



CITY OF RICHMOND
Department of Planning & Development Review
Staff Report

CPCR.2021.162: Final Community Unit Plan Amendment approval for Chick-fil-A Store # 1342 within the Shops at Stratford Hills Community Unit Plan (7125 Forest Hill Avenue)

To: City Planning Commission
From: Land Use Administration
Date: January 18, 2022

PETITIONER

John C. Wright, P.E., Bohler Engineering

LOCATION

7125 Forest Hill Avenue

PURPOSE

Final Community Unit Plan Amendment for a building addition and parking area renovation for an existing Chick-fil-A restaurant located at 7125 Forest Hill Avenue.

SUMMARY & RECOMMENDATION

The property contains 1.54 acres and is improved with a one-story fast food restaurant with a drive-thru that was constructed in 2005 and has a finished floor area of approximately 4,500 square feet. The property is an outparcel of the Shops at Stratford Hills Shopping Center and the land use is governed by the Shops at Stratford Hills Community Unit Plan.

A Final Community Unit Plan was approved prior to construction of the existing restaurant. A Final Community Unit Plan Amendment is needed in order to authorize the renovations to the property that includes an approximately 40 square foot rear addition, new canopies and a layout modification to the parking area to accommodate two drive-thru lanes.

Staff finds the property renovations are consistent with the previously approved plans and that the submitted final plan amendment is in keeping with the standards for approval of Final Community Unit Plans established by the City's Zoning Ordinance. The existing trees between the parking area and Forest Hill Avenue will remain the same.

Staff finds that the proposed Final Community Units 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 street 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 Amendment.

FINDINGS OF FACT

Site Description

The subject property known as 7125 Forest Hill Avenue is 1.54 acres and is improved with an approximately 4,500 square foot Chick-fil-A restaurant that has a drive-thru window. The property is located on the south side of Forest Hill Avenue and is an outparcel of the Shops at Stratford Hill shopping center, which is anchored by a Publix grocery store and Target store.

Proposed Use of the Property

The submitted plans propose constructing a 40 square foot rear addition to the restaurant, adding new canopies, and reconfiguring the parking lot to accommodate an additional drive-thru lane.

Master Plan

The City's Richmond 300 Master Plan designates the property as Destination Mixed-Use. This land use category is described as key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements.

Development Style: Higher-density, transit-oriented development encouraged on vacant or underutilized sites. New development should be urban in form, may be or larger scale than existing context, and, where relevant, should pay special attention to the historic character of the existing context. Development should enhance the public realm and create a sense of place. Many buildings are vertically mixed-use. Developments continue or introduce a gridded street pattern to increase connectivity.

Mobility: Bicycle, pedestrian, 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. Parking requirements are reduced to allow more market-based parking strategies, including shared parking.

Intensity: Buildings typically a minimum height of five stories.

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.
Secondary Uses: Institutional and government.

Zoning

The subject property is located within the B-2 Community Business District, however the use of the land is governed by the Shops at Stratford Hills Community Unit Plan.

Surrounding Area

The property is surrounded by other commercial uses. Properties to the east, west, and south are also subject to the Shops at Stratford Hills Community Unit Plan, whereas properties to the north are zoned B-2 Community Business District, and are not subject to a community unit plan.

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