



## CITY OF RICHMOND

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

**CPCR.2019.103:** Final Community Unit Plan approval for signage for the Stony Point Shopping Center, Map Sections A and D of the Southern Portion of the Stony Point Community Unit Plan (9000 and 9006 West Huguenot Road).

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** October 21, 2019

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#### **PETITIONER**

Gordon Valentine – Ziff Properties, LLC

#### **LOCATION**

9000 and 9006 West Huguenot Road

#### **PURPOSE**

Final Community Unit Plan approval for signage for the Stony Point Shopping Center, Map Sections A and D of the Southern Portion of the Stony Point Community Unit Plan.

#### **SUMMARY & RECOMMENDATION**

The subject properties consist of outparcels of a shopping center located in the Stony Point neighborhood of the City's Huguenot Planning District and are within Map Sections A and D of the Stony Point Community Unit Plan (Southern Portion).

The applicant has proposed two identical signs located at the two primary entrances of the shopping center at the corners of Forest Hill and Huguenot, and Stony Point Road and Huguenot. A final community unit plan is needed to allow this new signage.

Staff finds that the proposed improvements are consistent with the regulations of the Zoning Ordinance, and not in conflict with any of the conditions specified in Ordinance No. 75-309-302, as last amended by Ordinance No. 2018-304, 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 with the condition stipulated in Resolution CPCR.2019.103.

## **FINDINGS OF FACT**

### **Site Description**

The subject properties consist of outparcels of a shopping center located in the Stony Point neighborhood of the City's Huguenot Planning District and are a component of Map Sections D and A of the Stony Point Community Unit Plan (Southern Portion). 9000 West Huguenot Road (Map Section D) is comprised of approximately 1 acre, improved with a bank at the corner of Stony Point Road and Huguenot; 9006 West Huguenot Road (Map Section A) is comprised of approximately 1.4 acres, improved with a restaurant.

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

The applicant has proposed two identical ground mounted monument style signs that will display store names. The shopping center has two primary entrances and one sign will be placed at each entrance. The signs will be separated by approximately 820 feet.

### **Master Plan**

The City's Master Plan designates the subject property as community commercial. Primary uses include office, retail, personal service and other commercial and service uses, intended to provide the shopping and service needs of residents of a number of nearby neighborhoods or a section of the City.

### **Zoning & Ordinance Conditions**

The subject property is located within the R-2 Single-Family Residential zoning district and is designated as Map Sections A and D of the Southern Portion of the Stony Point Community Unit Plan and as such, is governed by Ord. No. 2018-304.

The Stony Point Community Unit Plan ordinance imposes numerous development standards on the subject property, including standards pertaining to maximum development, floor area ratio, permitted uses, maximum height, parking areas, and hours of operation.

### **Surrounding Area**

Surrounding properties also have an R-2 zoning designation and are located within the Stony Point CUP. A mix of office, residential, and vacant land uses are present in the Map Sections surrounding the subject property.

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