



CITY OF RICHMOND

PLANNING COMMISSION

FEBRUARY 5, 2018

**RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION  
APPROVING AN AMENDMENT TO  
THE SHOPS AT STRATFORD HILLS COMMUNITY UNIT PLAN**

**WHEREAS**, a request has been submitted to amend the Shops at Stratford Hills Community Unit Plan, which was adopted by City Council on Jan. 8, 2001, by Ordinance Number 2000-410-2001-10, and which was last amended by Ordinance Number 2001-220-231 adopted by City Council on Jul. 23, 2001; and

**WHEREAS**, the purpose of such amendment is to increase the area subject to the community unit plan by 3.4 acres to 67.9± acres and to modify the development standards, under certain terms and conditions; 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 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 (2015), as amended, hereby determines that the proposed amended Community Unit 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;

**AND BE IT FURTHER RESOLVED** that the Planning Commission having held a public hearing on the proposed amended Community Unit Plan on February 5, 2018, hereby approves said amendments, subject to the following condition:

1. Per Section 2 of the amendatory ordinance, building permit applications shall be submitted within twelve (12) months from the effective date of amendatory ordinance, otherwise, the provisions of the amendatory ordinance shall be null and void and of no further effect, and Ordinance No. 2000-410-2001-10, adopted January 8, 2001, as previously amended by Ordinance No. 2001-220-231, adopted July 23, 2001, shall remain in effect and shall govern the use and development of the Property as defined in section 1(II) of Ordinance No. 2001-220-231, adopted July 23, 2001.

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CHAIR

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SECRETARY