



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Subd. No. 2015-004: Preliminary approval of a subdivision of Map Section D of the Northern Portion of the Stony Point Community Unit Plan, at 9010 Stony Point Parkway and 9030 Stony Point Parkway (3 lots).

To: City Planning Commission
From: Land Use Administration
Date: February 17, 2015

PETITIONER

Mr. Steve Worthington - Timmons Group
1001 Boulders Parkway Suite 300
Richmond, VA 23225

LOCATION

9010 Stony Point Parkway
9030 Stony Point Parkway

PURPOSE

Subdivision to create a third parcel for future development out of two existing parcels currently improved with office buildings.

SUMMARY & RECOMMENDATION

The subject property consists of two parcels totaling 31.3 acres accessed via Stony Point Parkway in the City's Huguenot Planning District and contains one office building constructed in 1989 at 9030 Stony Point Parkway and a second office building constructed in 1998 at 9010 Stony Point Parkway.

The subject property is located within the R-2 Single-Family Residential zoning district. The property also comprises Map Section D of the Northern Portion of the Stony Point Community Unit Plan and as such, is governed by the Stony Point CUP Ordinance (Ord. No. 2013-214-207) and the 2013 Stony Point CUP Development Plan.

The applicant intends to create a third parcel within Map Section D for future development, which would be subject to the regulations of the Stony Point CUP and Development Plan. A subdivision is therefore required.

Preliminary approval of the subdivision plat is recommended provided that:

1. All applicable provisions of the Subdivision Ordinance shall be met.
2. All applicable provisions of the Zoning Ordinance shall be met.
3. All applicable provisions of the Stony Point CUP Ord. No. 2013-214-207 and 2013 Stony Point CUP Development Plan shall be met.

4. All applicable provisions of the Chesapeake Bay Preservation Ordinance shall be met.
 5. All applicable City utility and drainage standards and specifications shall be met.
 6. All applicable Building Codes shall be met.
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FINDINGS OF FACT

Site Description

The subject property consists of two parcels totaling 31.3 acres accessed via Stony Point Parkway in the City's Huguenot Planning District. The property contains one office building constructed in 1989 at 9030 Stony Point Parkway and a second office building constructed in 1998 at 9010 Stony Point Parkway.

Proposed Use of the Property

Subdivision to create a third parcel within Map Section D for future development, subject to the regulations of the Stony Point CUP Ord. No. 2013-214-207 and 2013 Stony Point CUP Development Plan.

Master Plan

The City of Richmond's Master Plan designates the subject property for General Office land use. Primary uses within this designation are professional, business and administrative offices and medical and dental clinics, at varying intensities of development depending on the location and surrounding land uses (p. 134).

Zoning & Ordinance Conditions

The subject property is located within the R-2 Single-Family Residential zoning district. The property is also comprises Map Section D of the Northern Portion of the Stony Point Community Unit Plan and as such, is governed by the Stony Point CUP Ordinance (Ord. No. 2013-214-207) and the 2013 Stony Point CUP Development Plan.

Surrounding Area

The subject property is bound to the west and south by Chippenham Parkway. Properties to the east are also located within the Stony Point CUP and contain office uses. Properties to the north are located within the R-2 Single-Family Residential zoning district and contain single-family residential uses.

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