



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2025-252: To amend and reordain Ord. No. 75-309-302, adopted Dec. 15, 1975, as most recently amended by Ord. No. 2025-154, adopted July 28, 2025, pertaining to the "Stony Point Community Unit Plan," for the purpose of amending the development standards as they pertain to Map Section F of the Southern Portion of the Plan, which allowed a commissary kitchen as a permitted use on the property known as 9221 Forest Hill Avenue, to amend the development standards as they pertain to Map Section D of the Northern Portion of the Plan, to allow up to 28 single-family attached dwellings as a permitted use on the property known as 9040 Stony Point Parkway. (4th District)

To: City Planning Commission
From: Land Use Administration
Date: December 2, 2025

PETITIONER

Jennifer Mullen

LOCATION

9040 Stony Point Pkwy

PURPOSE

The applicant requests to amend the community unit plan associated with Ord. No. 75-309-302 to allow for 28 single-family attached dwellings in Map Section D of the Northern Portion of the Plan.

RECOMMENDATION

Staff finds that the subject property is designated as Neighborhood Mixed-Use on the Future Land Use Map in the Richmond 300 Master Plan. Single-family homes are a supported use for this land designation.

Staff concludes that the proposed ordinance conditions substantially satisfy the safeguards established in the City Charter concerning the granting of Special Use Permits. Specifically, staff finds that the proposed use would not be detrimental to the general welfare of the community involved and would not create congestion in the streets in the area involved.

Therefore, staff recommends approval of the Special Use Permit request.

FINDINGS OF FACT

Site Description

The subject property is 99,676 sq. ft. (2.3 acres), located on the corner of where Stony Point Parkway converges with Chippenham Parkway. It is a component of Map Section D in the Northern portion of the Stony Point Community Unit Plan.

Proposed Use of the Property

28 single-family attached dwellings.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use described as existing or new highly walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.

Development Style: These areas feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics.

Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas. New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small scale commercial buildings should be introduced.

Ground Floor: Regardless of use, buildings should engage the street with features such as street-oriented façades with windows and door openings along street frontages. Appropriate setbacks, open space, front porches, elevated ground floors, and other features that provide a sense of privacy should be provided for residential uses.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages.

Vehicular access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings.

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.

Zoning and Ordinance Conditions

The subject property is located within the R-2 Single-Family Residential zoning district and subject to the new development standards in the proposed ordinance, including the renaming of this section as D-1. The new development standards include:

- (a) Maximum development shall be as set forth in the 2025 Development Summary.
- (b) Maximum Height: No single-family attached dwelling shall exceed four (4) stories in height.
- (c) Dwelling Size: Each dwelling unit shall contain a minimum of 1,800 square feet.
- (d) Parking: There shall be no less than one parking space per dwelling unit.
- (e) Lot Width: Single-family attached dwellings shall be located on lots with a width of not less than 16 feet. No other lot dimensions shall be required.

- (f) Yards: Front yards shall have a depth of not less than 10 feet. Rear yards shall have a depth of not less than 10 feet. Side yards shall have a width of not less than three feet except where buildings are attached.
- (g) Road Requirements: There shall be no public street frontage requirements and all access may be provided by private roads or streets.
- (h) Architecture: Architectural variations shall be provided among single-family attached dwellings within any series of more than five such dwellings. Exterior walls (except trim) of the single-family attached dwellings shall be clad in fiber-cement siding, brick, stone, cultured stone, stucco, shingles, or a combination thereof;
- (i) Sign Restrictions: One freestanding sign, not exceeding 16 square feet in area and six feet in height, shall be permitted at the entrance to the development off Stony Point Parkway

Surrounding Area

The surrounding area is office space, medical services, multifamily, and retail.

Neighborhood Participation

Staff notified The Cherokee Area Neighbors, as well as area residents and property owners. A sign was posted on the property. Staff has received no public comment on this request to date.

Staff Contact: Madison Wilson, Planner, Land Use Administration, 804-646-7436