

ORDINANCE No 87-198-187

ADOPTED SEP 14 1987

AN AMENDMENT IN THE NATURE OF A SUBSTITUTE

To amend and restate in its entirety Ordinance No. 75-309-302, adopted December 15, 1975, as heretofore amended by Ordinance No. 80-259-81-2, adopted January 12, 1981, by Ordinance No. 82-291-268, adopted December 20, 1982, by Ordinance No. 83-37-38, adopted March 14, 1983, by Ordinance No. 84-11-13, adopted February 13, 1984, and by Ordinance 85-315-290, adopted December 16, 1985, to approve and permit the development and use of the tracts of land containing 552 acres more or less, located north of Huguenot Road (State Route 147) and south of the James River, being more particularly identified as follows:

1. Parcels 1, 2, 3 and 4, containing a total of 134.28 acres as shown on a plat entitled "Plat Showing Several Parcels Being a Portion of Stony Point Located Within the City of Richmond, Virginia", prepared by Lewis & Owens, Inc., dated March 30, 1983, revised January 19, 1984, a copy of which is attached hereto ("Plat 1");

2. Parcel B, containing 18.09 acres as shown on a plat entitled "Plat Showing Two Parcels North of Huguenot Road Located Within the City of Richmond, Virginia", prepared by Lewis & Owens, Inc., dated August 7, 1984, revised October 31, 1984, a copy of which is attached hereto ("Plat 2");

3. A tract of land containing 292.87+ acres, as shown on a plat entitled "Compiled Plat Showing a Parcel of Land Containing 292.87+ Acres Located North of Evansway Lane in the City of Richmond, Virginia", prepared by E. D. Lewis & Associates, P.C., and dated July 21, 1987, a copy of which is attached hereto ("Plat 3"); and

4. A tract of land containing 106.80 acres as shown on a plat entitled "Plat of Several Parcels Containing 106.80 acres Located Within the City of Richmond, Virginia", prepared by Lewis & Owens, Inc., and dated May 30, 1978, a copy of which is attached hereto ("Plat 4");

for residential and commercial purposes and to approve a community unit plan as authorized in Chapter 32, Article V of the Richmond City Code of 1985, as amended, upon certain terms and conditions, to amend said community plan with regard to the area, boundaries, permitted uses, and conditions applicable to the 293 acre, more or less, section of the northern portion of the tract as shown on the attached plan entitled "General Development Plan: A Community Unit Plan for The Park at Stony Point", dated May 4, 1987, and to otherwise amend and restate said community unit plan in its entirety.

Patron - City Manager (By Request)

Approved as to form and legality
by City Attorney

WHEREAS, by Ordinance No. 75-309-302 adopted December 15, 1975, City Council approved a Community Unit Plan (the "1975 Plan") for the use and development of 527 acres, more or less, shown on the site plan entitled "Stony Point" (the "1975 Site Plan"), a copy of which is attached to that ordinance; and

WHEREAS, by Ordinance No. 80-259-81-2, adopted January 12, 1981, and by Ordinance No. 82-291-268, adopted December 20, 1982, and by Ordinance No. 83-37-38, adopted March 14, 1983, City Council amended the 1975 Plan; and

WHEREAS, by Ordinance No. 84-11-13, adopted February 13, 1984, City Council amended the 1975 Plan so as to approve a revised plan for the southern portion of the tract containing 134 acres, more or less, entitled "Stony Point", prepared by Clower Associates, Inc., dated October 5, 1983, and revised December 23, 1983, a copy of which is attached to Ordinance No. 84-11-13; and

WHEREAS, by Ordinance No. 85-315-290, adopted December 16, 1985, City Council amended the 1975 Plan so as to approve a revised plan for the northern portion of the tract containing 264 acres, more or less, entitled "General Development Plan: A

Community Unit Plan for Stony Point", as revised October 30, 1985, a copy of which is attached to Ordinance No. 85-315-290; and

WHEREAS, the Stony Point Community Unit Plan Property is presently authorized for development as set forth in Ordinance No. 85-315-190, adopted by City Council on December 16, 1985; and

WHEREAS, Stony Point Limited Partnership has submitted to the City Planning Commission an amended plan for the use and development of a 293 acre, more or less, section of the northern portion of the Stony Point Community Unit Plan Property which includes 264 acres already authorized for development pursuant to Ordinance No. 85-315-290, together with approximately 30.9 contiguous acres of land to be added thereto, for residential, office, retail, hotel and related incidental uses which do not conform in all respects with the regulations and restrictions for the zoning district in which such land is situated; and

WHEREAS, the City Planning Commission approved the amended plan, entitled "a Community Unit Plan for: The Park at Stony Point - General Development Plan", prepared by Wallace Roberts & Todd and dated May 4, 1987 (the "Development Plan"), based upon findings of fact and submitted a copy of its resolution dated July 20, 1987, to that effect to the Council, a copy of which resolution is attached to the draft of this ordinance; and

WHEREAS, the Council concurs in the findings of fact made by the Commission; NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

NORTHERN PORTIONS OF THE TRACT

§ 1. That pursuant to section 17.10(g) of the Charter of the City of Richmond, and Article V of Chapter 32 of the Richmond City Code of 1985, as amended, the development of the northern portions of the tract consisting of the land shown as Parcel B on Plat 2 and the land shown on Plat 3, as per the preliminary plan for the development of not more than 36 single-family detached dwelling units; 532 multi-family dwelling units; 1,100,000 gross square feet of office space; 405,000 gross square feet of retail space; a 300-room hotel; day nurseries; parking; and other attendant facilities on the above described property generally in accordance with the attached plan entitled "A Community Unit Plan for: The Park at Stony Point-General Development Plan", dated May 4, 1987, (the "Development Plan") and the drawing entitled "Aerial View: General Building Character," dated June 26, 1985, and attached to the draft of Ordinance No. 85-315-290, and the report entitled "Stony Point Limited Partnership Request for Amendment to Community Unit Plan for Stony Point," revised October 30, 1985, as modified by a letter dated May 4, 1987, to the Planning Commission and the Department of Planning and Community Development, from Hirschler, Fleischer, Weinberg, Cox &

Allen, attorneys for Stony Point Limited Partnership (the afore-said report as modified by the letter of May 4, 1987, is referred to in this paragraph 1 as the "Request for Amendment"), is hereby approved and permitted upon the following standards, conditions and terms:

A. Development Standards:

(1) Single-family detached -

(a) Single-family detached housing on Parcel B as shown on Plat 2, shall be located on lots of not less than 15,000 square feet in area or less than 90 feet in width. Other requirements applicable to such single-family development shall be as set forth in Division 3 of Chapter 32 of the Richmond City Code of 1985. The maximum density of such units shall be not more than 1.5 units per acre.

(b) Single-family detached housing pursuant to the Development Plan shall conform to the requirements of the R-1 Single-Family Residential District as set forth in Chapter 32 of the City Code, provided that maximum density and the general configuration of lots shall be as shown on the Development Plan.

(2) Multi-Family/Day Nursery - (Development Plan map section B)

(a) Maximum development, maximum density, minimum gross open space, and minimum livability space shall be as set forth on the Development Summary table (C-Infra).

(b) Maximum height: 3 stories.

(c) Minimum off-street parking requirement: average of 2 spaces per unit containing two or more bedrooms; average of 1.5 spaces per unit containing less than two bedrooms.

(d) Yards and spaces between buildings shall be as applicable in the R-43 Multi-Family Residential District set forth in Chapter 32 of the City Code, provided that spaces between apartment buildings shall be not less than 30 feet and spaces between parking areas and the fronts of apartment buildings shall be not less than 20 feet.

(e) Day Nurseries - Within Map Section B, one or more day nurseries may be developed on a maximum total of two acres. Any day nursery so developed must front on the "ring road" as shown on the Development Plan. No more that one hundred fifty (150) children may be enrolled at any one time within such day nursery or nurseries. Acreage devoted to day nursery development shall not be included, for purposes of calculating the number of multi-family dwelling units which may be constructed within Map Section B. The parking and play area requirements for any such day nursery shall be as specified in Chapter 32 of the Richmond City Code. Yard and setback requirements with respect thereto shall be as approved by the Planning Commission at the time of final plan review, but shall not be less than specified in Chapter 32 of the City Code.

(3) Office - (Development Plan map sections C, D, E and F)

(a) Maximum development, maximum density, minimum gross open space, and minimum livability space shall be as set forth on the Development Summary table (C-Infra).

(b) Maximum height of buildings within the particular map sections shall be as follows:

Map section C - six (6) stories north of the VEPCO easement; four (4) stories south of said easement.

Map section D - six (6) stories.

Map section E - eight (8) stories.

Map section F - ten (10) stories.

If, in conjunction with submission for final plan approval, any building is proposed to be of greater height than shown on the Development Plan (as described in the Request for Amendment) or is proposed to be located closer to the perimeter of the property than shown on the Development Plan, then its location shall be subject to specific review and approval by the Commission, with particular consideration for the potential impact of such building on existing or potential development on adjacent properties, and the topography and physical constraints of the subject site.

(c) Minimum off-street parking requirements: four (4) parking spaces per 1,000 square feet of gross office area. Parking space dimensions, access aisles and maneuvering areas shall be in accordance with normal City standards, provided that up to

twenty percent (20%) of the spaces serving a tenant or owner having an assigned parking program for employees may be of compact car dimensions, subject to final plan approval by the Planning Commission.

(4) Retail/hotel - (Development Plan map section H)

(a) Maximum development, maximum density, minimum gross open space, and minimum livability space shall be as set forth on the Development Summary table (C-Infra).

(b) Maximum height of the hotel shall not exceed twelve (12) stories.

(c) Minimum off-street parking requirements: five (5) spaces per 1,000 square feet of gross leasable area of commercial space; and one (1) space per hotel guest room.

B. Conditions to be Applicable to Plan:

(1) Development standards for individual sections of the Plan shall be as set forth in "Development Standards" (A, Supra).

(2) Parking areas shall be so designed as to minimize to the extent practicable the number of parking spaces situated in a continuous row. Parking and maneuvering areas shall not be located within twenty feet of private roads or public rights-of-way, except where private roads serve as access drives for such parking, nor within fifty (50) feet of the rights-of-way of the Parham/Chippenham Connector and its access ramps. All parking areas and areas devoted to service and trash collection shall be

screened from view from adjacent public streets, residentially zoned properties, and single-family development within the project, by evergreen vegetation or opaque structural material.

(3) All parking areas, access-aisles, and driveways shall be paved with a dust-free, all-weather surface and parking spaces shall be delineated.

(4) All costs related to extension of utilities and roads to serve the development shall be borne by the owners, except to such extent as the City may agree to participate in the cost thereof. Electric power and telephone lines shall be located underground wherever practicable.

(5) Rights-of-way for the "loop road" and other interior public streets shall be dedicated to the City at no cost, and shall be of such width, alignment and character as approved by the City Planning Commission.

(6) Emergency access to the property shall be provided at the developers' expense and in a manner acceptable to the Directors of Public Safety, Recreation and Parks, Public Works and Planning, and shall be located generally as shown on the Development Plan.

(7) All areas indicated on the Development Plan as buffers shall be left in their natural state, except for any clearing necessary for utility lines, drainage facilities, or means of access approved by the City. In the event that any clearing may be necessary, or in those areas where existing

vegetation does not provide an effective visual screen from adjacent property, supplemental planting and/or fencing shall be provided to effect such visual screen.

(8) Existing topography, and all healthy trees shall be retained wherever practicable, and appropriate measures shall be taken to prevent soil erosion during and after construction. There shall be no clearing or grading in any area until after final detailed plans for such area are approved.

(9) Stony Point Limited Partnership or its successor in title shall, at such time as may be requested in writing by the City, convey by easement or in fee simple (as determined by the City) to the City for public purposes and at no cost to the City a strip of land not more than one hundred fifty (150) feet in width and lying within map section E, adjacent and parallel to the eastern boundary of that portion of map section E lying north of the present City-owned property. Notwithstanding such conveyance, the aforesaid strip of land shall continue to be included as part of map section E for purposes of determining maximum development, maximum density, minimum gross open space, minimum livability space and all applicable buffer areas.

(10) Areas shown within Section F of the 1975 Site Plan as scenic easements shall be left in their natural state, except to accommodate public facilities. The terms of such easements shall be approved by the City Attorney.

(11) A minimum of twenty percent (20%) of the total area lying within Map Sections C through H, as shown on the Development Plan, shall be left in a natural or undisturbed state with no material removal of mature vegetation or material alteration of existing grades.

(12) The boundary lines between map sections on the Development Plan may be adjusted, or any map section may be subdivided into separate development parcels, thereby increasing or decreasing maximum permitted development within a particular map section, provided that the development standards applicable to any map section so modified shall be applied proportionately and provided further that the total amount of permitted development on the property is not increased.

(13) A final comprehensive signage program setting forth details relative to sign types, numbers, materials, construction, lighting, heights, areas and setbacks shall be submitted to and approved by the Planning Commission prior to the erection of any permanent identification signs on the property. The principal objectives to be incorporated into such program shall be substantially in accordance with objectives set forth in the attached report entitled "Preliminary Signage Concept Program for Stony Point", prepared by Wallace Roberts and Todd and revised November 22, 1985, a copy of which is attached to and made a part of Ordinance 85-315-290. The specific standards to be incorporated into the final comprehensive signage program shall be

no less restrictive than those set forth in the design guidelines contained in the aforementioned report.

In the implementation of the final comprehensive signage program, the Commission shall not approve any sign that does not conform to the standards set forth therein, provided, however, the Commission shall have the authority to authorize a sign which exceeds the area and height limitations by no more than twenty-five percent (25%) when the Commission determines that such greater area or height is necessary to achieve adequate identification due to exceptional topographic conditions, site layout, road alignment or grades, or to preserve natural features of the site. Any deviation from the sign area or height limitations shall be consistent with the general objectives of the preliminary and final signage programs.

(14) A site plan and architectural review committee shall be established by the owners of the property, which committee shall, by covenant, have the authority to approve or disapprove the character and design of final plans for all non-public elements of the Community Unit Plan. It shall be a stated responsibility of such committee to require that conditions imposed by the City, as well as those established by the owners of the property, are met in the detailed design of each section of the Development Plan.

(15) Final detailed plans, including site plans, traffic impact studies as provided in (16) below, typical floor plans, elevation drawings, landscaping plans and grading, drainage, and utility plans for each phase of the development shall be submitted to and approved by the City Planning Commission prior to the issuance of building permits. The Commission shall, by formal resolution, approve such plans if it finds them to be consistent with the requirements of this Community Unit Plan and not in conflict with any of the standards, conditions and terms specified herein. Otherwise, the Commission shall not approve such plans. In the case of single-family detached development, approval of tentative subdivision plats by the Planning Commission, and Commission review of covenants and restrictions to be applicable within such subdivisions shall constitute approval of final detailed plans, and additional plans shall not be required to be approved by the Commission. Building permits shall be requested within eighteen (18) months of the date of Commission approval of final plans, otherwise, such final 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.

(16) In conjunction with submission for final plan approval for each phase of the development, the owner shall submit a traffic impact study for the phase in question prepared by a professional traffic engineer. Such study shall be conducted in

a manner acceptable to the City's Traffic Engineer, and in accordance with procedures and definitions set forth in the report entitled "Interim Materials on Highway Capacity," Transportation Research Circular No. 212, National Academy of Sciences, January, 1980. Such study shall identify the projected traffic impact of the phase in question as of the projected date of completion and occupancy of said phase. The study shall identify the current conditions and the projected traffic impact on the following roadways, interchanges and intersections:

1. The internal "loop road" and its principal points of access to adjacent development sites and to the Parham-Chippenham Connector;

2. The segment of the Parham-Chippenham Connector through the Stony Point site, its points of access to the Stony Point site, and its interchange and/or intersections with Huguenot Road;

3. The segments of Huguenot Road between Forest Hill Avenue and Cherokee Road, including the intersections with Forest Hill Avenue, Stony Point Road, and Cherokee Road; and

4. The segment of Chippenham Parkway between Huguenot Road and Forest Hill Avenue and its interchange and/or intersections with Forest Hill Avenue.

Traffic impact studies shall not be required for map sections A and A-1 of the Development Plan, nor for modification of a previously approved final plan where not more than ten

thousand additional square feet of occupiable building area are proposed by such modification.

The Planning Commission shall not grant any final plan approval unless it is satisfied, after receiving a report from the City's Traffic Engineer relative to the conclusions of the traffic impact study, that the aggregate of the traffic projected to be generated by the phase of development in question and the traffic generated or projected to be generated by all previously approved phases of development will not, as of the projected date of completion and occupancy of such phases, cause a reduction in the levels of service on any of the aforementioned roadways, interchanges and intersections to any level of service lower than level of service "C", except for level of service "D" for turning movements at such intersections and/or interchanges during the A.M. and P.M. peak hours.

The Commission shall not grant final plan approval for any phase of the development until it is satisfied that road improvements deemed necessary to achieve acceptable levels of service as set forth herein are reasonably projected to be completed prior to or at the projected date of completion and occupancy of the development phase in question. The Commission shall attach such conditions to its final plan approval as it deems necessary to ensure compliance with the provisions of this section.

Upon denial of any final plan approval by the Planning Commission under the provisions of this section, the owner shall be entitled to develop the property in question in a manner that conforms with the regulations, restrictions and procedures prescribed in the City Code for the zoning district classification of such property as shown on the official zoning map of the City as of the date of such denial.

DEVELOPMENT SUMMARY

MAP SECTION	APPROX. AREA (acres)	USE	MAXIMUM DEVELOPMENT	MAXIMUM DENSITY	MINIMUM GROSS OPEN SPACE (% of site)	MINIMUM LIVABILITY SPACE (non-vehicular open space as % of site area)
A	6.2	Single-family detached	6 units	1.5 units/acre		
A-1	13.3	Single-family detached	3 units	1.5 units/acre		
B	56.0	Multi-family	532 units	9.5 units/acre	85%	60%
C	29.2	Office	293,000 s.f.	.23 FAR	85%	50%
D	38.4	Office	301,000 s.f.	.18 FAR	85%	50%
E	40.6	Office	424,000 s.f.	.24 FAR	85%	50%
F	19.9	Office	234,000 s.f.	.27 FAR	85%	45%
H	48.1	Retail Hotel	405,000 s.f. 300 rooms	.29 FAR	79%	40%
41.0 Connector/Ring Road ROW						

SOUTHERN PORTION OF THE TRACT

§ 2. That pursuant to section 17.10(g) of the Charter of the City of Richmond, and Article V of Chapter 32 of the Richmond City Code of 1985 as amended, the development of the southern portions of the tract, containing 134.28 acres and consisting of parcels 1, 2, 3 and 4 shown on Plat 1, a copy of which is attached to the draft of this Ordinance, for the development of approximately 127,000 square feet of shopping center space, 130,000 square feet of office space, two churches, 366 apartment and retirement dwelling units, 120 single family attached dwelling units and related restaurant, filling station, medical, financial, office, retail, day care facilities, parking and other attendant facilities generally in accordance with a site plan entitled "Stony Point", prepared by Clower Associates, Inc., dated October 5, 1983, and revised December 23, 1983 (reference in this § 2 to "map section or "parcels" refer to map sections or parcels as shown on the aforesaid site plan prepared by Clower Associates, Inc., and said site plan is sometimes referred to as the "Plan"), and the sketches showing the general character of the shopping center and adjacent commercial parcels prepared by GNA Architects and dated December 15, 1983, all of which are attached to Ordinance No. 84-11-13, is hereby approved and permitted upon the following standards, conditions and terms:

A. Development Standards:

(1) Shopping Center (map section "E")

(a) Maximum floor area ratio: .20

(b) Minimum non-vehicular open space: 33% of site.

(c) Maximum height: 2 stories

(d) Minimum off-street parking: 5 spaces per 1,000 square feet of gross leasable area.

(e) Sign restrictions: as set forth in Section 32-434.2 of the Richmond City Code of 1985, provided that freestanding signs identifying the shopping center shall be limited to two (one each to the north of the buffer strip and adjacent to Stony Point Road and Forest Hill Avenue extended), each not exceeding 25 square feet in area and 8 feet in height.

(2) Office (map sections "G" and "O")

(a) Maximum floor area ratio: .20

(b) Minimum open space ratio: 4.0

(c) Minimum livability space ratio: 2.5

(d) Maximum height: 2 stories

(e) Minimum off-street parking: one space per 300 square feet of gross leasable area.

(f) Sign restrictions: freestanding signs not exceeding 16 square feet in area or 6 feet in height shall be permitted at major public entrances to the complexes. Other signs shall conform to the provisions of Section 32-424.3 of the Richmond City Code of 1985.

(3) Multi-family and Retirement Village (map sections "I" and "L")

(a) Floor area, open space and livability space ratios, yards and spaces between buildings, and off-street parking requirements shall be as set forth in Chapter 32 of the Richmond City Code of 1985 and as applicable to the R-43 Multi-Family Residential District. Maximum densities shall be as shown on the Plan.

(b) Maximum height: 2-1/2 stories

(c) Sign restrictions: freestanding signs not exceeding 16 square feet in area and 6 feet in height shall be permitted at each public entrance to the complexes.

(4) Single-family attached (map sections "M" and "J")

All development standards set forth in Chapter 32 of the Richmond City Code of 1985 and applicable to the R-6 Single-Family Attached Residential District shall apply, except that maximum densities shall be as indicated on the Plan.

(5) Churches and Day Care Center (map sections "K", "N" and part of "M")

(a) All development standards applicable to such uses in the R-6 Single-Family Attached Residential District shall apply, provided that building setbacks, yards, parking and circulation arrangements and other site plan elements shall be as approved by the Planning Commission.

(b) No day school (weekday) educational programs shall be conducted in conjunction with the use of the church sites.

(6) Parcels "A", "B", "C", "D", and "F"

(a) Uses of these parcels shall be as indicated on the Plan, provided there shall be no servicing or repair of vehicles, other than auto washing and normal activities conducted at pump islands, in conjunction with site "D".

(b) There shall be no parking areas located between the buffer strip and buildings to be constructed on sites "A", "B", "C" and "D", and all non-parking paved areas between such buildings and the buffer shall be the minimum necessary to enable essential on-site circulation.

(c) Signage for uses on parcels "A" through "F" shall be limited as set forth in the B-1 Neighborhood Business District, provided that one freestanding sign not exceeding 16 square feet in area and 6 feet in height shall be permitted for each site and provided further that no freestanding sign shall be oriented toward Huguenot Road.

(d) Parking requirements for such sites shall be as set forth in Chapter 32 of the Richmond City Code of 1985.

(e) All other development standards applicable to section "E" of the Plan shall apply to these sites, provided that the non-vehicular open space requirement shall not apply to site "D". Unless otherwise specified herein, all definitions and methods of calculation relative to these development standards

shall be as set forth in Chapter 32 of the Richmond City Code of 1985.

B. Conditions Applicable to Plan

(1) Development standards for individual sections of the Plan shall be as set forth in subsection A above.

(2) Parking areas shall be so designed as to result in no more than 15 parking spaces being situated in a continuous row. Parking areas shall not be located within 20 feet of private or public roads, except where private roads serve as access drives for such parking. All parking areas and areas devoted to service and trash collection shall be screened from view from adjacent public streets and residential areas.

(3) All parking areas, access-aisles, and driveways shall be paved with dust-free, all-weather surface and parking spaces shall be clearly identified on the pavement surface.

(4) All costs related to extension of utilities and roads to serve the development shall be borne by the owners, except to such extent as the City may agree to participate in cost sharing pursuant to normal City policy relative to utilities and roads serving non-residential development.

(5) Rights-of-way for all public streets shall be dedicated to the City at no cost. The right-of-way widths, design and character of all public streets shall be approved by the City Planning Commission.

(6) Buffer areas of not less than fifty feet in width shall be provided along Evansway Lane and Stony Point Road adjacent to map sections "K", "O" and "M". Such buffer areas shall be left in a natural state and shall include additional planting where necessary to provide an effective visual screen. There shall be no vehicular access through such buffer areas adjacent to map sections "K" and "O".

(7) All areas indicated on the site plan as buffer areas shall be left in their natural state, except for any clearing necessary for utility lines, drainage facilities, or means of access approved by the City. In the event that any clearing may be necessary, or in those areas where this is little or no existing vegetation, supplemental planting and/or fencing and berming shall be provided in accordance with plans approved by the Planning Commission. No signs shall be permitted within buffer areas.

(8) Existing topography and trees shall be retained wherever practicable, and appropriate measures shall be taken to prevent soil erosion during and after construction. There shall be no clearing or grading until after plans are approved by the Planning Commission.

(9) A site plan and architectural review committee shall be established by the owners of the property, which committee shall, by covenant, have the authority to approve and disapprove the character and design of final plans for all non-public

elements of the Community Unit Plan. It shall be a stated responsibility of such committee to ensure that conditions imposed by the City, as well as those established by the owners of the property, are met in detailed design of each section of the Plan.

(10) Final detailed plans, including site plans, typical floor plans, elevation drawings, landscaping plans and grading, drainage, and utility plans for each phase of the development shall be submitted to and approved by the City Planning Commission prior to the issuance of building permits. The Commission shall, by formal resolution, approve such plans if it finds them to be consistent with the objectives of the preliminary plan and not in conflict with any of the conditions specified herein. Otherwise, the Commission shall not approve such plans. Building permits shall be requested within 18 months of the date of Commission approval of final plans. Plans submitted for building permit approval shall be substantially in conformance with the plans approved by the Commission.

§ 3. This ordinance shall be in force as provided by Section 4.09 of the Charter of the City of Richmond and shall become effective when Stony Point Limited Partnership or its successors in title files an acceptance of this ordinance in writing in the office of the City Clerk, in form satisfactory to the City Attorney, wherein it shall for itself, its 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 ordinance

relating to the land shown on Plat 3. Such acceptance must be filed within twelve months of the date of adoption of this ordinance, or this ordinance shall be null and void and of no effect.