



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

PCR 2015-13: Final Community Unit Plan approval for a multi-family development at 9201 Stony Point Parkway and 9700 Cherokee Road, comprising Northern Map Section L of the Northern Portion of the Stony Point Community Unit Plan.

To: City Planning Commission
From: Land Use Administration
Date: September 21, 2015

PETITIONER

Jennifer Mullen - Roth Doner Jackson Gibbons Conklin, PLC

LOCATION

9201 Stony Point Parkway and 9700 Cherokee Road

PURPOSE

Final Community Unit Plan approval for a multi-family development at 9201 Stony Point Parkway and 9700 Cherokee Road, comprising Northern Map Section L of the Northern Portion of the Stony Point Community Unit Plan

SUMMARY & RECOMMENDATION

The development site at 9201 Stony Point Parkway and 9700 Cherokee Road comprises Northern Map Section L of the Northern Portion of the Stony Point Community Unit Plan. Northern Map Section L consists of approximately 27.68 acres of unimproved land. The applicant proposes the construction of a multi-family development containing 280 dwelling units served by 477 parking spaces, as authorized by the 2013 amendment of the Stony Point Community Unit Plan ordinance. Approval of a final community unit plan is needed to accomplish this.

The proposed dwelling units are a mix of one-, two-, and three-bedroom units located within five two-story "carriage house" buildings and four main buildings. Each of the four main buildings are divided into three-story and four-story portions. Certain third-story units within the three-story portions of the main buildings contain habitable loft areas. Though this was not shown on the site plan rendering associated with the 2013 amendment, all loft units are located within the 300' setback for four-story buildings required by the Stony Point Community Unit Plan ordinance.

Staff finds that the proposed use is consistent with the requirements of the Stony Point Community Unit Plan ordinance, the Stony Point CUP Development Plan dated October 22, 2014, 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 9201 Stony Point Parkway and 9700 Cherokee Road comprises Northern Map Section L of the Northern Portion of the Stony Point Community Unit Plan. Northern Map Section L consists of approximately 27.68 acres of unimproved land. The property is located in the Huguenot planning district at the northern interchange of Chippenham and Stony Point Parkways.

Proposed Use of the Property

The applicant proposes the construction of a multi-family development containing 280 dwelling units served by 477 on-site surface parking spaces.

Master Plan

The Master Plan designates the subject property as being within an economic opportunity area that should be developed through the community unit plan process. Primary uses of the property recommended by the Master Plan include office park and regional retail, with higher density residential use as secondary use (pp. 199-200). Though these primary uses are not located specifically within Northern Map Section L, they are found elsewhere within the Stony Point development. The residential use of Northern Map Section L is intended to support the other uses found within the Stony Point CUP and can be considered a component of the mix of uses found within the CUP and the economic opportunity area.

Moreover, the Master Plan indicates that large undeveloped parcels of land adjacent to low density single-family areas may “provide opportunities for use that can be responsive to market demand for higher density development or mixed use” (p. 195).

Zoning & Ordinance Conditions

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

The Stony Point Community Unit Plan ordinance imposes numerous development standards on the subject property, including standards pertaining to maximum development, maximum density, maximum height, lighting, parking areas, setbacks, building materials, buffering, and signage.

Surrounding Area

Properties to the east and south, including Stony Point Fashion Park, are contained within the boundaries of the Stony Point Community Unit Plan and are within the R-2 zoning district; Properties to the north are improved with single-family detached dwellings and are

located in the R-2 zoning district; Properties to the west are improved with single-family detached dwelling units and are located in the R-2 and R-1 zoning districts.

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