



# CITY OF RICHMOND

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

**SUBD 2020-004:** Preliminary subdivision approval for Stony Point Commons - Map Section K, Stony Point Community Unit Plan Southern Portion, 9230 Forest Hill Ave (59 lots and common area)

---

**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** May 18, 2020

---

### **PETITIONER**

Stanley Martin Companies, LLC

### **LOCATION**

9230 Forest Hill Avenue

### **PURPOSE**

Establishment of 59 residential lots and common area, substantially in conformance with Ordinance No. 75-309-302, as amended by Ordinance No. 2018-304, and the Final Community Unit Plan, adopted by the Planning Commission February 18, 2020, as amended.

### **SUMMARY & RECOMMENDATION**

Ordinance 2018-304 amended the Stony Point Community Plan (Southern Portion) to allow the development of up to 59 townhomes on a property located at 9230 Forest Hill Avenue. The subject property comprises Map Section K of the Stony Point Community Unit Plan (Southern Portion). Final Community Unit Plan approval is required prior to construction of the development, and was granted by the Planning Commission on February 18, 2020 (CPCR.2020.003). This preliminary subdivision plat follows the residential lot and road layout pursuant to the approved Final Community Unit Plan.

Staff finds that the proposed subdivision of the property would enable development that is substantially in conformance with Ordinance 2018-304 and the approved Final Community Plan for the property.

Staff therefore recommends preliminary subdivision approval provided that:

1. All applicable provisions of the Subdivision Ordinance shall be met.
  2. All applicable provisions of the Zoning Ordinance, Ord. No. 2018-304, and the Final Community Unit Plan adopted February 18, 2020, as amended, shall be met.
  3. All applicable provisions of the Chesapeake Bay Preservation Ordinance shall be met.
  4. All applicable City utility and drainage standards and specifications shall be met.
  5. All applicable Building Codes shall be met.
- 
-

---

---

## **FINDINGS OF FACT**

### **Site Description**

The subject property comprises Map Section K of the Stony Point Community Unit Plan (Southern Portion) and as such, is governed by the Stony Point CUP Ordinance (Ord. No. 2018-304). The property is also known as 9230 Forest Hill Avenue, a 5.62 acre unimproved parcel. It abuts Forest Hill Avenue and Evansway Lane in the Huguenot Planning District.

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

The proposal provides details for the construction of up to 59 townhomes, community amenities, internal private roads, and site landscaping on the property. Sidewalk along Forest Hill Avenue and an internal network of sidewalks will also be provided, including a connection to existing sidewalk along Evansway Lane. The townhomes fronting Forest Hill Avenue will have rear-loaded garages. Natural buffers along the western and northern boundaries of the property will be retained and supplemented with additional landscaping. The density of the proposed development will be approximately 10 units per acre.

### **Master Plan**

The City of Richmond's Master Plan designates the subject for multi-family (medium density) land use. Primary uses under this recommendation are multi-family dwellings at densities up to 20 units per acre.

### **Zoning**

The subject property is located within the R-2 Single-Family Residential zoning district and is noted as Map Section K of the Southern Portion of the Stony Point Community Unit Plan. Development of this property is governed by Ord. No. 2018-304 and the Final Community Unit Plan adopted February 18, 2020.

### **Surrounding Area**

The site abuts single-family dwellings to the west and single-family dwellings are located across Evansville Lane to the north. A portion of Summer Hill Senior Housing abuts to the south. Across Forest Hill Avenue to the south are office uses that are in proximity to the Stony Point Shopping Center. All adjacent properties are zoned R-2 Single-Family Dwelling. Properties to the east and south are within the Southern Portion of the Stony Point Community Unit Plan.

**Staff Contact:** Matthew J. Ebinger, AICP, Principal Planner, (804) 646-6308