



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

PCR 2015-009: Final Community Unit Plan approval for a drive-up automated teller machine at 9000 W. Huguenot Road, known as Map Section D of the Southern Portion of the Stony Point Community Unit Plan.

To: City Planning Commission
From: Land Use Administration
Date: July 6, 2015

PETITIONER

Michael Winner, AIA
HBA Architecture and Interior Design, Inc.
One Columbus Center, Suite 1000
Virginia Beach, VA 23462

LOCATION

9000 W. Huguenot Road

PURPOSE

Final Community Unit Plan approval for a drive-up automated teller machine at 9000 W. Huguenot Road, known as Map Section D of the Southern Portion of the Stony Point Community Unit Plan.

SUMMARY & RECOMMENDATION

The subject property is located in the northwest quadrant of the intersection of Stony Point Road and W. Huguenot Road in the Huguenot neighborhood of the Huguenot planning district. The property encompasses Map Section D of the Southern Portion of the Stony Point Community Unit Plan, which contains 1.1 acres of land improved with a 3,280 sq ft bank constructed, per tax assessment records, in 1985.

The applicant proposes the installation of a drive-up automated teller machine. Approval of a final community unit plan is needed to accomplish this.

Staff finds that the proposed installation is consistent with the requirements of the Stony Point Community Unit Plan ordinance, the 1988 Stony Point CUP Development Plan, 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 subject property is located at the northwest quadrant of the intersection of Stony Point Road and W. Huguenot Road in the Huguenot neighborhood of the Huguenot planning district. The property encompasses Map Section D of the Southern Portion of the Stony Point Community Unit Plan. Map Section D contains 1.1 acres of land improved with a 3,280 sq ft bank constructed, per tax assessment records, in 1985.

Proposed Use of the Property

Installation of a drive-up automated teller machine at an existing bank.

Master Plan

The Master Plan designates the subject property for Community Commercial land use. Primary uses in this designation 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 (p. 134).

Zoning

The subject property is located within the R-2 Single-Family Residential zoning district and is designated as Map Section D of the Southern Portion of the Stony Point Community Unit Plan and as such, is governed by Ord. No. 2015-23-40 and the 1988 Stony Point CUP Development Plan.

Surrounding Area

Map Section D is surrounded by a larger shopping center to the north and west, and is bound by Lewis G. Larus Park to the east across Stony Point Road, and the lands of Chesterfield County across W. Huguenot Road to the south.

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