



CITY OF RICHMOND
DEPARTMENT OF PLANNING
& DEVELOPMENT REVIEW

December 2, 2025

CPCR.2025.023 - RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING A PRELIMINARY COMMUNITY UNIT PLAN AMENDMENT FOR STONY POINT SHOPPING CENTER, TO AMEND THE DEVELOPMENT STANDARDS TO ALLOW UP TO 28 SINGLE-FAMILY ATTACHED DWELLINGS AS A PERMITTED USE ON THE PROPERTY KNOWN AS 9040 STONY POINT PARKWAY, WITHIN MAP SECTION D OF THE NORTHERN PORTION OF THE STONY POINT COMMUNITY UNIT PLAN

WHEREAS, a request has been submitted to amend the Stony Point Community Unit Plan, last amended by City of Richmond Ordinance Number 2025-154; and

WHEREAS, the purpose of such Community Unit Plan amendment is to authorize the development of 28 single-family attached dwellings on the parcel known as 9040 Stony Point Parkway and to amend Map Section D of the northern portion of the Stony Point Community Unit Plan; and

WHEREAS, the Commission has reviewed said request, as depicted in the plans entitled "Stony Point Northern Map Section D-1 Concept Layout," prepared by Timmons Group, and dated March 26, 2025; "Stony Point Northern Map Section D1 Concept Grading & Drainage Plan," prepared by Timmons Group, and dated April 8, 2025; and "Northern Map Section D-1, Stony Point – Landscape Concept," prepared by an unknown preparer, and dated May 22, 2025 (the "Plans"), received a report from the Department of Planning and Development Review regarding said request, found the facts in that report to be accurate, and found said request to be consistent with the regulations of the Zoning Ordinance and Master 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, having held a public hearing on the proposed Community Unit Plan amendment on December 2, 2025, hereby finds that the proposed Community Unit Plan amendment will 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.

BE IT FURTHER RESOLVED, that the Planning Commission hereby approves the proposed Community Unit Plan amendment.

Rodney Poole
Chair, City Planning Commission

Alyson Oliver
Secretary, City Planning Commission