



CITY OF RICHMOND

PLANNING COMMISSION

May 18, 2020

**CPCR.2020.019: RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING AN AMENDMENT TO THE FINAL COMMUNITY UNIT PLAN ALLOWING FOR RESIDENTIAL DEVELOPMENT OF MAP SECTION K, STONY POINT COMMUNITY UNIT PLAN SOUTHERN PORTION (9230 FOREST HILL AVE)**

**WHEREAS**, pursuant to the provisions of Ordinance No. 75-309-302, as amended by Ordinance No. 2018-304, et seq., plans for improvements to 9230 Forest Hill Avenue, within Map Section K of the Southern Portion of the Stony Point Community Unit Plan, to allow for residential development, were submitted to and approved by the Commission on February 18, 2020 (CPCR.2020.003). Said approved plans being entitled "STONY POINT LANDING", and dated February 21, 2019 and last revised December 23, 2019, copies of which are on file in the office of the Department of Planning and Development Review; and


**WHEREAS**, pursuant to the provisions of Ordinance No. 75-309-302, as amended by Ordinance No. 2018-304, et seq., an amendment to the Final Community Unit Plan, adopted February 18, 2020, has been submitted for the Commission's approval. Said proposed amendment consists of an additional townhome type, as shown on the plans entitled "266 Balfour", and dated April 30, 2014 and last revised November 27, 2019, copies of which are on file in the office of the Department of Planning and Development Review; and

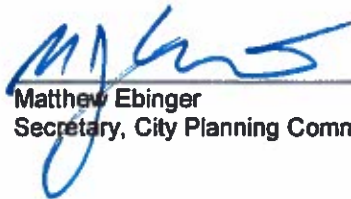
**WHEREAS**, the Commission has reviewed said amendment and received a report from the Department of Planning and Development Review, and found said amendment to be consistent with the regulations of the Zoning Ordinance, and not in conflict with any of the conditions specified in Ordinance No. 75-309-302, as amended by Ordinance No. 2018-304 et seq.;

**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 Community Unit Plan Final Plan Amendment will continue to adequately safeguard the health, safety and welfare of the occupants of the adjoining and surrounding properties, will not unreasonably impair an adequate supply of light and air to adjacent properties, will not unreasonably increase congestion in streets and will not increase public danger from fire or otherwise unreasonably affect public safety and will not diminish or impair the established values of property in surrounding areas.

**AND BE IT FURTHER RESOLVED** that the Planning Commission having held a public hearing on the proposed Community Unit Plan Final Plan Amendment on May 18, 2020, hereby approves said plan, subject to the following conditions:

1. Application for a building permit shall be submitted within eighteen (18) months of the date of Commission approval of the final community unit plan amendment, otherwise, such approval shall be considered null and void. Plans submitted for building permit approval shall be substantially in conformance with the plans approved by the Commission.
2. Grading, drainage, and utility plans shall be submitted to the Planning Commission prior to the issuance of building permits.
3. Building materials for the dwellings shall consist of: cultured stone, brick, vinyl siding (min thickness of 0.044"), Hardiplank/cementitious siding, asphalt shingles, standing seam metal roof, aluminum trim, typon trim, vinyl windows, and fiberglass doors. Alternative materials may be approved by the Director of Planning and Development Review.

  
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Rodney Poole  
Chair, City Planning Commission

  
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Matthew Ebinger  
Secretary, City Planning Commission