



## CITY OF RICHMOND

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

**CPCR.2018.056:** Final Community Unit Plan Amendment approval for an office building at 9101 Stony Point Drive, known as Building A within Map Section F of the Northern Portion of the Stony Point Community Unit Plan.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** June 4, 2018

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#### **PETITIONER**

Hank Robertson - Highwoods Realty Limited Partnership

#### **LOCATION**

9101 Stony Point Drive

#### **PURPOSE**

Final Community Unit Plan Amendment approval for an office building at 9101 Stony Point Drive, known as Building A within Map Section F of the Northern Portion of the Stony Point Community Unit Plan.

#### **SUMMARY & RECOMMENDATION**

The development site at 9101 Stony Point Drive is located within Map Section F of the Northern Portion of the Stony Point Community Unit Plan. Map Section F comprises 19.8 acres of land and contains an existing 55,000 SF medical office building (Building B) and 220-space parking area and an approved 59,841 SF medical office building (Building C) and 306-space parking area. A total of three buildings are shown within Map Section F on the Stony Point CUP Development Plan dated October 22, 2014.

The applicant received Final Community Unit Plan Approval from the Planning Commission on November 21, 2016 for the construction of an 81,469 SF medical office building (Building A) and surface and structured parking totaling 477 spaces.

The proposed amendment pertains to the transportable MRI System shown on the approved plan between Building A and the parking deck. In the amended plans, the transportable MRI System is replaced with a mobile MRI building within the same general location. The MRI building is more permanent in nature than the transportable MRI System. The amended plans therefore show the removal of drive aisle access to the MRI building and installation of additional curbing to separate the building from the parking area.

Staff finds that the proposed amendment is consistent with the requirements of the Stony Point Community Unit Plan ordinance, the Stony Point CUP Development Plan dated October 22, 2014, and the recommendations of the Master Plan.

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

Therefore, staff recommends approval of the final community unit plan amendment request.

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## **FINDINGS OF FACT**

### **Site Description**

The development site at 9101 Stony Point Drive is located within Map Section F of the Northern Portion of the Stony Point Community Unit Plan. Map Section F comprises 19.8 acres of land and contains an existing 55,000 SF medical office building (Building B) and 220-space parking area and an approved 59,841 SF medical office building (Building C) and 306-space parking area.

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

As generally shown on the Stony Point CUP Development Plan dated October 22, 2014, the applicant proposes the construction of an 81,469 SF medical office building (Building A), mobile MRI building, and surface and structured parking totaling 477 spaces.

### **Master Plan**

The Master Plan designates the subject property as being within an economic opportunity area that should be developed through the community unit plan process. Primary uses of the property recommended by the Master Plan include office park and regional retail, with higher density residential use as secondary use (pp. 199-200).

### **Zoning & Ordinance Conditions**

The subject property is located within the R-2 Single-Family Residential zoning district and is designated as Map Section F of the Northern Portion of the Stony Point Community Unit Plan and as such, is governed by Ord. No. 2017-227.

The Stony Point Community Unit Plan ordinance imposes numerous development standards on the subject property, including standards pertaining to maximum development, floor area ratio, minimum gross open space, minimum livability space, maximum height, parking areas, buffering, and signage.

### **Surrounding Area**

Map Section F is bound to the north by Chippenham Parkway, to the west by Stony Point Parkway, to the south by Sabot at Stony Point School, and to the east by Lewis G. Larus Park.

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