



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

PCR 2015-004: Final Community Unit Plan approval for an office building at 9109 Stony Point Drive, known as Building C within Map Section F of the Northern Portion of the Stony Point Community Unit Plan.

To: City Planning Commission
From: Land Use Administration
Date: June 1, 2015

PETITIONER

Christopher Robinson - Highwoods Properties
4501 Highwoods Parkway, Ste 400
Glen Allen, VA 23060

LOCATION

9109 Stony Point Drive

PURPOSE

Final Community Unit Plan approval for an office building at 9109 Stony Point Drive, known as Building C within Map Section F of the Northern Portion of the Stony Point Community Unit Plan.

SUMMARY & RECOMMENDATION

The development site at 9109 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 one 55,000-sq ft medical office building (Building B) and a 220-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 proposes the construction of a 63,500-sq ft office building (Building C) and a 306-space parking area. Approval of a final community unit plan is needed to accomplish this.

Staff finds that the proposed use 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 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 request.

FINDINGS OF FACT

Site Description

The development site at 9109 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 one 55,000-sq ft medical office building (Building B) and a 220-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 a 63,500-sq ft office building (Building C) and a 306-space parking area. Building A is slated for future development.

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). Though these primary uses are not located specifically within Northern Map Section L, they are found elsewhere within the Stony Point development. The residential use of Northern Map Section L is intended to support the other uses found within the Stony Point CUP and can be considered a component of the mix of uses found within the CUP and the economic opportunity area.

Moreover, the Master Plan indicates that large undeveloped parcels of land adjacent to low density single-family areas may “provide opportunities for use that can be responsive to market demand for higher density development or mixed use” (p. 195).

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. 2015-23-40.

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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