to a point; N 02 degrees 52 minutes 01 seconds W 397.86 feet to a point along the said southerly right of way line of Forest Hill Avenue, Route 683 (variable width; thence along the said southerly right of way line of Forest Hill Avenue, Route 683 (variable width) the following courses and distances: N 83 degrees 20 minutes 26 seconds E 114.15 feet to a point; N 49 degrees 32 minutes 14 seconds W 5.46 feet to a point; N 83 degrees 20 minutes 29 seconds E 99.83 feet to a point along the westerly line of a 20 foot outlet road; thence along the said westerly lines of the said 20 foot outlet road the following courses and distances: S 02 degrees 19 minutes 28 seconds E 299.69 feet to a point; S 03 degrees 25 minutes 52 seconds E 101.21 feet to a point; S 03 degrees 16 minutes 12 seconds E 148.29 feet to a point; S 03 degrees 17 minutes 33 seconds E 288.06 feet to a point; thence continuing along the line of the said 20 foot outlet road and along the southerly line of the now or formerly Green properties S 70 degrees 40 minutes 17 seconds E 239.32 feet to a point being the north west corner of the now or formerly Gravel Hill Baptist~~

~~Church property; thence along the southerly line of the said now or formerly Gravel Hill Baptist Church property S 51 degrees 10 minutes 52 seconds E 225.14 feet to a point along Route 689 (30 feet wide); thence along said Route 689 (30 feet wide) S 33 degrees 03 minutes 03 seconds W 519.30 feet to a point being the southwest corner of the now or formerly Green property; thence along the southerly line of the said now or formerly Green property S 56 degrees 21 minutes 45 seconds E 199.02 feet to a point along the westerly line of the now or formerly Valentine property; thence along the said westerly line of the now or formerly Valentine property S 21 degrees 05 minutes 16 seconds W 452.71 feet to a point along the said northerly right of way line of Norfolk Southern Railway, (variable width); thence along the said northerly right of way line of Norfolk Southern Railway, (variable width) the following courses and distances: N 88 degrees 19 minutes 10 seconds W 601.16 feet to a point; along the arc of a curve to the left having a radius of 2,914.93 feet and an arc distance of 821.02 feet to the point of beginning and containing 2,713,084 square feet or 62.2838 acres of land, and the following parcel of land described as Parcel 58 (Cemetery) and owned by the City of Richmond: Commencing at a point along said Route 689 (30 foot wide) and being the southwest corner of the said now or formerly Green property; thence S 33 degrees 03 minutes 03 seconds E 35.96 feet to the point of *beginning*; thence along the lines of the said property to be known as Forest Hill Towne Center the following courses and distances: S 23 degrees 03 minutes 19 seconds W 208.58 feet to a point; N 66 degrees 45 minutes 43 seconds W 419.25 feet to a point; N 23 degrees 03 minutes 19 seconds E 208.58 feet to a point; S 66 degrees 45 minutes 43 seconds E 419.25 feet to the point of *beginning* and containing 87,447 square feet or 2.0075 acres of land.~~

~~Parcel 2:~~

~~Beginning at a point being at the intersection of a 20 foot outlet road and along the southerly right-~~

~~of way line of Forest Hill Avenue, Route 683 (variable width); thence along the said southerly right of way line of Forest Hill Avenue, Route 683 (variable width) the following courses and distances: N 51 degrees 03 minutes 02 seconds E 37.07 feet to a point; N 83 degrees 38 minutes 03 seconds E 93.89 feet to a point being the northwesterly corner of the now or formerly Beller property; thence along the westerly line of the said now or formerly Beller property and the now or formerly Development Associates of Virginia property S 01 degrees 39 minutes 35 seconds W 392.50 feet to a point being the southwesterly corner of the said now or formerly Development Associates of Virginia property; thence along the southerly line of the said now or formerly Development Associates of Virginia property, the now or formerly GRTV, L.L.C. property and the now or formerly Development Associates of Virginia Limited Partnership property N 80 degrees 09 minutes 59 seconds E 209.99 feet to a point in the westerly line of the now or formerly Beller property; thence along the said westerly line of the now or formerly Beller property and the now or formerly City of Richmond property S 04 degrees 25 minutes 53 seconds W 145.46 feet to a point being the northeast corner of the now or formerly Woolridge property; thence along the northerly line of the said now or formerly Woolridge property S 77 degrees 31 minutes 06 seconds W 287.08 feet to a point along the said easterly line of the 20 foot outlet road; thence along the said easterly line of the 20 foot outlet road N 02 degrees 49 minutes 29 seconds W 530.47 feet to the point of *beginning* and containing 85,530 square feet or 1.9635 acres of land for commercial purposes as per a concept plan (the “concept plan”) entitled “The Shops at Stratford Hills Dimensional Layout” dated October 19, 2000 as revised through November 15, 2000 prepared by McKinney and Company] shown on the plan entitled “Exhibit 1 – CUP Amendment of the Shops at Stratford Hills, City of Richmond, Virginia, January 31, 2017,” prepared by McKinney and Company, dated [July 17] January 31, 2017, and last revised~~

~~[November 21, 2017]~~ [January 31, 2018] January 4, 2019 , (the “Concept Plan”), a copy of which is attached to this amendatory ordinance; and

WHEREAS, a proposed amendment to the existing concept plan has been submitted to the City Planning Commission to accommodate the use and development of ~~[additional]~~ the land for commercial purposes which do not conform in all respects with the regulations and restrictions prescribed for the zoning districts in which the land is situated~~[, with the revised land area now comprising a total of approximately][64.5][67.9 acres]~~; and

WHEREAS, the City Planning Commission, after holding a public hearing on the proposed amendment to the community unit plan to increase the area subject to the community unit plan by 3.4 acres and make additional changes to the community unit plan, approved the ~~[updated]~~ ~~[concept plan]~~ then proposed Concept Plan as a Preliminary Community Unit Plan, based on written findings of fact, and submitted a copy of its resolution to that effect to the Council together with its findings of fact, a copy of which resolution is attached to ~~[the draft of]~~ this amendatory ordinance; and

WHEREAS, the applicant has proposed an amendment to the community unit plan amendment to no longer increase the area subject to the community unit plan by 3.4 acres and make such other changes except as shown on the current Concept Plan and set forth herein; and

WHEREAS, the Council concurs in the finding of fact made by the City Planning Commission;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

~~[That Ordinance No. 2000-410-2001-10, adopted January 8, 2001, be and is hereby amended and reordained as follows:]~~

§ 1. That pursuant to Section 17.10(g) of the Charter of the City of Richmond, and Article ~~[V]~~ IV, Division 30 of Chapter ~~[32]~~ 30 of the Richmond City Code of ~~[1993]~~ 2015, as amended, the development and use of the above-referenced property, generally in accordance with ~~[plans: (a) entitled “The Shops at Stratford Hills”, dated April 24, 2001 prepared by McKinney and Company (the “Concept Plan”), a copy of which is attached to this amendatory ordinance and (b) the “Zoning Exhibit on the Properties to be Known as THE SHOPS AT STRATFORD HILLS”, dated June 22, 2000, as revised through August 9, 2000 prepared by Target Surveys, Inc., (the “Metes & Bounds”), copies of which are attached to and made a part of this ordinance,]~~ the Concept Plan, is hereby approved and permitted, subject to the following standards, terms, and conditions:

I. **DEVELOPMENT CONCEPT**: The Preliminary Community Unit Plan for the development of the property is generally depicted on the Concept Plan. The Concept Plan depicts the general character and location of buildings, structures and open spaces, the general location of all means of ingress and egress, and the general location of the areas for the parking and circulation of vehicles. The Concept plan also shows and establishes the buffers around and open space within the development and divides the site into a “Community Center” portion and the “Outparcels” portion of the site.

As used herein, “Outparcels” shall be defined as any lot or parcel that is a portion of the Property fronting upon Forest Hill Avenue, excluding project driveways. The Outparcels are generally shown on the Concept Plan as those parcels designated as ~~[“E,” “F,” “G,” “K,” “L,” and “M”]~~ “Lot 2,” “Lot 3,” “Lot 4,” “Lot 5,” and “Lot 6,” [and “Phase II Outparcel”]. The

exact limits and area of any single Outparcel and the Outparcel area shall be determined through and may be adjusted by Final Plan approval, provided that the southern boundary of any Outparcel, or any portion thereof, does not vary from that area the Property shown on the Concept Plan for the Outparcels by more than one hundred fifty (150) feet.

As used herein, “Community Center” shall be defined as any lot or parcel that is a portion of the Property, which is not an Outparcel. The exact limits and area of the Community Center shall be determined through and may be adjusted by Final Plan approval, provided that the northern boundary of the Community Center, or any portion thereof, does not vary from that area of the Property not otherwise shown as an Outparcel, by more than one hundred fifty (150) feet.

Final Plan submittals shall be consistent with the objectives of the Preliminary Plan as adopted by City Council and not in conflict with the standards, terms and conditions set forth herein. Final Plans shall be submitted for review in accordance with the provisions of [~~Article V, Division 3,~~] Section [~~32-530.1~~] 30-456.4 of the [~~Zoning Ordinance~~] Code of the City of Richmond (2015), as amended.

**II. DEVELOPMENT STANDARDS APPLICABLE TO THE PROPERTY:** The [~~attached~~] Concept Plan establishes the limits of the portion of the site containing approximately [~~62.3872~~] [~~67.9~~] 64.5 acres[, as more particularly described in the Metes and Bounds] and is the subject of this Community Unit Plan (the “Property”). Development within the Property shall be subject to the standards, terms and conditions listed below and shall not exceed [~~420,000~~] [~~428,000~~] 420,000 square feet of floor area:

**A. PERMITTED PRINCIPAL AND ACCESSORY USES:** The following uses of buildings and premises shall be permitted within the Property:

1. Permitted Principal Uses on the Property:



- (a) Service stations, provided that:
  - (i) notwithstanding other provisions of this Ordinance regarding yards, pump islands for dispensing motor fuels may not be located within twenty-five (25) feet of street lines;
  - (ii) notwithstanding other provisions of this Ordinance regarding yards, marquees, cantilevers and similar roofs over pump islands may not extend to within twenty five (25) feet of street lines; and
  - (iii) no more than one service station shall be allowed on the Property. If an auto service center is developed on the Property, then no service station shall be permitted on the Property;
- (a.1) Auto service centers, provided that:
  - (i) No bay doors for such auto service center shall face Forest Hill Avenue or shall otherwise be effectively screened from view from Forest Hill Avenue; **[and]**
  - (ii) All automobile work shall be performed within an enclosed building. Any vehicles stored for work shall **be** stored in an area not visible from properties or public streets adjacent to the Property; **and**
  - (iii) **[no] No** more than one auto service center shall be allowed on the Property. If a service station is developed on the Property, then no auto service center shall be permitted on the Property;
- (b) Adult day care facilities;
- (c) Banks and savings and loan offices. As used herein, a bank or savings and loan institution shall be any business that engages in the business of making loans of money, credit, goods, or things, discounting notes, bills of exchange, or other items of debt, or accepting deposits or bailments of money or items; provided, however, a check casher, as defined by § **[6.1-432] 6.2-2100** of the Code of Virginia (1950), in effect as of the date of the passage of this **[CUP] Community Unit Plan**, shall not be deemed a bank or savings and loan institution;

- (d) Business, professional and administrative offices, medical and dental clinics and studios;
- (e) Catering businesses, provided that not more than five (5) persons are employed on the premises in the conduct of any such business;
- (f) Communications centers and telephone repeater stations operated by public service corporations;
- (g) Custom dressmaking, tailoring and garment repair businesses employing not more than five (5) persons on the premises;
- (h) Custom printing and engraving shops not involving the printing of periodicals, books, catalogs or similar items requiring frequent shipment or delivery of large quantities of materials;
- (i) Day nurseries licensed by and subject to the requirements of the State of Virginia Department of Social Services;
- (j) Post offices and package mailing services, but not including package distribution centers;
- (k) Dry cleaning and laundering establishments, provided that the total capacity of all cleaning machines shall not exceed one hundred (100) pounds dry weight and that the total capacity of all laundry machines shall not exceed two hundred fifty (250) pounds dry weight;
- (l) Restaurants, tea rooms, delicatessens, ice cream parlors and any other eating and drinking establishment, including, without limitation, establishments providing live entertainment, where food or drink is intended to be consumed on the premises, in vehicles, or outside of a completely enclosed building, provided that:
  - (i) No deck, patio, terrace, drive up lane, or other area outside of a completely enclosed building and used for the service or accommodation of restaurant patrons shall be situated within sixty-five (65) feet of any property in an R District located outside the Property;
  - (ii) Covered trash containers shall be provided in service areas, and fences, walls or vegetative screening shall be provided around service areas, except at entrances and exits, to prevent refuse from blowing onto adjacent properties; and

- (iii) No music or public address system shall be operated in such a manner that sound produced is audible beyond the boundaries of the lot on which such use is situated;
- (m) Grocery stores and specialty food and beverage stores, including, without limitation, bakeries where products are sold principally at retail on the premises;
- (n) Greenhouses and plant nurseries, when located within the Community Center portion of the Property, provided further that any uncovered space used as part of such greenhouse or plant nursery for the sale or storage of merchandise, or any greenhouse, plant nursery, or any portion thereof, not open to the general public, shall not be considered floor area for the purpose of calculating maximum floor area on the Property or otherwise as set forth herein, a lot or parcel of the Property, or a portion of the Property, so long as such uncovered area, not including parking areas, landscaped areas and green spaces, does not exceed more than seventy-five percent (75%) of the total area of such premises;
- (o) Laundromats and laundry and dry cleaning pick-up stations;
- (p) Libraries, museums, schools, parks and recreational facilities owned or operated by a governmental agency, and other uses required for the performance of a governmental function;
- (q) Business, professional and vocational schools not involving the use of heavy machinery, welding equipment or internal combustion engines;
- (r) Office supply, business service, photocopy and custom printing establishments;
- (s) Offices, including, without limitation, business, professional and administrative offices, travel agencies, and medical and dental offices and clinics;
- (t) Personal service establishments, including, but not limited to, barber shops, beauty salons, health spas, fitness centers, dance studios, photography studios, shoe repair shops; tailor and dressmaking shops, clothing rental stores, watch and jewelry repair shops and similar uses;
- (u) Pet shops, veterinary clinics, and animal hospitals, provided that all facilities shall be located within completely enclosed and air conditioned buildings which are soundproof to the extent that

sounds produced by animals kept or treated therein are not audible outside the building;

- (v) Recreation and entertainment uses including, but not limited to, theaters, lodge and club meeting places, auditoriums and assembly halls, when such uses are conducted within completely enclosed buildings; provided, however, no cinema or motion picture theater shall be allowed on the Property prior to five (5) years from the date of the passage of [~~this ordinance~~] Ordinance No. 2000-410-2001-10, adopted January 8, 2001. Only one cinema or motion picture theater not to exceed four (4) screens may be developed on the Property;
- (w) Service businesses which rent, service or repair audio or video equipment, home appliances, furniture, personal recreational equipment, home yard and garden equipment, tools, bicycles, locks, computers, office machines and similar household or business items, provided that: no products shall be stored or displayed outside a completely enclosed building; no internal combustion engines shall be repaired or serviced; and there shall be no rental, service or repair of motor vehicles, trailers or contractors' equipment;
- (x) Rights-of-way, easements and appurtenances for public utilities and public transportation, including, but not limited to, loading platforms, and passenger depots, but not including railroad yards, freight depots, generating plants, transformer stations and similar uses;
- (y) Shopping centers containing uses permitted in the Property;
- (z) Shops for repair of household items, watches, locks, bicycles and similar items, provided that not more than five (5) persons are employed on the premises in the conduct of such activity, and provided further that no internal combustion engines shall be repaired or serviced except within a completely enclosed, soundproof building;
- (aa) Art galleries, art supply shops, artist studios and custom frame shops;
- (bb) Bakeries where products are sold principally at retail on the premises and where distribution of products off the premises does not involve the use of delivery vehicles having a gross vehicle weight exceeding six thousand (6,000) pounds; and
- (cc) Stores and shops for the conduct of retail business.

2. Permitted Accessory Uses – The following uses shall be permitted as accessory uses on the Property/Outparcel/Community Center:
- (a) Car wash facilities, automatic or otherwise, provided such car wash is part of and located on the same premises as an auto service center or service station otherwise allowed herein;
  - (b) Catering business, without limitation as to the number of employees, accessory to any other use allowed herein, including, but not limited to a grocery or food store;
  - (c) Custom dressmaking, tailoring and garment repair businesses, without limitation as to the number of employees, accessory to any other use allowed herein, including, but not limited to a grocery or food store;
  - (d) Drive-through facilities accessory to any other use allowed herein, so long as such drive-through facilities ~~[(+)]~~ **(i) serve customers of the permitted use on the same premises [–, and (ii) are not located within two hundred (200) feet of any property in an R District located outside the Property] and (ii) are not located within 200 feet of any property in an R District located outside the Property;**
  - (e) Parking areas serving uses permitted in **the area subject to [district] Community Unit Plan;**
  - (f) Boarding kennels as part of a pet shop, veterinary clinic, or animal hospital, provided that all facilities are located within fully enclosed, air conditioned and soundproof buildings;
  - (g) Sales lots for Christmas trees and other temporary retailing activities when such use is operated for a period not exceeding thirty (30) days;
  - (h) Uses and structures customarily incidental and clearly subordinate to uses permitted and located within the Property;
  - (i) Incidental storage of merchandise within any building on the Property to be sold at retail on the premises, provided that not more than seventy (70) percent of the floor area of a building occupied by a permitted use shall be used for such purpose;
  - (j) Areas inside of enclosed buildings located on the Property containing a permitted principal use for the purpose of wholesale,

warehouse, and/or distribution activities related to merchandise or services offered as part of the principal use, provided that such areas occupy no more than sixty-five (65) percent of the gross floor area of the building;

- (k) Outdoor sales and merchandise areas. For any use other than a nursery or greenhouse, such outdoor sales and merchandise areas may exist only in conjunction with a permitted principal use located within an enclosed building with such outdoor sales and merchandise area not exceeding forty-five (45) percent of the floor area of the enclosed building. Such outdoor sales area shall be enclosed or screened from view from adjacent parcels within the Property, but need not be covered. The adequacy of the enclosure and/or screening shall be demonstrated and reviewed as part of any Final Plan request for such use. Seasonal sales of merchandise shall not be considered floor area for the purpose of calculating maximum floor area on a lot within the Property or any portion thereof[.] ; **and**
- (l) Sidewalk merchandise display space, located within thirty (30) feet of a face or extension of the plane thereof of the building to which it is accessory, subject to final location approval as part of Final Plan review by the Planning Commission. When such display space is an accessory use for the occupant of more than 100,000 square feet of floor area within an enclosed building, such space shall not be considered floor area for the purpose of calculating maximum floor area on a lot, section of the [~~CUP~~] **Community Unit Plan**, or within the overall [~~CUP~~] **area subject to this Community Unit Plan**, provided that such space is not secured by enclosing screens, walls, or fences, and that the aggregate sidewalk merchandise display space so excluded on any one lot shall not exceed ten thousand (10,000) square feet of area[ $\frac{1}{3}$ ] ;

B. BUFFERS, LANDSCAPED AREAS AND SETBACKS: Buffers and setbacks within the Property for this Community Unit Plan shall be as set forth below. Prior to or concurrent with the approval of the first Final Plan request on the Property, the Planning Commission will review and approve a comprehensive landscaping plan that demonstrates compliance with the requirements set forth below and that depicts replacement plantings appropriate and necessary to achieve the visual and aural screening for which the buffer is set aside. In evaluating any plans, the Commission may consider such factors as the quantity and quality of the existing vegetation,

the topography and existing grades, and the nature and uses of the properties protected by the buffer and may require such augmentation measures as are necessary to achieve the desired mitigating effect.

1. SETBACKS FROM FOREST HILL AVENUE AND CHIPPENHAM PARKWAY ON-RAMP – Landscaped areas and setbacks from the Forest Hill Avenue right-of-way shall be provided as follows:

- (a) A streetscape and landscaped area shall be required within and along the right-of-way of Forest Hill Avenue, as determined through the Final Plan review, which such Forest Hill streetscape improvements shall consist of the following:
  - (i) a streetscape area of no less than twelve (12) feet in width as part of the right of way of Forest Hill Avenue, where conditions existing at the time of streetscape area construction permit, consisting of a sidewalk consistent with the streetscape area as shown conceptually on the plan entitled “LP1, PREPARED FOR HARPER ASSOCIATES, LLC, THE SHOPS AT STRATFORD HILLS, SHOPPING CENTER DEVELOPMENT, CITY OF RICHMOND, VIRGINIA” and “LP2, PREPARED FOR HARPER ASSOCIATES, LLC, THE SHOPS AT STRATFORD HILLS, SHOPPING CENTER DEVELOPMENT, CITY OF RICHMOND, VIRGINIA”, each prepared by McKinney and Company, and dated October 6, 2000 (collectively, the “Conceptual Landscape Plan”), as modified by the Concept Plan and [substantially] as shown on that certain plan entitled “Shops at Stratford Hills, Landscape Sketch 1.0,” prepared by McKinney & Company, dated January 11, 2018, and last revised [January 30] August 23, 2018, (the “Lot 3 Conceptual Landscape Plan”), a copy of which is attached to this amendatory ordinance. The area necessary to accomplish this streetscape area shall be dedicated as necessary.
  - (ii) a landscaped area of at least fifty (50) feet in width including the streetscape area set forth above located in the right-of-way, consisting of an undulating berm of a maximum of three (3) to four (4) feet in height and of variable width and slope, and landscaping, except as shown on the Concept Plan

and [substantially] as shown on the Lot 3 Conceptual Landscape Plan;

- (iii) The streetscape area and landscaped area required above shall be installed as soon as practicable, but in any event no later than 48 months after the adoption of this ordinance;
- (b) Exceptions to this landscaping requirement shall be limited to those situations necessary to be traversed by utility extensions, vehicle and pedestrian entrances and access ways from Forest Hill Avenue, and permitted signage.
- (c) A minimum setback of fifty (50) feet for buildings, structures other than allowed signage, and parking shall be provided from the rights-of-way for Forest Hill Avenue and from the ramp off of Chippenham Parkway.

2. **BUFFERS AND SETBACKS ALONG THE EASTERN BOUNDARY LINE OF THIS PROPERTY** – Buffers and setbacks from the eastern boundary line of the Property as shown on the Concept Plan shall be provided as follows:

- (a) A buffer area of [~~a minimum of one hundred (100)~~] **[25] 50** feet in width shall be required, within which the existing vegetation and trees shall be retained and supplemental plantings shall be required to create a visual and aural screen between [~~improvements on the Property~~] **[the Cherokee Road extension] improvements on the Property** and the [~~abutting properties to the east~~] **[Phase II property,] abutting properties to the east** in the location depicted on the Concept Plan, **and** as determined [~~through the~~] **by the Planning Commission on May 20, 2002, as part of its** Final Plan review. [~~The Planning Commission may reduce the minimum depth of the buffer to not less than fifty (50) feet during the review of the initial Final Plan application for the Property when it has been demonstrated that a deeper buffer would unreasonably affect the developable area of the site, the alignment of entrance roads with buildings and parking areas and that alternative mitigation designs could achieve similar visual and aural screening effects.~~] The supplemental plantings shall be evergreen trees, not less than five (5) feet in height at the time of planting and shall be spaced not less than ten (10) feet on center.



**(b)** ~~[H]~~ As shown on that certain plan entitled “Shops at Stratford Hills Conceptual Landscape Plan” dated April 6, 2017, ~~[as]~~ and last revised ~~[July 31, 2017]~~ **January 30, 2018** **January 4, 2019** (the ~~“[Phase II Conceptual]~~ Landscape Plan”), and attached to this amendatory ordinance, in those areas on the eastern side of the site where timber harvesting activities have ~~[breached the area set aside for a buffer, replacement plantings shall be required. The Planning Commission, at time of Final Plan review, shall require that replacement plantings be a mixture of evergreen and deciduous trees planted in a random pattern at densities similar to the undisturbed areas of the buffer.]~~ occurred, **replacement plantings shall not be required, but** mulching and reseeding shall be required **[Plantings approved in connection with any revised Final Plan for the Phase II property or Lot 2 shall be substantially in accordance with the Phase II Conceptual Landscape Plan]** . As also shown on the Landscape Plan, **an additional buffer area of 25 feet in width shall be required, within which plantings shall be required to create a visual and aural screen between Cherokee Road and the abutting properties to the east in the location depicted on the Landscape Plan and the Concept Plan;**

~~[(b)]~~ [Such buffer area along the eastern boundary line of the Property shall include an opaque fence of at least six feet in height. Such fence shall be placed on the western boundary of the buffer and shall be depicted on the initial Final Plan submittal;

~~(e)]~~ **(c) Such buffer area along the eastern boundary line of the Property shall include an opaque fence of at least six feet in height. Such fence shall be placed on the western boundary of the buffer and shall be depicted on the initial Final Plan submittal;**

**(d)** Permitted encroachments and disturbances to this buffer shall be limited to those situations necessary to be traversed by utility extensions and other necessary access easements for abutting property owners~~[-including any that would be made necessary by a closure of the twenty (20) foot north/south access way from Forest Hill Avenue shown on the plat of survey];~~

~~[(d)]~~ ~~[(e)]~~ **(e)** A setback of not less than ~~[the greater of]~~ sixty-five (65) feet ~~[or the minimum depth of the buffer as determined by the Planning Commission during Final Plan approval]~~ shall be required for all buildings from the portion of the eastern boundary line of the Property **[commencing south of the property line shown and labeled on the Concept Plan as “N78°36’09”E”]**.

~~(d)~~ (f) Buffer and setback requirements for Lot 14 (Future Development) shall be as follows:

- (i) A buffer area of a minimum of ~~one hundred (100)~~ 50 feet in width shall be required, within which the existing vegetation and trees shall be retained and supplemental plantings shall be required to create a visual and aural screen between improvements on the Property and the abutting properties to the east in the location depicted on the Concept Plan, and as determined ~~through~~ by the **Planning Commission on May 20, 2002, as part of its Final Plan review. ~~[The Planning Commission may reduce the minimum depth of the buffer to not less than fifty (50) feet during the review of the initial Final Plan application for the Property when it has been demonstrated that a deeper buffer would unreasonably affect the developable area of the site, the alignment of entrance roads with buildings and parking areas and that alternative mitigation designs could achieve similar visual and aural screening effects.]~~ The supplemental plantings shall be evergreen trees, not less than five (5) feet in height at the time of planting and shall be spaced not less than ten (10) feet on center. ~~[In those areas on the eastern side of the site where timber harvesting activities have breached the area set aside for a buffer, replacement plantings shall be required. The Planning Commission, at the time of Final Plan review, shall require that replacement plantings be a mixture of evergreen and deciduous trees planted in a random pattern at densities similar to the undisturbed areas of the buffer.]~~**
- (ii) Such buffer area along the eastern boundary line of the Property shall include an opaque fence of at least six feet in height. Such fence shall be placed on the western boundary of the buffer and shall be depicted on the initial Final Plan submittal.
- (iii) Permitted encroachments and disturbances to this buffer shall be limited to those situations necessary to be traversed by utility extensions and other necessary access easements for abutting property owners.
- (iv) A setback of not less than the greater of 65 feet ~~[or the minimum depth of the buffer as determined by the Planning Commission during Final Plan approval]~~ shall

be required for all buildings from the eastern boundary line of the Property.

3. BUFFERS AND SETBACKS FROM CHIPPENHAM PARKWAY –  
Buffers and setbacks from the Chippenham Parkway right-of-way shall be provided as follows:

- (a) A buffer area of a minimum width of fifty (50) feet shall be required along the Chippenham Parkway right of way, from the ultimate point of intersection of the northbound on-ramp with the through Chippenham Parkway lanes, as determined by the Director of Public Works to the southern boundary of the site. The buffer may be cleared as necessary to be traversed by utilities;
- (b) Such buffer area shall be adequately landscaped in a manner consistent with the Conceptual Landscape Plan and as mutually agreed upon by the Department of Public Works and the Director of ~~[Community]~~ Planning and Development Review. Supplemental plantings consistent with the existing plantings located on Chippenham Parkway north of Forest Hill Avenue will be provided within the existing right-of-way of Chippenham Parkway as mutually agreed upon by the Department of Public Works. Concurrent with the approval of the first Final Plan request, the Planning Commission shall determine the adequacy of the existing and proposed supplemental plantings and shall require such supplemental plantings and improvements it deems necessary to achieve consistency with the Conceptual Landscape Plan;
- (c) A setback of not less than fifty (50) feet, [;] from Chippenham Parkway right-of-way shall be required for all buildings, provided that such setback requirement shall not apply to signage permitted by this amendatory ordinance.

C. MINIMUM LIVABILITY SPACE: The minimum livability space, defined as that portion of the land area on the site which is not covered by buildings, devoted to accessory outdoor dining, sales or display areas, or devoted to motor vehicle parking or circulation, but which contains existing natural vegetation or is improved with landscaping and/or noncommercial outdoor areas, shall be no less than thirty (30) percent of the total land area of the Property, and of the land area of any lot within the Property, except that for individual lots within the Property, the Planning Commission may approve through Final Plan review, development which results in

livability space of no less than five (5) percent of the lot, provided that appropriate covenants are established to indicate that the development potential on other lots within the Property may be limited to the extent necessary to ensure that the total livability space on the entire Property is not less than thirty (30) percent.

D. SCREENING OF LOADING, SERVICE AND TRASH COLLECTION AREAS, AND MECHANICAL EQUIPMENT: All loading, service, and trash collection areas on any lot shall be screened, to the extent practical based on the topography of the Property and surrounding property, at ground level at the boundary line of the Property from properties adjoining the Property and public streets through the positioning of the buildings on the Property, vegetative material, berming, opaque structural screens, or a combination of such techniques. Mechanical equipment, including satellite dishes, shall similarly be screened to the extent practical based on the topography of the Property and surrounding property, or may be hidden from view by roof placement combined with parapet walls and/or equipment screens. The adequacy and appropriateness of any specific technique shall be demonstrated as part of Final Plan review.

E. LIGHTING: Parking lot lighting standards shall not exceed twenty-five (25) feet in height as measured from the grade at the base of the foundation. Parking lot lighting shall produce a maximum lighting intensity of one-half (1/2) foot candle at the eastern boundary line of the Property. Parking lot lighting shall be reduced to a minimum level necessary for security purposes following the close of business conducted on the Property. All building mounted lights facing the right-of-way line of Forest Hill Avenue, the right-of-way of Chippenham Parkway, or the eastern boundary line of the Property shall be shielded so that the source of the illumination may not be seen from such boundary line.

F. PARKING REQUIREMENTS: Requirements and standards applicable to parking areas shall be as follows:

1. Parking on the Outparcels shall be provided at the rate required for that particular use by Article VII of [~~the Zoning Ordinance~~] Chapter 30 of the Code of the City of Richmond (2015), as amended. Parking in the Community Center shall be provided at a rate of no less than 3.5 and no more than 5.5 parking spaces per 1,000 square feet of floor area.
2. Parking Area Layout and Landscaping – There shall be a minimum of ten (10) square feet of landscaping per parking space within each area defined by primary circulation routes or streets within the development. At least one (1) large canopy tree or ornamental tree (no more than 25 percent of required trees may be ornamental) for each eight (8) parking spaces shall be provided within these landscaped areas. The required landscaped areas and trees may be arranged at the borders of parking areas and/or both sides of primary circulation areas to define and clarify vehicular and pedestrian circulation or may be arranged in internal islands, planting strips, and/or other configurations which serve to visually break up large parking areas. In no case, however, shall there be a single row of more than twenty-five (25) parking spaces in length without an intervening minimum nine (9) foot wide landscaped island planted with appropriate vegetation including no less than two (2) trees. As part of a Final Plan review, the Planning Commission may reduce this requirement or approve alternative landscaping on particular islands in those circumstances where for reason

of underground utilities or other significant obstructions it is not practical to achieve a two (2) tree per island standard. Parking lot landscaping shall be consistent with the Conceptual Landscape Plan.

G. PERMITTED SIGNS: The following signs shall be permitted, with final location subject to the approval of the City Planning Commission as part of the Final Plan review:

1. ~~[Project Identification]~~ Freestanding Signs:

(a) One freestanding ~~[project identification]~~ sign of up to one- hundred fifty (150) square feet in sign area and twenty (20) feet in height, provided that if the sign is located within a raised landscaped planter or berm of two (2) feet or more above normal grade level the overall height above normal grade level may be up to twenty-five (25) feet, shall be permitted at or near the center entrance to the site from Forest Hill Avenue.

(b) One freestanding ~~[project identification]~~ sign of up to one hundred (100) square feet in sign area and twenty (20) feet in height shall be permitted at or near the eastern entrance to the site from Forest Hill Avenue, generally in the vicinity of Cherokee Road. ~~[The sign may also identify uses south of the Norfolk Southern railroad tracks if such are developed.]~~

(c) ~~[Such project signs may be used for identification of all owners, tenants, and other users of the Property or any portion thereof.]~~ One freestanding sign of up to 150 square feet in sign area and 20 feet in height, provided that if the sign is located within a raised landscaped planter or berm of two feet or more above normal grade level the overall height above normal grade level may be up to 25 feet, shall be permitted adjacent to the right of way of Chippenham Parkway in a location in general conformance with the Concept Plan.

2. Tenant/Building Signs within the Property:

(a) In addition to the signage authorized in 3(a) and 3(b) below, one freestanding sign containing a maximum sign area of fifty (50) square feet and a maximum height of ten (10) feet shall be permitted within the Outparcel area~~[-, provided such sign may display only fuel prices, identification of the brand and/or provider of such fuel and the name of the operator of the fuel station]~~ **, provided such sign may display only fuel prices, identification of the brand of such fuel, and the name of the operator of the fuel station.**

(b) ~~[One ground mounted sign containing a maximum sign area of fifty (50) square feet and a maximum height of seven feet shall be permitted in the Phase II Outparcel area.]~~

(e)] One ground mounted sign containing a maximum sign area of fifty (50) square feet and a maximum height of seven feet shall be permitted in Lot 2.

3. Building Attached Signage.

(a) Building mounted signage for the buildings with a setback from Forest Hill Avenue of greater than 500 feet within the Community Center shall be limited to one (1) square foot of sign area for each linear foot of building frontage for any such building provided that no building shall contain more than five (5) signs nor more than 400 square feet of signage. For buildings within the Community Center that have a setback of less than 500 feet, the maximum area of all signage shall not exceed 150 square feet.

(b) For any building located on an Outparcel, the total number of signs on any lot shall not exceed one sign for each twenty (20) linear feet of principal lot frontage, nor in any case five (5) signs. The aggregate area of all signs on a lot shall not exceed one square foot for each linear foot of principal lot frontage, nor in any case one hundred fifty (150) square feet. This provision shall not be construed to restrict any lot to less than two (2) signs nor less than thirty (30) square feet of sign area. Where more than one main building is located on a lot, the above formula for determining maximum number of signs, and aggregate sign area shall apply to individual buildings and building frontages rather than to lots and lot frontages.

4. ~~[Directory]~~ Additional Ground Mounted Signs – No more than three (3) ground mounted ~~[directory]~~ signs ~~[displaying the name of and direction to businesses located within the community unit plan]~~ shall be permitted, provided that any such sign does not exceed six (6) feet in height, inclusive of any base, and twenty (20) square feet in area, exclusive of any base~~[-and does not display trademarks or logos associated with any business]~~. If more than one ~~[directory]~~ such sign is located within the bounds of a particular

portion of the Property (i.e., within the Outparcel area or Community Center), all such signs within that portion of the Property shall be of a coordinated design. Such signs shall be allocable to all property owners using the main entry boulevard, including owners of any potential or future development on the abutting properties south of the Norfolk Southern Railroad property depicted on the Concept Plan.

5. Prohibited Signs – Animated signs and portable signs, as defined in Article XII of [~~the Zoning Ordinance~~] Chapter 30 of the Code of the City of Richmond (2015), as amended, and temporary attention-getting devices shall not be permitted.
6. A final comprehensive signage program setting forth the details relative to sign types, numbers, materials, construction, lighting, heights, areas and setbacks shall be submitted to and approved by the Commission prior to the erection of any permanent [~~identification~~] signs on the Property corresponding with any phase for which Final Plan approval is sought.

#### H. STREET IMPROVEMENTS AND ACCESS:

1. STREET IMPROVEMENTS, GENERALLY – All costs related to the construction of street improvements necessary to serve the Property from Forest Hill Avenue shall be borne by the owner, except to the extent to which the City or other parties may agree to participate in the cost of improvements made necessary by the development.
2. PRIVATE STREETS PERMITTED – Lots within the development shall have frontage on an improved public street, or on a private street within a



recorded permanent access easement, provided that the easement and the improvements therein are approved by the Director of Public Works as to its suitability for all-weather travel by public and emergency vehicles, and provided further that appropriate agreement(s) or covenant(s) approved by the City Attorney provide for the continued maintenance thereof and for public and emergency vehicle access. Any private streets as shown on the Concept Plan shall not be obstructed by building or other improvements.

3. **REQUIRED STREET IMPROVEMENTS** – The Concept Plan depicts the site access via access point(s) accessing Forest Hill Avenue. To accommodate the traffic impact of the development of the Property and the location of the site access at the proposed location(s), the procedure established below for providing the necessary street improvements shall be followed concurrent with the initial request for Final Plan approval for a lot within the Property:

- (a) The owner shall prepare and submit a detailed Street Improvement Plan to the City. Such plan shall show existing street conditions, and shall depict some or all of the following improvements as mutually agreed upon between the developer and the City Department of Public Works:
  - (i) A right turn lane into the Property from eastbound Forest Hill Avenue;
  - (ii) Left turn lane(s) on westbound Forest Hill Avenue at the center and eastern entrances;
  - (iii) Traffic signal(s) at the access point(s) and Forest Hill Avenue, and the appropriate design information for such signal; and

- (iv) The access point(s), shall be located substantially as depicted on the attached Concept Plan and consisting of a minimum four lane section.
  
- (b) If the existing westernmost access to the Property off of Forest Hill Avenue (shown on the Concept Plan and adjacent to that parcel shown on the Metes & Bounds as “N/F CRESTAR, DEED BOOK 874 PAGE 429, PARCEL 4” (the “Suntrust Parcel”)) is modified, the Suntrust Parcel shall be provided with an access easement to Forest Hill Avenue, with such actual access to be provided concurrent with the initial request of Final Plan approval for a lot within the Property.
  
- (c) The median on Forest Hill Avenue from the north-bound Chippenham Parkway exit ramp east shall be extended approximately 200 feet to regulate right turn movements, as more particularly shown on the Concept Plan.

I. EMERGENCY AND PUBLIC TRANSIT ACCESS: Each Final Plan shall demonstrate conformance with the emergency access requirements of the City of Richmond Fire Marshall. As part of that request, the plans must demonstrate adequate access and capacity to allow for public transit busses and appurtenances within the Property.

J. ACCESS TO FOREST HILL AVENUE: There shall be no more than three (3) vehicular access points from the Property to Forest Hill Avenue for all portions of the Property ~~[excepting the Phase II Outparcel, which shall have vehicular access to Forest Hill Avenue as shown on the Concept Plan]~~.

K. PEDESTRIAN CIRCULATION: Pedestrian areas shall be reasonably dispersed throughout the site to facilitate pedestrian circulation and shall be constructed of a different material from the adjacent roads, parking areas and access areas used for motor vehicles, which material may include, but is not limited to, brick pavers, stamped concrete, aggregate concrete or other similar material. At the time of the initial Final Plan request, the site plan submitted shall reflect a pedestrian area generally located within the Community Center portion of the Property on a

generally perpendicular axis with the main larger scale tenants. The design shall draw upon the following principles:

1. The center main entry road shall be developed as a landscaped boulevard with trees in the median and trees on both sides of the boulevard;
2. There shall be buildings fronting upon and massed closely with the center main entry boulevard with limited off-street parking in front of the buildings and employing fenestration to encourage pedestrian traffic;
3. The pedestrian area in front of the larger scale shop shall include public amenities such as a landscaped focal point and may also include a pedestrian plaza with public amenities and street furniture that may include landscaped areas, benches, and accessory dining areas and shall include pedestrian connections to sidewalks along the center entry boulevard;

L. UTILITIES: All costs related to the extension of utilities to serve the development shall be borne by the owners, except to the extent to which the City may agree to participate in the cost thereof. Electric power, telephone lines, and cable lines, excluding those lines already existing (even if relocated) and as may otherwise be approved by the Planning Commission at Final Plan approval, shall be located underground.

M. STORMWATER MANAGEMENT: Prior to the initial Final Plan approval for the Property or any portion thereof, or prior to the first subdivision of the Property, whichever comes first, the owner will prepare and submit for City agency review and approval a comprehensive and coordinated approach to stormwater management within the Property. The initial Final Plan request shall include detailed drainage calculations and design details to demonstrate compliance with the requirements that site drainage impacts be self-contained and not adversely affect adjoining

properties. Additionally, the plans and calculations shall be consistent with the following concept: the drainage features shall be scalable and contained generally within the individual parcels. The use of large scale basins is discouraged in favor of more numerous but smaller landscaped features that achieve the same capacity and meet water quality standards. To the extent that drainage features cross lot lines, then documents and agreements to be recorded under “Ownership and Maintenance of Common Areas”, below, shall provide for the maintenance and operation of the stormwater management system on all privately owned property within the development. The plans and calculations shall accurately delineate the Chesapeake Bay Preservation Act Resource Management Areas and Resource Protection Areas to the extent they exist on the site. Such plan shall be updated as part of each subsequent Final Plan and/or subdivision request, and the Planning Commission may not approve the Final Plan or subdivision request unless and until the corresponding initial and the subsequent updated stormwater management plan has been approved by the Department of [Community] Planning and Development Review.

N. BUILDING DESIGN AND RELATIONSHIPS: The materials used on the exteriors of the buildings shall generally be masonry, with building walls visible from public streets or internal private streets and parking areas finished with either, or a combination of, face brick, split-face block, natural stone, E.I.F.S., smooth face block, synthetic stucco, and glass. All buildings on the Property shall have similar architectural features or elements. Pitched roofs or parapet walls shall be provided to create architectural interest and diversity, minimize building mass, and offer variations in building appearance. The Commission shall not approve Final Plans for construction within 250 feet of the northwest corner of the site adjacent to the “SunTrust Property” until the Commission is satisfied that the operational, security and visibility requirements of that property will not be adversely affected by the construction proposed in the

Final Plan. The Commission may specify particular building orientations, placement, setbacks, and placement of freestanding signage in regards to its impact on the SunTrust Property.

O. **OWNERSHIP AND MAINTENANCE OF COMMON AREAS:** The owner shall prepare and cause to be recorded among the land records of the City of Richmond all necessary documentation, consisting of agreements, covenants, and/or restrictions, to regulate the development and use of the Property so as to be in accordance with the Concept Plan and the terms and conditions of this ordinance, as well as provide for standards for the construction, architecture, and use of all privately owned or leased land within the development. Such documentation shall set forth responsibility for the operation, maintenance, and funding for all privately owned common areas, buffers, pedestrian areas, storm drainage facilities, streets, and parking areas. The documentation will be reviewed and must be approved as to form and legality by the City Attorney prior to recordation as part of the initial subdivision review.

P. **PHASING.** Compliance with the provisions of this Preliminary Community Unit Plan will be required in phases concurrent with the submission of a request for Final Plan approval for that portion of the Property. A phasing plan shall be submitted concurrent with the initial request for a Final Plan on the Property to detail the sequence and phasing of all improvements required by this ordinance. The initial request shall demonstrate generally that all required improvements will be in place no later than four (4) years subsequent to adoption of this ordinance. Renovations or other improvements to existing building(s) or structure(s) located on the Property shall not require Final Plan approval, as long as such building(s) or structure(s) remain on the Property and the exterior foot print of such building(s) or structure(s) is not altered.

III. **OUTPARCEL DEVELOPMENT STANDARDS:** Development within the Outparcels shall be subject to the following standards, terms and conditions:

A. **MAXIMUM FLOOR AREA FOR OUTPARCELS:** The maximum floor area, including any accessory outdoor dining or sales areas, of any one store or tenant space located on an Outparcel shall not exceed 10,000 square feet per acre, unless such space is used primarily for office uses (and accessory uses thereto), and as otherwise permitted by the Planning Commission at Final Plan approval. In the event that a building is located partially within an Outparcel and partially outside of an Outparcel, these limitations shall apply only to that portion of the floor area of any one store or tenant space that extends within the Outparcel, and the floor area located outside of an Outparcel shall not count towards these maximums.

B. **MAXIMUM HEIGHT IN OUTPARCELS:** No building or structure on an Outparcel, and any portion of such building or structure which is an architectural feature, shall exceed twenty-eight (28) feet in height, unless such building or structure is used for office uses, in which case such buildings or structures used for offices may not exceed three (3) stories, and as otherwise permitted by the Planning Commission at Final Plan approval. Exceptions to this height limitation shall be in accordance with the exceptions permitted by the applicable provisions Chapter 30 of the Code of the City of Richmond [~~Zoning Ordinance, 1993~~] (2015), as amended.

C. **DESIGN CRITERIA:** The exposed portions of the exterior wall surfaces (front, rear and sides) of any buildings constructed on the Outparcels, shall be similar in high quality of construction and shall have compatible architectural design (incorporating compatible design elements and color), architectural style and use of compatible design elements.

**IV. DEVELOPMENT STANDARDS FOR COMMUNITY CENTER:**  
Development within the Community Center shall be subject to the following standards, terms and conditions:

A. MAXIMUM FLOOR AREA: The ratio of total floor area within the Community Center to total land area within the bounds of the Community Center shall not exceed 0.30. The ratio of floor area on any lot within the Community Center to the total land area within the bounds of that lot shall not exceed 0.30.

B. OUTSIDE STORAGE: Any building upon the Community Center may include an area outside of enclosed buildings intended for the storage of merchandise offered for sale elsewhere on premises, with such areas not accessible to customers.

C. MAXIMUM HEIGHT IN COMMUNITY CENTER: No building or structure, shall exceed forty (40) feet in height, except (a) that for buildings exceeding one hundred thousand square feet in floor area the height may be increased to forty-five (45) feet where necessary to provide screening of rooftop equipment or to accommodate building design elements intended to foster the architectural diversity of rooflines required by this Community Unit Plan, and (b) any building devoted to recreation or entertainment use(s) exclusively may not exceed forty-eight (48) feet in height. Additional exceptions to this height limitation shall be in accordance with the exceptions permitted by the applicable provisions of Chapter 30 of the Code of the City of Richmond [~~Zoning Ordinance, 1993~~] (2015), as amended.

D. DESIGN: The exposed portions of the exterior wall surfaces (front, rear and sides) of any buildings constructed on the Community Center shall be similar in high quality of construction and shall have compatible architectural design (incorporating compatible design elements and color), architectural style and use of compatible design elements.

§ 2. [~~This amendatory ordinance shall be in force as provided by Section 4.09 of the Charter of the City of Richmond and shall become effective when the owner files an acceptance of this amendatory ordinance in writing in the office of the City Clerk, in a form satisfactory to the City~~]

~~Attorney, wherein they shall for themselves, successors and assigns, agree to fully and completely comply with and be bound by all of the provisions, terms and conditions set out in this amendatory ordinance. Such acceptance must be filed within twelve (12) months of the date of adoption of this amendatory ordinance, or this ordinance shall be null and void and of no effect.] This amendatory ordinance shall be in force and effect upon adoption; provided that in the event that application for a building permit is not made within 12 months from the effective date of this amendatory ordinance, the provisions of this amendatory ordinance shall be null and void and of no further effect, and Ordinance No. 2000-410-2001-10, adopted January 8, 2001, as previously amended by Ordinance No. 2001-220-231, adopted July 23, 2001, shall remain in effect and shall govern the use and development of the Property as defined in section 1(II) of Ordinance No. 2001-220-231, adopted July 23, 2001.~~

II. This amendatory ordinance shall be in force upon adoption.



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.richmondgov.com

## Item Request

File Number: PRE. 2017.512

RECEIVED

DEC 07 2017

OFFICE OF CITY ATTORNEY

O & R REQUEST

4-7271

NOV 20 2017

### O & R Request

Office of the  
Chief Administrative Officer

DATE: November 17, 2017

EDITION:1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor  
(This is no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

THROUGH: Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Mark A. Olinger, Director, Department of Planning and Development Review

RE: To amend Ordinance No. 2000-410-2001-10, adopted January 8, 2001, last amended by Ordinance No. 2001-220-231, adopted July 23, 2001, which authorized a Community Unit Plan to permit commercial use of the approximately 62.5 acre tract of land located in the southeast quadrant of the Chippenham Parkway/Forest Hill Avenue Interchange, by expanding he boundaries of the CUP to include an additional two acres of land area for a total of 64.5 acres, to expand the boundaries of the CUP to include an additional 3.4 acres of land area for a total of 67.9 acres and to modify the development standards, under certain terms and conditions.

ORD. OR RES. No. \_\_\_\_\_

**PURPOSE:** To amend Ordinance No. 2000-410-2001-10, adopted January 8, 2001, last amended by Ordinance No. 2001-220-231, adopted July 23, 2001, which authorized a Community Unit Plan to permit commercial use of the approximately 62.5 acre tract of land located in the southeast quadrant of the Chippenham Parkway/Forest Hill Avenue Interchange, by expanding he boundaries of the CUP to include an additional two acres of land area for a total of 64.5 acres, to expand the boundaries of the CUP to include an additional 3.4 acres of land area for a total of 67.9 acres and to modify the development standards, under certain terms and conditions.

**REASON:** A request has been made to amend the Shops at Stratford Hills Community Unit Plan in order to include an additional 3.4 acres of land area to be developed as part of the community unit plan and to modify

the development standards pertaining to the Community Unit Plan.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its December 18, 2017, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The Shops at Stratford Hills Community Unit Plan is a retail development consisting of 64.5 acres of land and containing a variety of retail uses, located in the southeast quadrant of the intersection of Forest Hill Avenue and Chippenham Parkway.

The property is zoned R-2 Single-Family residential district and B-2 Community Business district, but is governed by the existing community unit plan (Ordinance No. 2001-220-231). The proposed amendment to the Community Unit Plan would add 3.4 acres of land area to be developed as part of the Community Unit Plan. This land is currently located east of the Cherokee Road extension and is adjacent to the boundaries of the existing community unit plan.

The proposed amendment also includes the installation of median breaks within the access roads that provide access to the community unit plan from Forest Hill Avenue. A new entrance to Forest Hill Avenue is also proposed, which would be located east of the Forest Hill Ave/Cherokee Road intersection. Left turns onto Forest Hill Avenue from this entrance would be prohibited. New signage is also proposed as part of the amendment, consisting of a freestanding sign along Chippenham Parkway and two freestanding signs along Forest Hill Avenue. Modifications to the buffer requirements for the community unit plan are also proposed.

The Master Plan recommends General Commercial Land Use for the property, which includes a broad range of office, retail, general commercial, wholesale, and service uses, typically located along major transportation corridors and serving large portions of the City (p. 135).

A mix of commercial, office, vacant, and institutional uses are present in the immediate vicinity of the property.

**FISCAL IMPACT / COST:** The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** \$1,500 application fee

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** December 11, 2017

**CITY COUNCIL PUBLIC HEARING DATE:** January 8, 2018

**REQUESTED AGENDA:** Regular

**RECOMMENDED COUNCIL COMMITTEE:** Land Use

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission,  
December 18, 2017

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)  
City Assessor (for preparation of mailing labels for public notice)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** Amend Ordinance No. 2000-410-2001-10, adopted  
January 8, 2001, last amended by Ordinance No. 2001-220-231, adopted July 23, 2001

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Draft Ordinance, Application Form, Applicant's Report, Plans, Map

**STAFF:** Matthew J. Ebinger, AICP, Principal Planner  
Land Use Administration (Room 511) 646-6308

*PDR O&R No. 17-51*



# Application for COMMUNITY UNIT PLAN

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
(804) 646-6304  
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- preliminary plan
- preliminary plan admendment
- final plan
- final plan admenment

### Project Name/Location

Project Name: The Shops at Stratford Hills Date: \_\_\_\_\_

Property Address: See Exhibit A Tax Map #: See Exhibit B

Fee: \$1,500.00 Total area of affected site in acres: 2.82  
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

### Zoning

Current Zoning: B-2/R-2

Existing Use: Retail Shopping Center  
Is this property subject to any previous land use cases?  
 Yes  No

If Yes, please list the Ordinance Number:  
2001-220-231

### Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Retail Shopping Center

Applicant/Contact Person: T. Preston Lloyd, Jr.

Company: Williams Mullen

Mailing Address: 200 South 10th Street, Suite 1600

City: Richmond State: VA Zip Code: 23219

Telephone: ( 804 ) 420 - 6615 Fax: ( )

Email: plloyd@williamsmullen.com

Property Owner: Chippenham North Associates LLC and/ Woody Real Estate Investments LLC

If Business Entity, name and title of authorized signee: Russell Harper, Manager

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: c/o Harper Associates, 7113 Three Chopt Road

City: Richmond State: VA Zip Code: 23226

Telephone: ( 804 ) 282 - 6550 Fax: ( )

Email: wallen@hdcva.com

Property Owner Signature: \_\_\_\_\_

T. Preston Lloyd, Jr., acting under special power of attorney

(The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**)

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for community unit

## **SPECIAL LIMITED POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS**, that (i) CHIPPENHAM NORTH ASSOCIATES, LLC, a Virginia limited liability company, being the sole Manager of CHIPPENHAM NORTH LLC, CN 2 LLC, and CHIPP NORTH 9, LLC, and (ii) WOODY REAL ESTATE INVESTMENTS, LLC, a Virginia limited liability company (together, the "Applicant") have each made, constituted and appointed, and by these presents does make, constitute and appoint T. PRESTON LLOYD, JR., of WILLIAMS MULLEN, its respective true and lawful attorney-in-fact ("Attorney"), to act as its true and lawful attorney-in-fact in its name, place and stead with such full power and authority it would have, if acting on its own behalf to file all such applications and supporting documentation to the Planning and Zoning Department of the City of Richmond, Virginia, as may be necessary or convenient in connection with the community unit plan amendment by such jurisdiction concerning real property owned by the Applicant and commonly known as The Shops at Stratford Hills, located at the southeast corner of the intersection of Forest Hill Avenue and Chippenham Parkway in the City of Richmond, Virginia (the "Application"). The Applicant's said Attorney is also authorized and directed to sign, seal, acknowledge and deliver all such documentation and consents as required for the Application and to do, execute and perform all and every other act or acts, thing or things in law needful and necessary to be done as required for the Application, as fully as the Applicant might or could do if acting on its own behalf.

The undersigned hereby confirms all lawful acts done by its Attorney pursuant to this Special Limited Power of Attorney. The undersigned further declares that as against the Applicant or persons claiming thereunder, everything which the Applicant's Attorney shall do pursuant to this Special Limited Power of Attorney shall be valid and binding in favor of any person or entity claiming the benefit hereof who has not received actual written notice that this Special Limited Power of Attorney has been revoked.

This authorization shall expire one year from the day it is signed, or until it is otherwise rescinded or modified.

[SIGNATURE PAGE FOLLOWS]

WITNESS the following signature and seal this 26<sup>th</sup> day of April, 2016.

CHIPPENHAM NORTH ASSOCIATES, LLC,  
a Virginia limited liability company

By: [Signature] (SEAL)  
Russell B. Harper, Manager

WOODY REAL ESTATE INVESTMENTS, LLC,  
a Virginia limited liability company

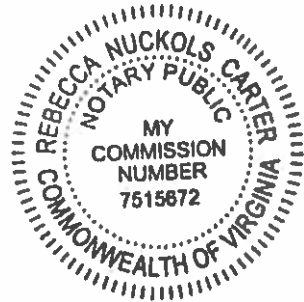
By: [Signature] (SEAL)  
Russell B. Harper, Manager

COMMONWEALTH OF VIRGINIA,  
CITY OF RICHMOND, to-wit:

The foregoing instrument was acknowledged before me in my jurisdiction aforesaid by Russell B. Harper in his capacity as (i) Manager of Chippenham North Associates, LLC, a Virginia limited liability company, on its behalf, and (ii) Manager of Woody Real Estate Investments, LLC, a Virginia limited liability company, on its behalf, this 26 day of April, 2016, who is personally known to me or has submitted government-issued identification.

[Signature]  
Notary Public

Registration No.: 7515672  
My commission expires: 5/31/2020



**THE SHOPS AT STRATFORD HILLS  
PHASE II PARCELS**

Parcel	Address	Owner	Zoning (CUP?)	Notes
C0040703004	6935 FOREST HILL AVE	ROLFE STUART T TRUSTEE	B-2 - Business (Community Business)	
C0040703011	6935 A FOREST HILL AVE	ROLFE STUART T TRUSTEE	B-2 - Business (Community Business)	
C0040703014	6941 FOREST HILL AVE	WOODY REAL ESTATE INVESTMENTS LLC	R-2 - Residential (Single Family)	
C0040703016	6941 ADJ FOREST HILL AVE	WOODY REAL ESTATE INVESTMENTS LLC	B-2 - Business (Community Business)	
C0040703018	6941 ADJ FOREST HILL AVE	WOODY REAL ESTATE INVESTMENTS LLC	R-2 - Residential (Single Family)	
C0040703022	6931 A FOREST HILL AVE	WOODY REAL ESTATE INVESTMENTS LLC	R-2 - Residential (Single Family)	
C0040703024	6931 FOREST HILL AVE	ROLFE STUART T TRUSTEE	B-2 - Business (Community Business)	
C0040703058	2606 GRAVEL HILL ROAD	WOODY REAL ESTATE INVESTMENTS LLC	R-2 - Residential (Single Family)	
C0040703056	2604 GRAVEL HILL ROAD	WOODY REAL ESTATE INVESTMENTS LLC	R-2 - Residential (Single Family)	
C0040703054	2604 REAR GRAVEL HILL ROAD	WOODY REAL ESTATE INVESTMENT LLC	R-2 - Residential (Single Family)	
C0040703050	2602 GRAVEL HILL ROAD	WOODY REAL ESTATE INVESTMENT LLC	R-2 - Residential (Single Family)	

**THE SHOPS AT STRATFORD HILLS  
 APPLICANT OWNED PHASE I PARCELS**

Parcel	Address	Owner	Zoning (CUP?)	Notes
C0040703068	6945 FOREST HILL AVE	CHIPPENHAM NORTH LLC	B-2 (yes)	BZA Case 2001.009
C0040703060	6933 FOREST HILL AVE	WOODY REAL ESTATE INVESTMENTS LLC	R-2 - Residential (Single Family) (yes)	
C0040823072	6965 FOREST HILL AVE	CHIPPENHAM NORTH LLC	R-2 - Residential (Single Family)	
C0040823068	7017 FOREST HILL AVE	CN 2 LLC	B-2 - Business (Community Business)	
C0040823030	7101 FOREST HILL AVE	CHIPP NORTH 9 LLC	R-2 - Residential (Single Family)	



# WILLIAMS MULLEN

Direct Dial: 804.420.6615  
plloyd@williamsmullen.com

February 3, 2017,  
*As Amended August 3, 2017*

**VIA EMAIL AND HAND DELIVERY**

City of Richmond Department of Planning and Development Review  
City Hall, 900 East Broad Street, Room 511  
Richmond, Virginia 23219  
Attn: Mr. Matthew Ebinger

**Re: CUP Preliminary Plan Amendment Application | The Shops at Stratford Hills**

Ladies and Gentlemen:

On behalf of the Applicants, Chippenham North Associates, LLC and Woody Real Estate Investments LLC, we enclose an application and related materials (collectively, the "Application") for a preliminary plan amendment to the Community Unit Plan for the captioned property, commonly known as The Shops at Stratford Hills, previously approved by City Council on July 23, 2001 as Ordinance No. 2001-220-231 (the "CUP Ordinance"). This letter will also serve as the Applicant's Report.

The CUP Ordinance authorizes the commercial use of approximately 62.5 acres of land located in the southeast corner of the intersection of Chippenham Parkway and Forest Hill Avenue, subject to certain terms and conditions. The Application proposes the following: (a) to add certain additional property, comprised of approximately 8 acres, to the Community Unit Plan, and (b) to amend certain terms and conditions of the CUP Ordinance.

**A. The Additional Property & Phase II of the Community Unit Plan**

The Applicant proposes to annex to the Community Unit Plan certain property owned by Woody Real Estate Investments LLC comprised of certain parcels located immediately adjacent to the existing plan boundary, designated as City GPINs C0040703014, C0040703016, C0040703018, C0040703022, C0040703050, C0040703054, C0040703056, and C0040703058 (the "Additional Property"). The Additional Property and the presently undeveloped property shown as Parcel H, Parcel I and Parcel M on the existing Concept Plan (defined in the CUP Ordinance) are referred to as "Phase II" of the Community Unit Plan. The property comprising Phase II is more particularly shown and designated as "PHASE II" on the plat entitled "EXHIBIT 1 - CUP AMENDMENT OF THE SHOPS AT STRATFORD HILLS CITY OF RICHMOND, VIRGINIA JANUARY 31, 2016" prepared by McKinney and Company, dated January 30, 2017, a copy of which is enclosed (the "Amendment Exhibit"). The metes and bounds description of the entire Property, inclusive of the Additional Property, is enclosed as Exhibit A.

The Applicant intends to develop a portion of Phase II as one or more outparcels comprised of buildings with a combined floor area of not greater than approximately 8,000 square feet (the "Phase II Outparcel"). Anticipated potential uses of Phase II include retail and restaurant uses.

**B. Amendments to CUP**

In order to facilitate the economic competitiveness of the Shops at Stratford Hills and in response to requests by current and proposed tenants, the Applicant proposes the following amendments to the CUP Ordinance:

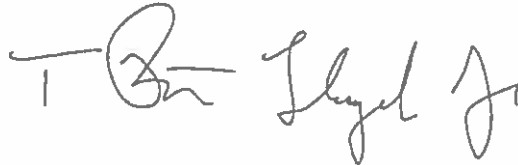
1. Allow the construction of one freestanding monument sign facing Chippenham Parkway (Route 150) in the location shown and labeled as item (1) on the Amendment Exhibit. Given the traffic volume on Chippenham Parkway, the lack of tenant identification signage at this location has been a principal concern raised in lease renewal discussions with anchor tenants.
2. Allow a break in the median at the main center entrance from Forest Hill Avenue (Route 683) in the location shown and labeled as item (2) on the Amendment Exhibit. This would allow increased traffic circulation to tenants of Lot 3.
3. Allow a break in the median at the secondary east entrance from Forest Hill Avenue (Route 638) in the location shown and labeled as item (3) on the Amendment Exhibit. This would allow increased traffic circulation to tenants of Lot 2.
4. Allow a curb cut with *full movement* ~~right-in/right-out~~ access from the Phase II Outparcel to Forest Hill Avenue (Route 638) in the location shown and labeled as item (4) on the Amendment Exhibit. This would allow increased traffic circulation to the Phase II Outparcel, and is a condition of development for the proposed retailers on the Phase II Outparcel.
5. *Amend the locations of the existing buffer requirements set forth in the CUP Ordinance, which will continue to screen Phase II from the property zoned R-2 located to the east of the project, as shown and labeled as item (5) on the Amendment Exhibit. Additional landscaping requirements for the Phase II Outparcel and Additional Property would be as substantially shown on the enclosed plat entitled "SHOPS AT STRATFORD HILLS CONCEPTUAL LANDSCAPE PLAN" prepared by McKinney & Company dated April 6, 2017, as last revised July 27, 2017.*
6. Annex the Additional Property to the CUP, as shown and labeled as item (6) on the Amendment Exhibit. Given the inclusion of the Additional Property, the Applicant further proposes to (a) allow the construction of buildings and parking areas on the Phase II Outparcel in the shaded/bubbled locations shown on the exhibit, and (b) increase the cap on commercial development from 420,000 sq. ft. to 428,000 sq. ft., and (c) allow freestanding signage for the Phase II Outparcel users in the location shown on the Amendment Exhibit.

7. *Expand the building area and include restaurant with drive-through as a permitted use in the location shown and labeled as item (7) on the Amendment Exhibit. Corresponding signage would be permitted on the right-of-way of Forest Hill Avenue in the location shown on the Amendment Exhibit.*
8. *Expand the building area of the pad currently occupied by Starbucks as shown and labeled as item (8) on the Amendment Exhibit. A corresponding increase in surface parking spaces is provided adjacent to the building along Forest Hill Avenue.*

Based on the foregoing, the proposed use on the Property meets the criteria set forth in the Charter of the City of Richmond that the Application is not (i) detrimental to the safety, health, morals and general welfare of the community involved; (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved; (iii) create hazards from fire, panic or other dangers; (iv) tend to cause overcrowding of land and an undue concentration of population; (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or (vi) interfere with adequate light and air.

Thank you for your consideration of this matter. Please feel free to contact the undersigned at 804.420.6615 or [plloyd@williamsmullen.com](mailto:plloyd@williamsmullen.com), at any time if you have any questions or require additional materials.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Preston Lloyd, Jr.", written in a cursive style.

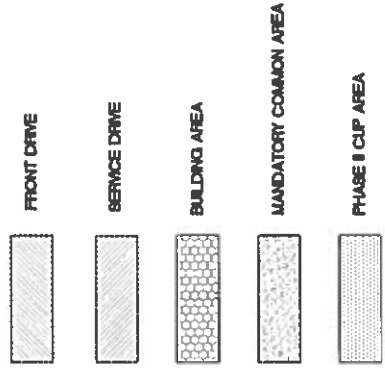
T. Preston Lloyd, Jr.

Enclosures

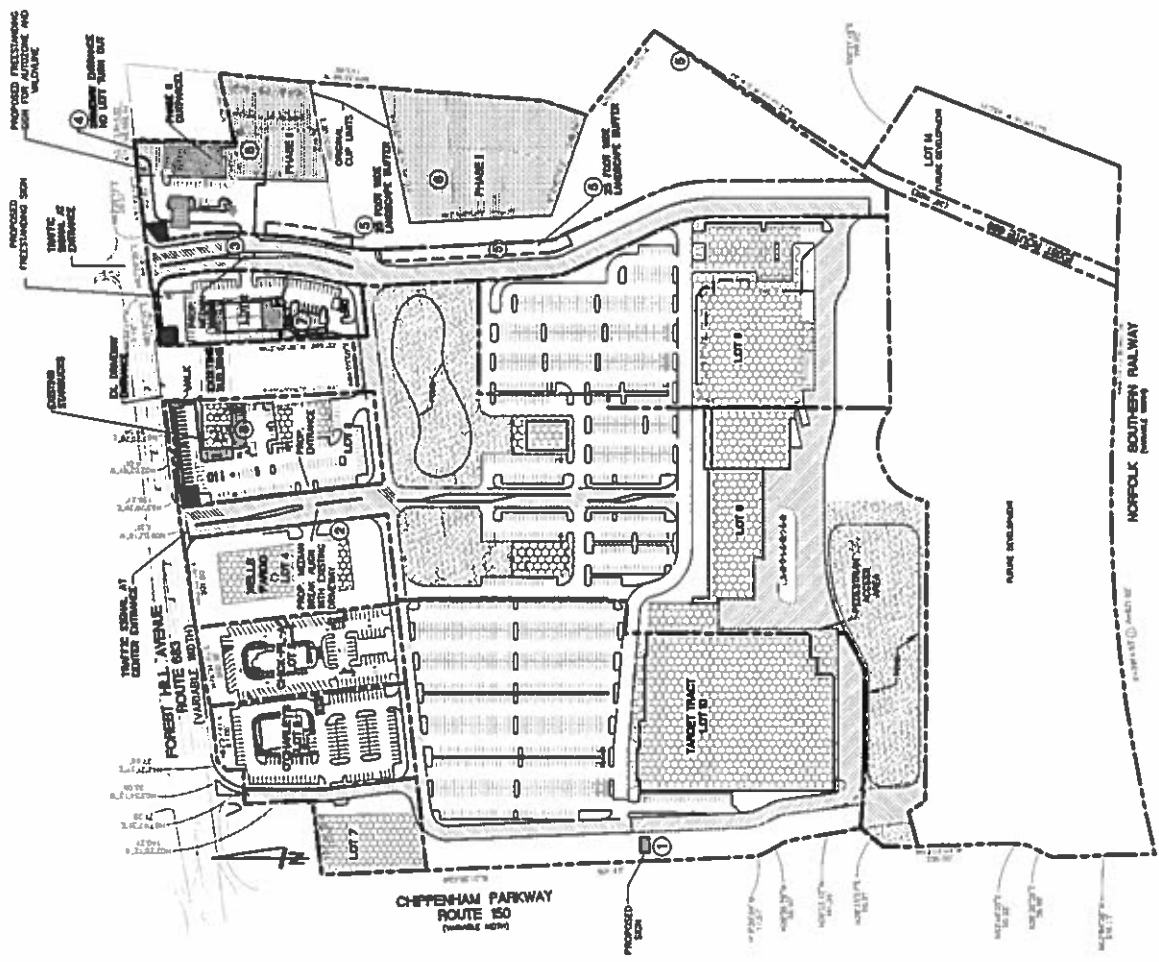
cc: Mr. Will Allen, Harper Associates  
The Honorable Kristen Larson, City Council of the City of Richmond

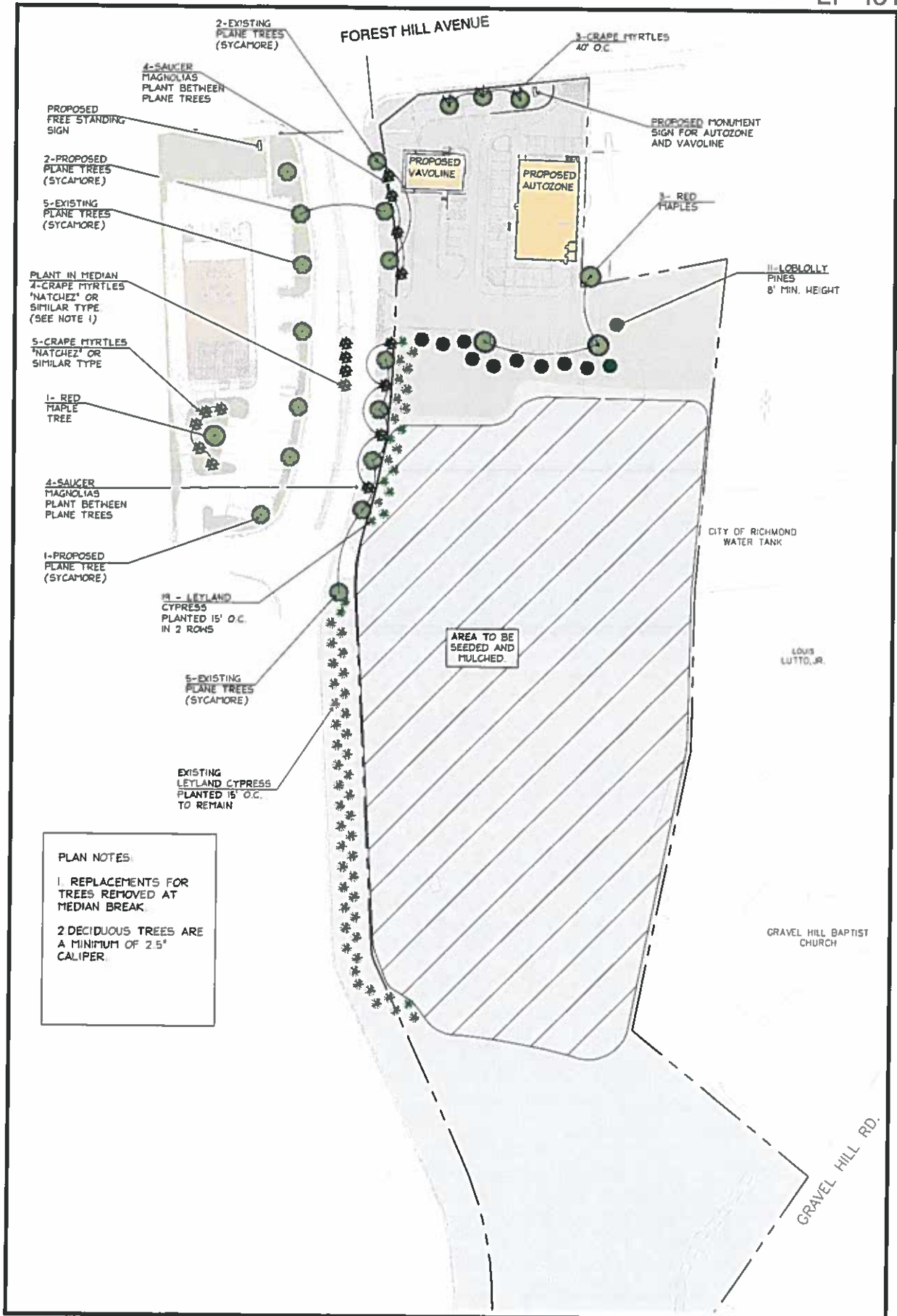
31120938\_3

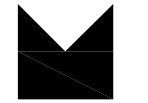
- LEGEND**
- ① NEW MONUMENT SIGN FACING CHIPPENHAM PARKWAY
  - ② MAIN CENTER ENTRANCE MEDIAN BREAK ALIGN NEW ENTRANCE WITH EXISTING WELLS FARGO ENTRANCE.
  - ③ SECONDARY EAST ENTRANCE MEDIAN BREAK
  - ④ ENTRANCE TO FOREST HILL AVE. NO LEFT TURN OUT
  - ⑤ 25 FOOT LANDSCAPE BUFFER
  - ⑥ INCORPORATION OF PHASE 2 INTO CUP (3.4 AC +/-)
  - ⑦ RESTAURANT WITH DRIVE-THRU
  - ⑧ EXPAND EXISTING BUILDING



**EXHIBIT 1 - CUP AMENDMENT**  
 OF  
**THE SHOPS AT STRATFORD HILLS**  
 CITY OF RICHMOND, VIRGINIA  
 JANUARY 31, 2017







DESIGN:	MSG
DRAWN:	MCK
CHECKED:	MSG
REVISIONS:	
	JULY 17, 2017
	AUGUST 3, 2017
	SEPT. 21, 2017
	NOV. 21, 2017
	DEC. 11, 2017
	JAN. 11, 2018

DATE: JAN. 31, 2017

JOB NO. 16261-15



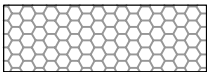

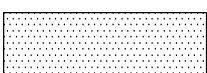
FILE EXHIBIT CUP

DRAWING TITLE:  
**EXHIBIT 1**

SHEET NO.  
1 OF 1

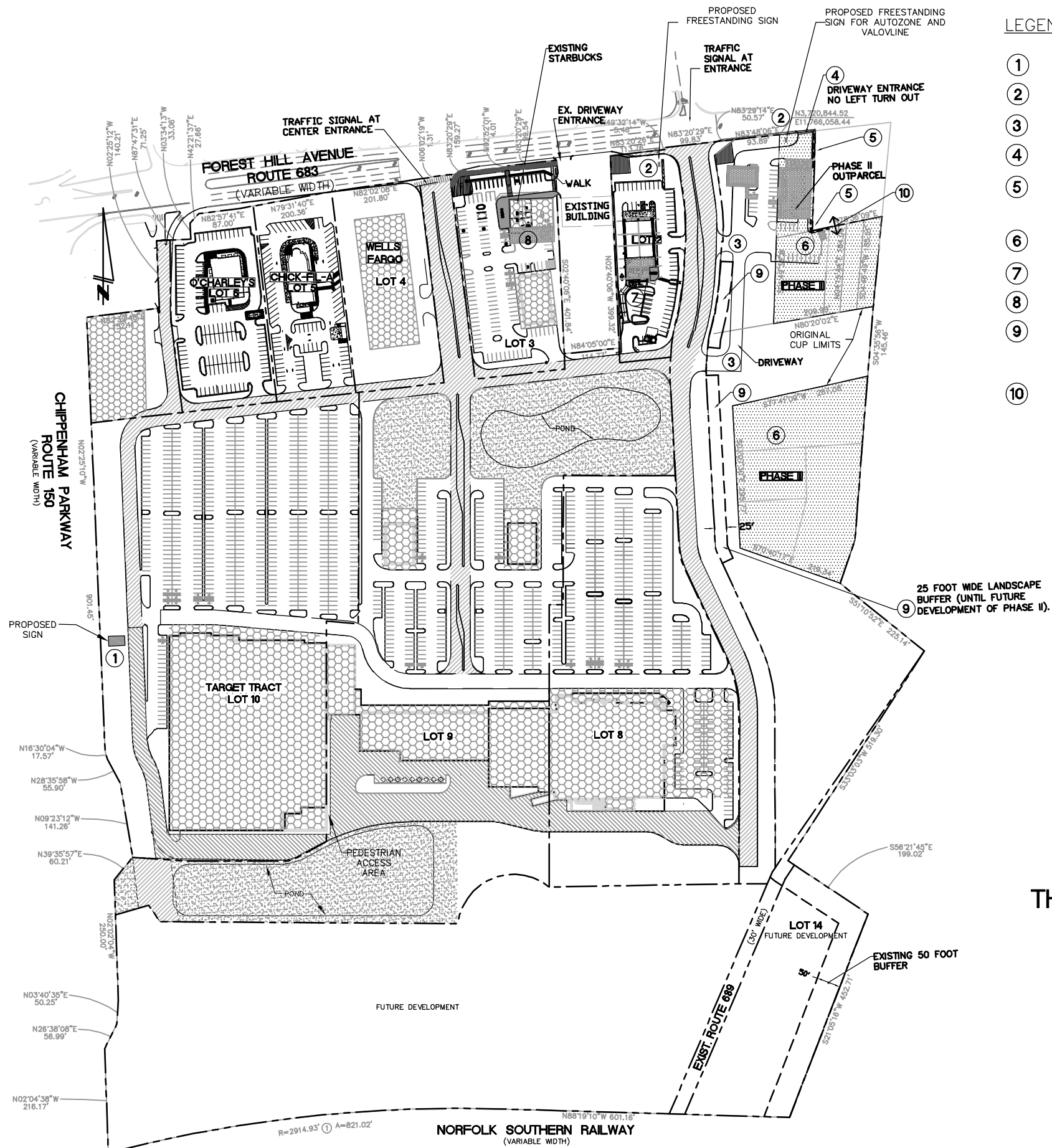
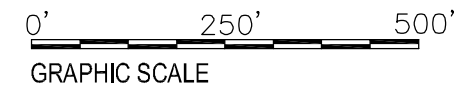
**LEGEND**

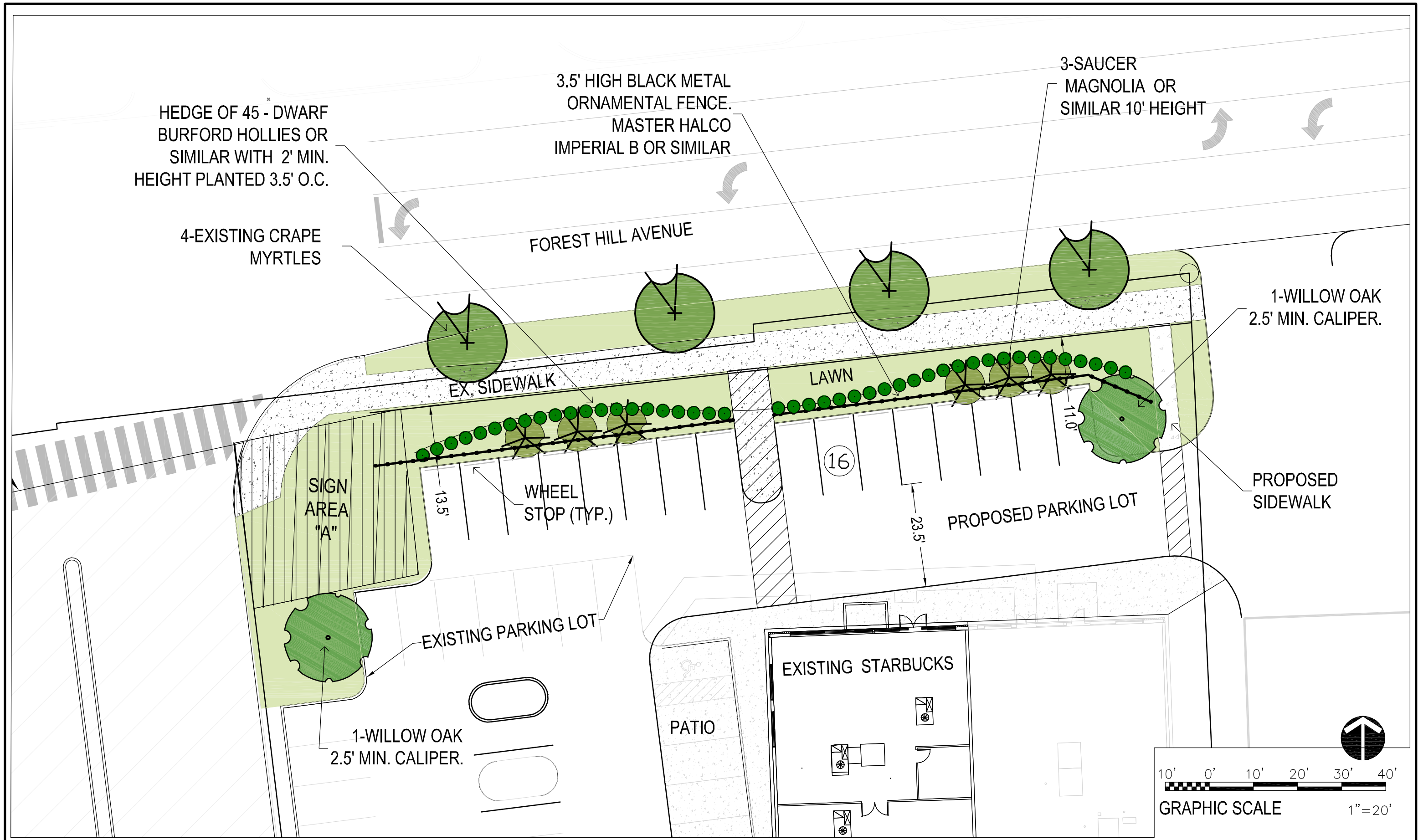
- ① NEW MONUMENT SIGN FACING CHIPPENHAM PARKWAY
- ② PROPOSED SIGNS ON OUTPARCELS
- ③ DRIVEWAY ENTRANCES TO PHASE II PARCELS
- ④ ENTRANCE TO FOREST HILL AVE. NO LEFT TURN OUT
- ⑤ 5 FOOT LANDSCAPE BUFFER ALONG INTERIOR LOT LINE AS PER SECTION 30-710.13(3) OF CITY CODE.
- ⑥ INCORPORATION OF PHASE 2 INTO CUP (3.4 AC +/- )
- ⑦ RESTAURANT WITH DRIVE-THRU
- ⑧ EXPAND EXISTING BUILDING
- ⑨ 25 FOOT WIDE LANDSCAPE BUFFER (UNTIL FUTURE DEVELOPMENT OF PHASE II).
- ⑩ POSSIBLE CROSS ACCESS WITH ADJACENT PROPERTY

	<b>FRONT DRIVE</b>
	<b>SERVICE DRIVE</b>
	<b>BUILDING AREA</b>
	<b>MANDATORY COMMON AREA</b>
	<b>PHASE II CUP AREA</b>

**EXHIBIT 1 - CUP AMENDMENT  
OF  
THE SHOPS AT STRATFORD HILLS  
CITY OF RICHMOND, VIRGINIA  
JANUARY 31, 2017**

JAN. 31, 2018



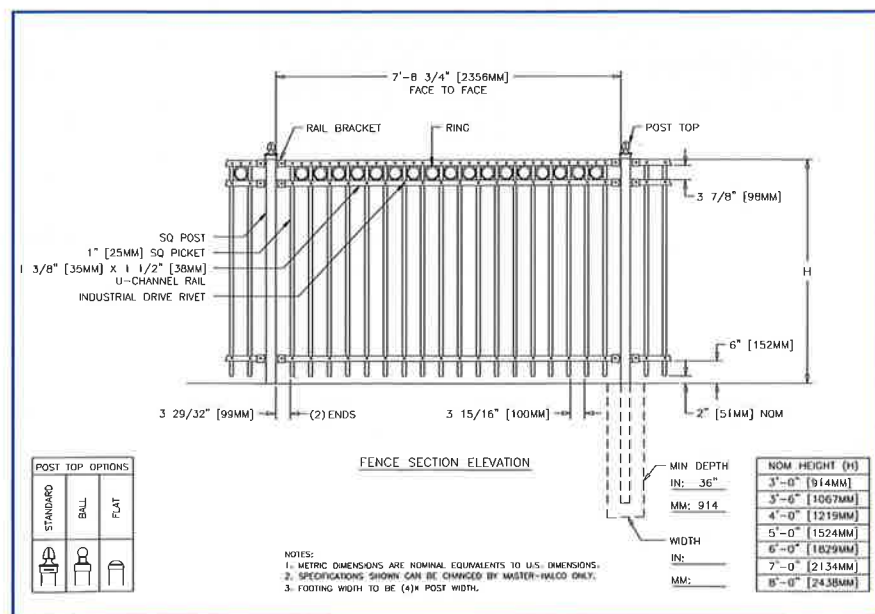


# IMPERIAL STYLE

The design of our Imperial style is based on traditional iron picket fences dating back to 1892. Long accepted as an outstanding value because of their quality construction, durability, numerous options and affordable pricing, Imperial fences and gates by Monumental Iron Works provides an exceptional ornamental picket fence system where elegant simplicity is desired. With pickets spaced 3-15/16 inches apart, Monumental Iron Works offers a high degree of security while



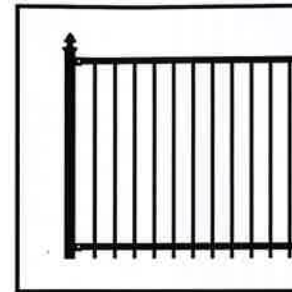
preserving the practicality and charm of a traditional picket fence. Imperial style is an ideal choice where a combination of strength and classic appearance is desired.



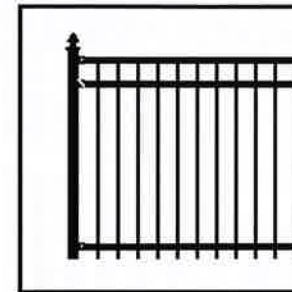
Typical Fence Section Elevation

# AVAILABLE CONFIGURATIONS

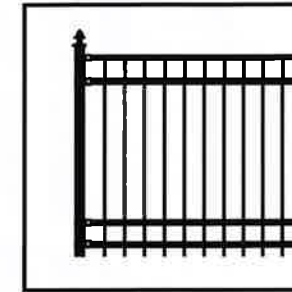
Imperial A



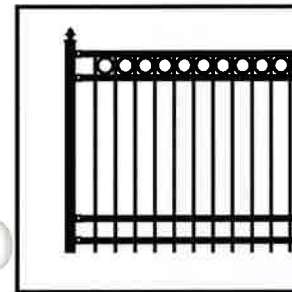
Imperial B



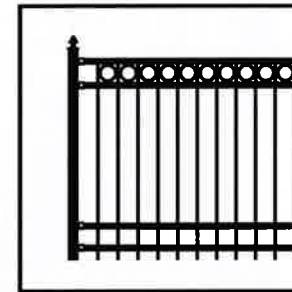
Imperial C



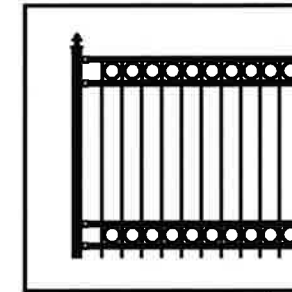
Imperial D Modified



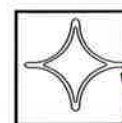
Imperial D



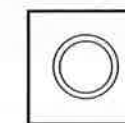
Imperial E



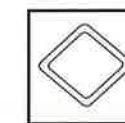
## ACCESSORY OPTIONS



4" Star



4" Circle



4" Diamond



## AVAILABLE WITH:

### TUBULAR PICKETS

- 3/4"sq. - 18ga. pickets
  - 1"sq. - 18ga. pickets
  - 1"sq. - 16ga. pickets
  - 1"sq. - 14ga. pickets
- or

### SOLID STEEL PICKETS

3/4"sq.

### RAILS

- 1-1/2" x 1-3/8" U-Channels
- 6' or 8' long sections with
- 11ga. rails



All parts are galvanized and powder-coated



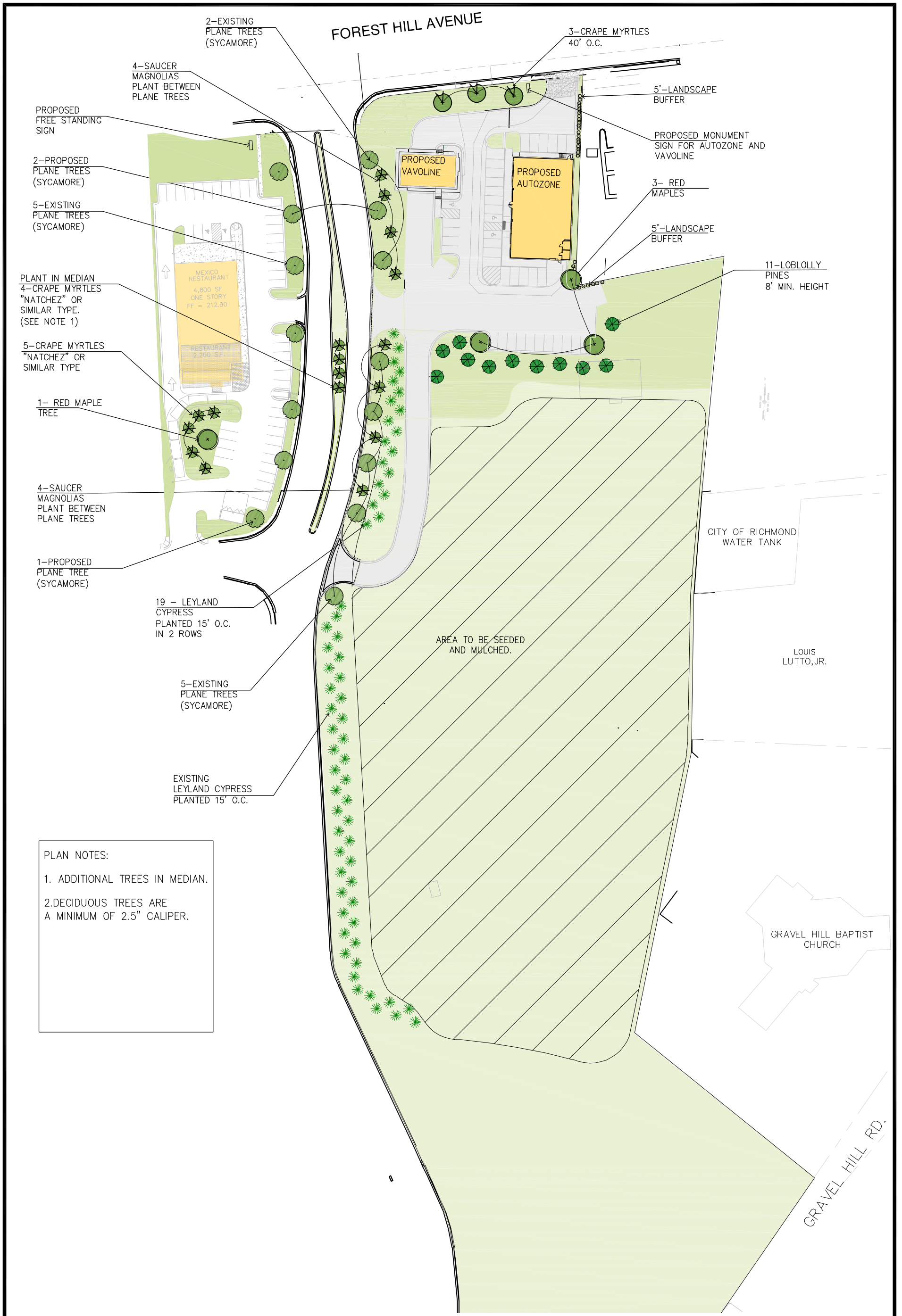
## FOR MORE:

- Information
- Drawings
- Specifications

Call 410-633-6500

OR 800-229-5615





PLAN NOTES:

- ADDITIONAL TREES IN MEDIAN.
- DECIDUOUS TREES ARE A MINIMUM OF 2.5" CALIPER.



Prepared for: HARPER  
 Date: 4/6/2017  
 REV7/31/2017  
 REV1/30/2018

**SHOPS AT STRATFORD HILLS  
 CONCEPTUAL LANDSCAPE PLAN**



CITY OF RICHMOND

PLANNING COMMISSION

FEBRUARY 5, 2018

**RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION  
APPROVING AN AMENDMENT TO  
THE SHOPS AT STRATFORD HILLS COMMUNITY UNIT PLAN**

**WHEREAS**, a request has been submitted to amend the Shops at Stratford Hills Community Unit Plan, which was adopted by City Council on Jan. 8, 2001, by Ordinance Number 2000-410-2001-10, and which was last amended by Ordinance Number 2001-220-231 adopted by City Council on Jul. 23, 2001; and

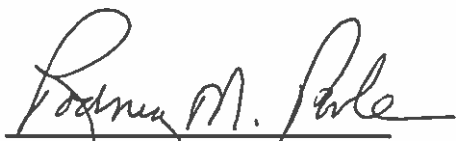
**WHEREAS**, the purpose of such amendment is to increase the area subject to the community unit plan by 3.4 acres to 67.9± acres and to modify the development standards, under certain terms and conditions; and

**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 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 (2015), as amended, hereby determines that the proposed amended Community Unit Plan 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 amended Community Unit Plan on February 5, 2018, hereby approves said amendments, subject to the following condition:

1. Per Section 2 of the amendatory ordinance, building permit applications shall be submitted within twelve (12) months from the effective date of amendatory ordinance, otherwise, the provisions of the amendatory ordinance shall be null and void and of no further effect, and Ordinance No. 2000-410-2001-10, adopted January 8, 2001, as previously amended by Ordinance No. 2001-220-231, adopted July 23, 2001, shall remain in effect and shall govern the use and development of the Property as defined in section 1(II) of Ordinance No. 2001-220-231, adopted July 23, 2001.

  
\_\_\_\_\_  
CHAIR

  
\_\_\_\_\_  
SECRETARY