



JULY 16, 2024

CITY OF RICHMOND

PLANNING COMMISSION

CPCR.2024.019: RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING AN AMENDMENT TO THE STONY POINT COMMUNITY UNIT PLAN, FOR THE PURPOSE OF AMENDING THE DEVELOPMENT STANDARDS, AS THEY PERTAIN TO MAP SECTION K OF THE NORTHERN PORTION OF THE PLAN, REGARDING PERMITTED PRINCIPAL AND ACCESSORY USES, SIGNAGE, HOURS OF OPERATION, AND DEVELOPABLE BUILDING AREA.

WHEREAS, pursuant to the provisions the of the Stony Point Community Unit Plan, which was adopted by City Council on December 15, 1975, and last amended on November 13, 2023, by Ordinance Number 2023-316, a preliminary plan amendment has been submitted for the Commission's approval. Said amendments are shown in the proposed plans, entitled "Development Plan for Stony Point C.U.P. Northern Portion, Map Section K, Stony Point Fashion Park," prepared by Timmons Group, dated October 19, 2023 and revised May 10, 2024 (the "Plans"), and the amended ordinance, copies of which are on file in the office of the Department of Planning and Development Review; and

WHEREAS, said amendment is for the purpose of amending the development standards regarding permitted principal and accessory uses, signage, hours of operation, and developable building area, as they pertain to Map Section K of the Northern Portion of the Plan; and

WHEREAS, the Commission has reviewed said request and received a report from the Department of Planning and Development Review, and found said request to be consistent with the regulations of the Zoning Ordinance and recommendations of the Richmond 300 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, hereby determines that the proposed Community Unit Plan Preliminary Plan Amendment 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;

AND BE IT FURTHER RESOLVED that the Planning Commission having held a public hearing on the proposed Community Unit Plan Preliminary Plan Amendment on July 16, 2024, hereby approves the Plans, subject to the following condition:

1. A Final Community Unti Plan shall be submitted to and approved by the Commission within 12 months of approval of the Preliminary Plan Amendment and prior to the issuance of building permits.

Rodney Poole
CHAIR

Alyson Oliver
SECRETARY