



NOVEMBER 6, 2023

CITY OF RICHMOND

PLANNING COMMISSION

CPCR.2023.027: RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING A PRELIMINARY COMMUNITY UNIT PLAN AMENDMENT TO THE STONY POINT COMMUNITY UNIT PLAN, FOR THE PURPOSE OF AMENDING THE DEVELOPMENT STANDARDS, AS THEY PERTAIN TO MAP SECTION E OF THE SOUTHERN PORTION OF THE PLAN, TO ALLOW FOR ADDITIONAL SIGNS ON THE PROPERTY KNOWN AS 3000 STONY POINT ROAD.

WHEREAS, pursuant to the provisions the of the Stony Point Community Unit Plan, which was adopted by City Council on December 15, 1975, and last amended on September 13, 2021, by Ordinance Number 2021-204, a preliminary plan amendment has been submitted for the Commission's approval. Said amendments are shown in proposed plans, entitled "Planet Fitness," prepared by BSC Bergen Sign Company, and dated January 31, 2023 (the "Plans"), copies of which are on file in the office of the Department of Planning and Development Review; and

WHEREAS, the purpose of such amendment is to authorize additional wall-mounted signage and existing free-standing signage, as shown on the plans; and

WHEREAS, the Commission has reviewed said request and received a report from the Department of Planning and Development Review, and found said request to be consistent with the regulations of the Zoning Ordinance and not in conflict with any of the conditions specified in the September 13, 2021, Community Unit Plan; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Richmond, Virginia, in accordance with Division 30 of Chapter 30 of the Code of the City of Richmond (2020), as amended, hereby determines that the proposed Community Unit Plan Preliminary 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 Preliminary Plan Amendment on November 6, 2023, hereby approves said plan, subject to the following condition:

- 1) Application for a building permit shall be submitted within twenty-four (24) months of the date of Commission approval of the plan, otherwise, such approval shall be considered null and void. Plans submitted for building permit approval shall be substantially in conformance with the plans approved by the Commission.

Rodney Poole
CHAIR

Alyson Oliver
SECRETARY